



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 7 APRIL 2025

Venue: MORECAMBE TOWN HALL

Time: 10.30 A.M.

A G E N D A

Officers have prepared a report for each of the planning or related applications listed on this Agenda. Copies of all application literature and any representations received are available for viewing at the City Council's Public Access website <http://www.lancaster.gov.uk/publicaccess> by searching for the relevant applicant number.

1 Apologies for Absence

2 Minutes

To receive as a correct record the Minutes of meeting held on 10th March 2025 (previously circulated).

3 Items of Urgent Business authorised by the Chair

4 Declarations of Interest

To receive declarations by Councillors of interests in respect of items on this Agenda.

Councillors are reminded that, in accordance with the Localism Act 2011, they are required to declare any disclosable pecuniary interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting).

Whilst not a legal requirement, in accordance with Council Procedure Rule 9 and in the interests of clarity and transparency, Councillors should declare any disclosable pecuniary interests which they have already declared in the Register, at this point in the meeting.

In accordance with Part B Section 2 of the Code Of Conduct, Councillors are required to declare the existence and nature of any other interests as defined in paragraphs 8(1) or 9(2) of the Code of Conduct.

Planning Applications for Decision

Community Safety Implications

In preparing the reports for this agenda, regard has been paid to the implications of the proposed developments on community safety issues. Where it is considered that the proposed development has particular implications for community safety, the issue is fully considered within the main body of the individual planning application report. The weight

attributed to this is a matter for the decision-taker.

Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to local finance considerations when determining planning applications. Local finance considerations are defined as a grant or other financial assistance that has been provided; will be provided; or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has, will or could receive in payment of the Community Infrastructure Levy. Whether a local finance consideration is material to the planning decision will depend upon whether it could help to make development acceptable in planning terms, and where necessary these issues are fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

Human Rights Act

Planning application recommendations have been reached after consideration of The Human Rights Act. Unless otherwise explicitly stated in the report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

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|---|--|--|--------------------------|-----------------------|
| 5 | A5 24/01260/FUL | Butler Works Wyresdale Road
Lancaster Lancashire | Bowerham
Ward | (Pages 4 - 8) |
| | | Change of use of stage and theatrical equipment assembly workshop (Sui Generis) to security management and training and storage use (Sui Generis) and erection of a single storey extension to the side, an outbuilding to the side, replacement roof with PV panels, cladding of building, construction of a balcony/fire escape to front, alterations to parking, construction of a retaining wall and creation of a new access to highway involving alterations to land levels. | | |
| 6 | A6 24/01166/FUL | 45 Victoria Street Morecambe
Lancashire LA4 4AF | Poulton
Ward | (Pages 9 - 15) |
| | | Part retrospective application for the change of use and conversion of five-storey property comprising of offices (E(c)(ii)) to one 1-bed flat and two 2-bed maisonettes (C3), installation of replacement windows and infill panels to the rear, replacement front door, installation of new windows and formation of new lightwell to the front and | | |

7	A7 <u>25/00041/FUL</u>	11 Alder Grove Lancashire LA1 5SD	Lancaster	Marsh Ward	(Pages 16 - 20)
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8 Delegated List (Pages 21 - 28)

(i) Membership

(ii) Substitute Membership

(iii) Queries regarding this Agenda

(iv) Changes to Membership, substitutions or apologies

Published on 27th March 2025.

Agenda Item	A5
Application Number	24/01260/FUL
Proposal	Change of use of stage and theatrical equipment assembly workshop (Sui Generis) to security management and training and storage use (Sui Generis) and erection of a single storey extension to the side, an outbuilding to the side, replacement roof with PV panels, cladding of building, construction of a balcony/fire escape to front, alterations to parking, construction of a retaining wall and creation of a new access to highway involving alterations to land levels
Application site	Butler Works Wyresdale Road Lancaster Lancashire
Applicant	Tower Pension Trustees Ltd
Agent	Mrs Erica Wright
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) Procedural Matters

This application falls within the major category, is recommended for approval, and is subject to an objection. In accordance with the Council's scheme of delegation it must be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

- 1.1 The site to which this application relates is an industrial unit within the Butler Works site, located off Wyresdale Road on the eastern edge of Lancaster. Parts of the site are susceptible to surface water flooding, and there are protected trees off site to the northwest. The Adopted Policies Map indicates that the site is within the urban boundary of Lancaster, within an air quality management area, and forming part of a local landscape designation (urban setting landscape). To the southeast is a residential dwellinghouse 'Oxendale', and to the northwest beyond the trees is a new residential development currently under construction.

2.0 Proposal

- 2.1 This application seeks planning permission for the change of use of a stage and theatrical equipment assembly workshop to offices for security management and training, and self-storage. Permission is also sought for the erection of a single storey extension to the side, an outbuilding to the side, replacement roof with solar photovoltaic panels, cladding of building, construction of a balcony/fire escape to front, alterations to parking, construction of a retaining wall and creation of a new access to highway involving alterations to land levels.

3.0 Site History

- 3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
05/01545/CU	Change of use of some of the buildings from marquee hire to a building for stage and theatrical equipment hire, the storage and assembly of stage and sets and the mail order of products	Approved
23/00953/ELDC	Existing lawful development certificate for the use of the building for Use Class E operations in relation to the non-compliance of condition 3 on planning permission 05/01545/CU	Withdrawn
23/01017/CU	Retrospective application for the change of use from stage building to general fabrication and welding (B2)	Approved
24/01044/FUL	Change of use from stage building to general fabrication and welding (B2)	Approved

4.0 Consultation Responses

- 4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
County Highways	No objection. Cycle storage required. Conditions requested for car parking, hardstanding surface water drainage, construction management plan, HGV delivery hours, vehicular access, and cycle parking.
National Highways	No objection.
Environmental Health	Comments. Concerns with proposed 24/7 hours of operation, and impact from noise and lighting on residential amenity. No assessment of noise and lighting so conditions recommended.
Arboricultural Officer	No objection. Further details of native hedgerow planting required by condition. Conditions recommended for an Arboricultural Method Statement and a Tree Protection Plan.
Planning Policy Team	No response received.
Engineering Team	No response received.
Lancaster Civic Vision	Support. The proposals will improve the building externally and regularise use issues.

- 4.2 Two letters of **objection** from a neighbouring resident have been received, and can be summarised as raising the following issues:
- Biodiversity net gain, trees, habitats and wildlife (including light pollution)
 - Highway safety
 - Damage to watercourse/sewer pipe
 - Noise levels and 24 hour operation
 - Residential amenity
 - Visual impact of signage
 - Lack of detail and alleged inaccuracies

5.0 Analysis

- 5.1 The key considerations in the assessment of this application are:
- Principle of Development
 - Design
 - Highways and Parking
 - Residential Amenity

- Biodiversity and Trees
- Sustainability
- Drainage and Flood Risk

5.2 Principle of Development (NPPF Chapters 2 (Achieving sustainable development) and 6 (Building a strong, competitive economy); Policies DM14 (Proposals Involving Employment and Premises), SP1 (Presumption in Favour of Sustainable Development), SP4 (Priorities for Sustainable Economic Prosperity) and EC1 (Established Employment Areas))

5.2.1 Although not on an allocated employment site, the unit has previously been used for fabrication purposes (stage and theatrical equipment) and forms part of an established small scale light industrial/employment area, is within the built-up area of Lancaster, and involves the positive re-use of an existing suitable building. The proposal is not a main town centre use as defined by Annex 2 (Glossary) of the NPPF, which the Council would seek to locate in established town centres. Subject to other material planning considerations being addressed – including highways, accessibility, residential amenity, natural environment and design – the proposed change of use to security management offices, training and self-storage can be supported in this location. Therefore, and in accordance with policies which seek to support employment and the local economy, the proposed development is acceptable in principle.

5.3 Design and Layout (NPPF Chapter 12 (Achieving well-designed places); Policy DM29 (Key Design Principles))

5.3.1 The existing building is rather plain and lacking any architectural interest. The proposed external alterations and extensions will add visual interest and improve the character and appearance of the site which faces Wyresdale Road. The development would also be seen within the context of the existing industrial site. Screened bin and recycling storage is included as part of the proposal. A planning condition can be attached to secure final details of the external materials to ensure high quality design.

5.4 Highways and Parking (NPPF Chapter 9 (Promoting Sustainable Transport); Policies DM29 (Key Design Principles), DM60 (Enhancing Accessibility and Transport Linkages Policy) and DM62 (Vehicle Parking Provision and Electric Vehicle Charging Points))

5.4.1 The applicant proposes to move the site access by approx. 18m to the southeast, to align the entrance point with the access road through the sit. The access point will also be widened to avoid larger vehicles overrunning the grass verge and allow two vehicles to safely pass each other. Detailed Section 278 plans have been drawn up and submitted with the planning application. County Highways have no objection, subject to a number of conditions. On this basis, the proposed new access is acceptable in terms of highway safety.

5.4.2 The realigned access point and new retaining wall will increase the number of parking spaces on site. However, this is still below the maximum levels set out within Appendix E (Vehicle Parking Standards) of the Development Management DPD. 8 electric vehicle (EV) charging spaces are proposed. The site is also sustainably located within the defined urban area of Lancaster and within walking distance of nearby residential areas and nearest bus stops on Grab Lane (approx. 250m away) served by bus route 18. There is currently no continuous pavement provision from the bus stops although there is a grass verge. Covered bicycle parking is also proposed. Final details of EV charging and bicycle parking can be secured through condition. Overall, having had regard to the existing use of the site and its location, the proposal is acceptable in terms of parking and sustainable transport.

5.5 Residential Amenity (NPPF Chapters 12 (Achieving well-designed places) and 15 (Conserving and enhancing the natural environment); Policies DM14 (Proposals Involving Employment and Premises) and DM29 (Key Design Principles))

5.5.1 There is a residential property, Oxendale, adjoining the site to the southeast, and at the time of drafting this report construction works have started at the Highbrook Homes site to the northwest. As such, impacts on amenity should be considered. It is noted that there was no noise report with previous planning application 05/01545/CU nor any conditions restricting hours of use. Nevertheless, Policies DM14 and DM29 require that development proposal result in no significant

detrimental impact on local residential amenity, and paragraph 135 of the NPPF requires a high standard of amenity for existing and future users.

- 5.5.2 The application as originally submitted, proposed 24/7 operation hours for both the security office and self-storage aspects of the proposal. Environmental Health raised concerns given the lack of noise and lighting impact assessments, and without such assessments recommended conditions to restrict the operational hours and for details of external lighting. In particular, the self-storage element has potential to generate noise and disturbance impacts from loading and unloading, vehicle movements and associated activity.
- 5.5.3 The Applicant is agreeable to restricted operating hours for the self-storage element, but requires a control room to be staffed overnight, typically with two members of staff per shift. There is also potential for minibuses or coaches to return out of hours, but these will be closely managed for noise impacts with the majority of drop-offs in the city centre. Overall, having had regard to the limited scale of overnight operations and vehicle movements, and the previous consented use, the amended proposal is acceptable in terms of residential amenity subject to conditions restricting hours of operations, controlling overnight activities, and for final external lighting details.
- 5.5.4 Conditions are also required for details of the air source heat pumps, to ensure that the potential noise impacts of these can be properly considered.
- 5.6 Biodiversity and Trees (NPPF Chapter 15 (Conserving and enhancing the natural environment); Policies DM44 (The Protection and Enhancement of Biodiversity) and DM45 (Protection of Trees, Hedgerows and Woodland))
- 5.6.1 A bat survey has been submitted with the application. This found no evidence of bats at the site, and therefore no further surveys were warranted. However, a set of working guidelines have been produced which can be secured with a planning condition. The tree lined watercourse is likely to support bat activity, so external lighting should be considered through a planning condition to avoid disruption to bat activity.
- 5.6.2 A Biodiversity Net Gain (BNG) baseline report has also been submitted. An area of green space will be lost due to the location of the access, along with four small trees. The existing access is to be grassed over, and new tree and hedgerow planting is proposed, but there may need to be off-site mitigation for habitats to compensate any deficit and ensure Biodiversity Net Gain. This can be secured through a mandatory Biodiversity Gain Plan post permission. A planning condition for final soft landscaping details, including planting specifics, is also recommended.
- 5.6.3 The small watercourse indicated on the site plan is off site, and separated by an existing stone wall. Any new development is on existing hardstanding with no change to the walled bank or boundary wall. Drainage impacts are considered later in this report. Having had regard to the minor nature of extensions and the presence of this existing wall, further consideration of ecological impacts upon the watercourse are not required.
- 5.6.4 To the northwest of the site is a woodland area covered by a Tree Protection Order (TPO), and to the south east is a conifer hedgerow. Both the woodland and hedgerow are off-site, but adjacent to the boundaries. Due to the location of the TPO'd trees off site, and presence of existing wall, no impacts are anticipated on these trees subject to the production of a suitable Tree Protection Plan. The construction of a new retaining wall initially raised concerns in respect of impact on the conifer hedgerow, which provides important screening between the site and Oxendale. Following additional information, the Arboricultural Officer has no objection, subject to an Arboricultural Method Statement which can be secured through planning condition. Overall, the amended proposal is acceptable in terms of impacts on trees, hedgerows and ecology, subject to appropriate planning conditions.
- 5.7 Sustainability (NPPF Chapter 14 (Meeting the challenge of climate change, flooding and coastal change); Policies DM30a (Sustainable Design And Construction) and DM30b (Sustainable Design and Construction - Water Efficiency))
- 5.7.1 The proposal relates to the re-use and adaption of an existing building, to avoid carbon costs associated with demolition and rebuild. Air source heat pumps and 152 solar photovoltaic panels

are proposed as low-carbon heating and renewable energy sources, along with new insulation. In respect of the requirements of the Climate Emergency Review of the Local Plan, this level of commitment is considered to be appropriate and acceptable. A condition is recommended for the details of all final measures to be utilised to reduce energy demand and water consumption in accordance with the policies referenced in the header above.

5.8 Drainage and Flood Risk (NPPF Chapter 14 (Meeting the challenge of climate change, flooding and coastal change); Policies DM33 (Development and Flood Risk), DM34 (Surface Water Run-Off and Sustainable Drainage) and DM36 (Protecting Water Resources, Water Quality and Infrastructure))

5.8.1 Although the proposal relates to the re-use of an existing site, there is potential for increased surface water run-off due to the increased size of the parking area. For any surface water which is directed to the watercourse, pollution prevention measures (eg silt and sediment traps) are required to ensure that water quality is not unduly affected. Overall, due to the relatively marginal scale uplift in hard-surfaced area, it is considered that there will be no adverse impact on flood risk on or off site, and the proposal is acceptable in terms of drainage and flood risk.

6.0 Conclusion and Planning Balance

6.1 Overall, subject to planning conditions carefully controlling hours of operation and securing appropriate details, the amended proposal complies the relevant local and national policies and is recommend for approval subject to conditions.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

Condition no.	Description	Type
1	Standard Timescale	Control
2	Amended Plans	Control
3	Highways Construction Management Plan	Pre-commencement
4	Surface Water Drainage Details	Pre-commencement
5	Sustainable Measures Details	Pre-commencement
6	Planting Details	Pre-commencement
7	Arboricultural Details	Pre-commencement
8	External Materials and Air Source Heat Pump Details	Prior to installation
9	Cycle Parking and EV Charging Details	Prior to first use
10	External Lighting Details	Prior to first use
11	Access implemented prior to first use	Prior to first use
12	Car Parking	Prior to first use
13	Water Efficiency	Control
14	Operating Hours and Details	Control
15	Protected Species Working Guidelines	Control
16	Use Restriction	Control

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/Guidance.

Background Papers

N/A

Agenda Item	A6
Application Number	24/01166/FUL
Proposal	Part retrospective application for the change of use and conversion of five-storey property comprising of offices (E(c)(ii)) to one 1-bed flat and two 2-bed maisonettes (C3), installation of replacement windows and infill panels to the rear, replacement front door, installation of new windows and formation of new lightwell to the front and installation of boundary wall and metal railings
Application site	45 Victoria Street Morecambe Lancashire LA4 4AF
Applicant	Kate Knight
Agent	Mr Steve Donnelly
Case Officer	Mrs Petra Williams
Departure	No
Summary of Recommendation	Refusal

(i) **Procedural Matters**

This application would normally be dealt with under delegated powers but as the applicant is a ward councillor it is necessary for the submission to come before the Planning Committee. The application was deferred from the Planning Regulatory Committee on 10th March 2025 due to a typing error on the front page of the report and concerns that this may cause prejudice.

(ii) The application was originally submitted prior to the adoption of the Climate Emergency Review of the Development Management Development Plan Document (DPD). The application was subsequently invalidated when it came to light that the Applicant is a Councillor, but this was not acknowledged within the application form. At the point that the application was made valid through the submission of a correctly completed application form, the new DPD had been adopted and therefore the updated policies are now applicable to the consideration of the scheme.

(iii) It was apparent during the Case Officer site visit in November 2024 that some works were taking place at the property and it is now evident through Building Control Officer site visits that works to facilitate the conversion are nearly completed. The Written Ministerial Statement of 2015 provides that intentional unauthorised development is a material consideration to be weighed in the determination of planning applications. This arose from the Government's concern about the harm that is caused where development has been undertaken in advance of obtaining planning permission, and there being no opportunity to appropriately limit or mitigate the harm that has already taken place.

1.0 Application Site and Setting

- 1.1 The site that forms the subject of this application is a mid-terraced property on Victoria Street in Morecambe which was last in use as a solicitor's office over the ground, first, second and third floors with associated storage and staff room within the lower ground floor. The rear of the site backs on to a public car park and there is also a car park opposite the front of the site. The adjoining properties appear to be in domestic use with commercial uses becoming more prominent along Victoria Street to the east. The domestic properties within the terrace have bay windows to the ground, first and second floors, with a number having dormer windows to the third floor. The subject property has been altered historically to create a shop frontage in place of the traditional bay window.
- 1.2 The site is within the Morecambe Conservation Area and within the Morecambe Area Action Plan designation. The site lies within Flood Zone 1 and based on the Strategic Flood Risk Assessment (SFRA) 2024 the building is not at risk of groundwater flooding. The site is located 144 metres from Morecambe Bay and the ecological designations which protect this environment including: Ramsar, Special Area of Conservation, Special Protection Area, SSSI. The site also falls within the Central Morecambe Regeneration Priority Area, on the periphery of the Arndale and Area development opportunity designation and is within an identified Key Pedestrian Route.
- 1.3 Victoria Street is subject to vehicle parking restrictions, but the site is within walking distance of shops and services as well as sustainable public transport routes. The site is also in close proximity to public car parks.

2.0 Proposal

- 2.1 The application proposes the change of use of the building to create one 1-bed flat and two 2-bed maisonettes. Proposed alterations include the installation of replacement windows and infill panels to the rear, replacement front door, installation of new windows and formation of new lightwell to the front and installation of front boundary wall and metal railings. Internal works to facilitate the conversion have already commenced.

3.0 Site History

- 3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
90/01309/HST	Erection of a new shop front	Permitted
90/01310/HST	Erection of illuminated projecting sign	Permitted

4.0 Consultation Responses

- 4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
Housing Strategy Officer	No objection but queries the room sizes of flat 1 and states that 1-bed flats in this location are generally discouraged.
Conservation	No objection following receipt of amended plans
Natural England	Habitats Regulations Assessment (HRA) required
Waste and Recycling Team	All the flats should have access to wheelie bins which would be 4x180ltr bin for each flat and 3x3 240 wheelie bins for the separation of recycling to be used communally. In a shared property a minimum 140ltr communal bin is suggested.

County Highways	No objection and suggests the imposition of a condition relating to a Construction Management Plan
Parish Council	No comments received
Fire Safety Officer	No comments received

4.2 No comments have been received from members of the public in response to neighbour notifications and site notice.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Principle
- Design and heritage
- Sustainable design/climate change
- Residential amenity
- Highways
- Biodiversity

5.2 **Principle** (NPPF Chapter 2 (Achieving sustainable development); Chapter 6 (Building a strong, competitive economy); Chapter 7 (Ensuring the vitality of town centres); Chapter 8 (Promoting healthy and safe communities); Local Plan Part One: Strategic Policies and Land Allocations DPD (Climate Emergency Review) Policies SP1 (Presumption in favour of sustainable development); SP2 (Lancaster district settlement hierarchy); SP3 (Development strategy for Lancaster district); SP6 (The delivery of new homes); EC5 (Regeneration Priority Areas); Local Plan Part Two: Development Management DPD (Climate Emergency Review) Policies DM1 (New residential development and meeting housing needs);

5.2.1 The strategic policies within the Development Plan promotes an urban-focused approach to new development, recognising Morecambe as a Key Service Centre within the district wide settlement hierarchy. Development growth in Morecambe, where it is proportionate in nature and scale and meets the strategic needs and functional role of the town, can be supported in principle. Policy DM13 of the Development Management DPD (the DM DPD) sets out the Council's approach to residential conversions. As part of this, the Council considers the importance of maintaining an appropriate housing mix and safeguarding the character of residential areas to be important priorities.

5.2.2 The property is in a sustainable location proximity to residential properties within the centre of the Morecambe and within the boundary of the Morecambe Area Action Plan (MAAP). The MAAP does not have any specific policies/allocations specific to this site or area, however the general principle of improving the condition and external appearance of building stock is contained within Action Set AS2. The site is located within the area designated by Policy EC5.1: Regeneration Priority Areas, where proposals for the renewal and regeneration of residential properties are supported in principle, subject to proposals being in accordance with other relevant policies in the Local Plan. The area, along with nearby areas, have been subject to interventions to improve the area and regenerate homes to enhance amenity.

5.2.3 The proposal seeks to create three residential units, one of which would be a 1-bed flat and two 2-bed units. As this application relates to the conversion of a large 3 storey mid-terrace dwelling, the development is confined by the form of the existing building. It is understood that it is not possible to provide another form of accommodation other than conversion to 1 large dwelling, or more flats of varying substandard sizes. Whilst larger flats or a single dwellinghouse would perhaps be preferred to smaller 1 and 2 beds units it is considered that the provision of 1 and 2 bed flats could not be refused and defended successfully at appeal. This is particularly the case when development would secure investment to a large building within the Conservation Area and contribute to the wider regeneration objectives of the Council for this area. Furthermore, although aimed at development in the West End, paragraph 18.75 of the SPLA DPD does state that as part of a mix of unit sizes a limited number of 1-bed units may sometimes be provided.

- 5.2.4 In view of this, such an accommodation offer could be supported in principle. However, the accommodation provided must be of a very high quality, providing apartments which are of high standard and with suitable layouts. This is discussed further in this report.
- 5.3 **Design and heritage** (NPPF Chapter 12 (Achieving well-designed places); Chapter 16 (Conserving and enhancing the historic environment); Local Plan Part One: Strategic Policies and Land Allocations DPD (Climate Emergency Review) Policy SP7 (Maintaining Lancaster district's unique Heritage); Local Plan Part Two: Development Management DPD (Climate Emergency Review) Policies DM29 (Key design principles); DM30a (Sustainable Design and Construction); DM38 (Development affecting conservation areas)
- 5.3.1 The development site sits in a prominent position within the Morecambe conservation area. The Local Planning Authority has a statutory duty under the Act to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. These requirements are reflected within Section 16 of the NPPF which states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It goes on to state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policies DM38 and DM39 also states that proposals should conserve and where appropriate enhance heritage assets.
- 5.3.2 The change of use is an opportunity for enhancements to the property and although it would be desirable for the ground floor bay window to be reinstated at ground floor the applicant has resisted the Conservation Officers request for this. While this is disappointing it would not form a valid ground for the refusal of the application. The modern brick bay and fascia to the front of the property is to be retained, but will be improved by the application of a grey render finish and the timber signage board above the bay will be painted grey to match.
- 5.3.3 The scheme will also provide enhancements such as the installation of a more traditional front door in place of the modern existing one. Precise details will be conditioned. The scheme includes the provision of a low stone wall with railings above to define the front curtilage of the property and this is considered to be a welcomed enhancement. Precise details could be conditioned.
- 5.3.4 Due to the location of the basement window to the rear, and the fact that the other windows on the rear elevation are upvc, there are no concerns regarding the replacement of an existing upvc lower ground floor window with a new upvc window. An existing infill panel will also be replaced with a upvc window at lower ground floor to improve light and outlook.
- 5.3.5 While the amended plans do not incorporate all of suggestions made by the Conservation Officer, the character and appearance of the surrounding Conservation Area is preserved as required by paragraphs 203a and 219 of the National Planning Policy Framework and DM38 of the Local Plan, and the introduction of a new, traditional door and low wall with railing to the front elevation enhances the appearance of the conservation area. As such the scheme is considered to be acceptable in terms of design and heritage impacts.
- 5.4 **Sustainable design/climate change** NPPF Chapter 14 (Meeting the challenge of climate change, flooding and coastal change); Local Plan Part One: Strategic Policies and Land Allocations DPD (Climate Emergency Review) Policy CC1 (Responding to climate change and creating environmental sustainability); Local Plan Part Two: Development Management DPD (Climate Emergency Review) Policies DM30a (Sustainable design and construction); DM30b (Sustainable design and construction – water efficiency); DMCC11 (Retrofit of buildings of traditional construction for energy efficiency)
- 5.4.1 Lancaster City Council declared a climate change emergency in January 2019 and set a target date of 2030 to make the Council's activities net-zero carbon. Relevant policies to climate change formed part of the recently adopted Climate Change Review of the Local Plan, and as such, these policies are now given full weight. Policy CC1 of the Strategic Policies and Land Allocations DPD (Climate Emergency Review) sets out that Lancaster District will become a low carbon and water sensitive district and to achieve this, appropriate mitigation for the environmental and climatic impacts of development should be embedded within all development proposals from the outset. Policy CC1

goes on to state that all development should integrate the principles of sustainable design and construction into the design of proposals.

- 5.4.2 Policy DM30a relates to Sustainable Design and Construction and sets out that where existing structures are being converted to new uses, which will also result in a change in the energy status of the building, the submission must demonstrate that energy demand has been addressed in line with the energy hierarchy, reduced to the lowest practical level using energy efficiency measures, heating/cooling systems have been selected sustainably, and that on-site renewable energy will be installed unless evidenced to be unfeasible. Policy DM30a requires these issues and requirements to be evidenced in a Sustainable Design Statement which shall include an Energy and Carbon Statement.
- 5.4.3 Policy DM30b relates to Water Efficiency and sets out that all new residential developments must achieve, as a minimum, the optional requirement set through the Building Regulations Requirement G2: Water Efficiency. The policy goes on to advise that the design of new developments should optimise the inclusion of water efficiency and consumption measures, such as low flow taps and showers, low flush toilets. These issues and requirements are to be evidenced in a Sustainable Design Statement.
- 5.4.4 Internal conversion works to facilitate the proposal have already commenced and it is considered that the change of use to three residential units will result in an increased energy demand. The application was validated on 21st January and following the adoption of the new DPD the agent was requested to provide a Sustainable Design Statement (and Energy and Carbon Statement) in accordance with the requirements of the sustainable design policies. Although the agent acknowledged the requirements of the above policies, he advised that he had not been appointed to undertake the work in relation to the additional information required and that he would need to agree such work with the applicant. It is regrettable that despite the further time elapsed since the last committee meeting, at the time of compiling this report the requested Statements have not been provided and as such the application conflicts with the requirements of the recently adopted policies.
- 5.5 **Residential amenity** NPPF Chapter 8 (Promoting healthy and safe communities); Chapter 12 (Achieving well-designed places); Local Plan Part Two: Development Management DPD (Climate Emergency Review) Policies DM2 (Space and accessibility standards) and DM29: Key Design Principles).
- 5.5.1 Policy DM2 requires that all new dwellings (this includes any dwellings resulting from conversions) to meet the Nationally Described Space Standards (NDSS). The application as amended proposes three flats as follows:
- Flat 1 – 2-bed maisonette over the lower ground and ground floor
 Flat 2 – 1-bed flat at first floor
 Flat 3 – 2-bed maisonette over the second and third floors
- 5.5.2 Flat 1 as originally submitted was proposed as a one bed self-contained flat within the lower ground floor. Due to concerns regarding poor outlook from this unit amended plans were provided indicating that this flat will be a 2 bed maisonette over the lower ground and first floor. This unit will be accessed from the existing rear lower ground floor entrance and ground floor entrance. Existing windows and infill panels to the rear will be replaced with white UPVC double glazed units and a new lightwell will be formed to front to allow for a new window to serve the study at lower ground floor.
- 5.5.3 Bedroom one of Flat 1 will have a floor area of 10.9sqm (excluding staircase) and bedroom two will have a floor area of 8.5sqm and the total floor area of this unit accords with the provisions of the NDSS. Flat 2 at first floor will comprise one bedroom and a living/kitchen/dining area as well as a shower room. This unit meets the NDSS.
- 5.5.4 The maisonette (flat 3) over the second and third floors as originally submitted was a 3 bed unit but this arrangement was more akin to an HMO rather than as a single dwelling and there were concerns regarding room sizes. Amended plans now propose this as a 2 bed unit with a living/kitchen/dining area and shower room. This unit meets the NDSS.

- 5.5.5 The Waste and Recycling Officer has made suggestions with regards to bin and recycling storage. These details could be conditioned.
- 5.5.6 Although the proposal will create three residential units in the former office building it is considered that this will be compatible with neighbouring residential uses in terms of noise, particularly given the existing level of activity in this town centre location. It is also considered that noise and disturbance does not raise concerns with regard to the amenity for future occupants of the proposal site.
- 5.5.7 Overall, it is considered that the proposal will provide an acceptable level of residential amenity in terms of light, outlook and room sizes.
- 5.6 **Highways** NPPF Chapter 9 (Promoting sustainable transport); Local Plan Part One: Strategic Policies and Land Allocations DPD (Climate Emergency Review) Policies SP10 (Improving transport connectivity); Local Plan Part Two: Development Management DPD (Climate Emergency Review) Policies DM60 (Enhancing accessibility and transport linkages); DM61 (Prioritising walking and cycling)
- 5.6.1 The site does not provide any off-highway parking however it is located within a sustainable location with good access to public transport and local amenities. There are also parking restrictions on the surrounding roads to control on-street parking. County Highways has no objections to the proposal stating that whilst there is no off street parking associated with the development, the same can be said if the existing use remains. Therefore, on balance the proposal is considered acceptable in terms of highways impacts.
- 5.6.2 The County Highways request for a condition relation to the submission of a Construction Management Plan is considered unreasonable in this instance given the small scale nature of the development proposed.
- 5.7 **Biodiversity** NPPF Chapter 15 (Conserving and enhancing the natural environment); Local Plan Part One: Strategic Policies and Land Allocations DPD (Climate Emergency Review) Policies CC1 (Responding to climate change and creating environmental sustainability); SP8 (Protecting the natural environment); Local Plan Part Two: Development Management DPD (Climate Emergency Review) Policies DM44 (The protection and enhancement of biodiversity)
- 5.7.1 The site falls within the 3.5km buffer for Morecambe Bay designated sites. Any new residential units within this buffer have the potential to increase recreational pressure on the coastal designated sites. A Habitats Regulations Assessment has been undertaken, and mitigation in the form of homeowner packs would be required. This could be secured by condition.

6.0 Conclusion and Planning Balance

- 6.1 As discussed above, the principle of residential conversion in this sustainable location can be supported. The proposal will provide three residential units which meet the Nationally Described Space Standards ensuring a satisfactory level of amenity for the occupiers. Furthermore, the proposal will provide some minor enhancements to the surrounding Conservation Area.
- 6.2 Moderate weight is afforded against the proposal with regard to intentional unauthorised development given the retrospective nature of the application. As highlighted within section 5.4 of this report the submission has failed to demonstrate that energy demand has been addressed in line with the energy hierarchy and has failed to give consideration to water efficiency and consumption measures. Although the proposal provides additional residential units, this factor alone does not mitigate the need to require with policy CC1 of the Strategic Policies and Land Allocations DPD (Climate Emergency Review) policies DM30a and DM30b of the Development Management DPD (Climate Emergency Review).

Recommendation

That Planning Permission BE REFUSED for the following reasons:

1. The proposal relates to a change of use of the subject property from an office to three residential units and as such would result in a change in the energy status of the building. Proposals for the conversion and material change of use of existing buildings must demonstrate that energy demand has been addressed in line with the energy hierarchy and the design of new developments should optimise the inclusion of water efficiency and consumption measures. The submission fails to consider these requirements through the provision of a Sustainable Design Statement (including an Energy and Carbon Statement). As such the application is contrary to policy CC1 of the Strategic Policies and Land Allocations DPD (Climate Emergency Review), policies DM30a and DM30b of the Development Management DPD (Climate Emergency Review) and section 14 of the National Planning Policy Framework.

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, the City Council can confirm that it takes a positive and proactive approach to development proposals, in the interests of delivering sustainable development. As part of this approach the Council offers a formal pre-application service, aimed at positively influencing development proposals. Regrettably the applicant has failed to take full advantage of this service and the resulting proposal is unacceptable for the reasons prescribed in this report. The applicant is encouraged to utilise the pre-application service prior to the submission of any future planning applications, in order to engage with the local planning authority to attempt to resolve the reasons for refusal.

Background Papers

None

Agenda Item	A7
Application Number	25/00041/FUL
Proposal	Change of use of community centre to dwelling (C3)
Application site	11 Alder Grove Lancaster Lancashire LA1 5SD
Applicant	Mr T Greenwood
Agent	Mason Gillibrand Architects
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) **Procedural Matters**

This form of development would normally be determined under the Council's Scheme of Delegation. However, the site is under the ownership of Lancaster City Council and as such the application is referred to the Planning Regulatory Committee.

1.0 Application Site and Setting

- 1.1 The site which forms the subject of this application is a single storey end unit located at 11 Alder Grove in the Marsh area of Lancaster comprised of a brick exterior under a concrete tiled roof with uPVC windows throughout. The building is located in residential area and its existing use is considered to be for a small community centre which was granted deemed planning consent c.1998. The building faces onto a communal grassed area with small trees and footpaths. The site is also located in flood zones 2 and 3a.

2.0 Proposal

- 2.1 This application seeks consent for the change of use of community centre to a dwelling. The proposal requires no external alterations or extensions to facilitate the change of use.

3.0 Site History

- 3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
24/01255/PAC	Prior approval application for the change of use of existing community building (Class E) to 1 dwelling (C3)	Refused

98/00086/DPA	Change of use and conversion from dwellinghouse to community centre	Permitted
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4.0 Consultation Responses

4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
County Highways	No objection
Environment Agency	No objection (Subject to compliance with FRA. Consultation response to be attached to any decision notice)
Fire Safety Officer	No response
Natural England	Further information required (HRA required to assess impacts of potential recreational disturbance)

4.2 No responses have been received from members of the public.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Principle of development
- Design and impact on streetscene
- Residential amenity
- Flood risk
- Highways and parking
- Impact on designated sites

5.2 **Principle of development** (NPPF Sections 5 and 8; Part One: Strategic Policies and Land Allocations Development Plan Document Climate Emergency Review (SPLA DPD) policies SP1, SP2 and SP6 and Part Two: Development Management Development Plan Document Climate Emergency Review (DM DPD) policies DM1, DM13 and DM56)

5.2.1 Policy SP1 of the Strategic Policies and Land Allocations DPD (SPLA DPD) states the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework (NPPF) whilst policy SP2 outlines the settlement hierarchy throughout the district. Policy DM1 of the Development Management DPD (DM DPD) states the Council will support proposals for new residential development that meet an evidenced housing need, however, there may be circumstances where this is not practical. Finally, policy DM13 states that proposal that involve residential conversions must provide accommodation that will address local housing needs and satisfy all other relevant planning policy.

5.2.2 The application site lies within a residential estate surrounded by similar styled smaller dwellings immediately adjacent to this site. The wider area consists of other terraced and two-storey semi-detached dwellings. The site is within the urban boundary of Lancaster and is in relatively close proximity to bus stops which connect to the wider district. Consequently, the site is located within a sustainable area where the general principle of residential accommodation can be supported.

5.2.3 As outlined above, the proposal will provide for a single 1-bed residential unit within the existing building. The Council cannot currently demonstrate a 5-year housing land supply and whilst this would only provide a limited contribution in the form of a single residential unit, this still weighs in favour of the scheme.

5.2.4 Policy DM56 discusses the merits of the protection of local services which currently, or have previously, provided the community with a local service. A community facility is defined as any use which provides a wider benefit to the community in economic, environmental and social terms. Such

facilities could, for example, include Public Houses, Local Shops, Post Offices, Village Halls and Community Meeting Spaces.

- 5.2.5 The deemed planning application granted in 1998 saw the conversion of the unit into a community centre and although now vacant, appears to have been used as such since this date. It is recognised that DM56 is a policy which is designed to target smaller settlements and rural villages where local services and shops are in short supply and there is significant benefit in their retention. Notwithstanding this point, the proposal would clearly see the loss of a community centre which provides a wider benefit to the area which it serves.
- 5.2.6 To compensate for this, to the northwest of the site, planning permission has been granted for the demolition of existing managers house and erection of 2 storey building comprising of 4 1-bed flats (C3) and mixed-use community room and office to serve wider sheltered housing scheme. This application was permitted under 21/01522/FUL and is near completion. This building will see a purpose built community room as part of the proposal which will provide a similar use in comparison to this existing building. As such, given there is an alternative provision of the same use adjacent to the site, it is considered that the loss would not result in any adverse impacts upon the community.
- 5.3 **Design and impact on streetscene** (NPPF Section 12 and Part Two: Development Management Development Plan Document Climate Emergency Review (DM DPD) policy DM29
- 5.3.1 DM29 requires all development proposals to make positive contributions to the surrounding landscape or townscape.
- 5.3.2 The proposal does not require any alterations to the external appearance of the property and such a use of the building is entirely appropriate in the context of the surrounding neighbouring residential properties. As such, there will be no adverse visual impacts on the wider area.
- 5.3.3 In light of the climate emergency review, the updated local plan now requires a sustainable design statement as outlined in policy DM30a, where existing buildings are being converted to new uses. In addition, policy DM30b seeks to improve water efficiency for residential development. Whilst the Council would normally look for these details to be provided up front, it is considered that given the application was submitted before the adoption of the updated local plan, securing these details through condition would suffice in this instance. This has been agreed with the agent.
- 5.4 **Residential amenity** (NPPF Section 12 and Part Two: Development Management Development Plan Document Climate Emergency Review (DM DPD) policy DM29
- 5.4.1 In terms of securing an acceptable level of amenity for the proposed units, the Council would expect an open market dwelling to comply with the Nationally Described Space Standards (NDSS) as outlined in policy DM2.
- 5.4.2 The proposal seeks to provide a 1-bed dwellinghouse over a single floor. The NDSS require a single storey dwellinghouse to provide between 37sqm and 50sqm dependent on the number of occupiers. This proposal would provide approximately 50sqm of floor space and therefore is considered to comply with this policy.
- 5.4.3 Policy DM29 outlines recognises the importance that outdoor spaces/gardens provide to the health and well-being of residents. Dwellinghouse should seek to ensure a minimum of 50sqm of private garden space. Whilst this is recognised, given the constraints and layout of the site, this is not possible to achieve. In addition, the existing residential properties adjacent to the site, do not appear to benefit from any private gardens and instead appear to benefit from a wider communal outdoor space used by the residents in the area and this proposal would simply mirror that arrangement. Therefore, considering the site-specific constraints and layout of the area, this is an acceptable arrangement.
- 5.4.4 Considering the impacts of the proposal on the neighbouring properties, as outlined above, the proposal does not involve any external alterations or extensions that may impact a neighbouring property. Similarly, the proposed use of the building is entirely appropriate with surrounding area. Consequently, there will be no adverse impacts upon the amenity of the neighbouring properties.

- 5.5 **Flood risk** (NPPF Section 14 and Part Two: Development Management Development Plan Document Climate Emergency Review (DM DPD) policy DM33)
 - 5.5.1 Policy DM33 requires proposals to minimise the risk of flooding to people and property by taking a sequential approach which directs development to the areas at the lowest risk of flooding and the policy notes that consideration should be given to all sources of flood risk.
 - 5.5.2 As outlined above, the site is located within flood zone 2 and 3a as identified within the Council's Strategic Flood Risk Assessment. As the application is for a change of use, in accordance with paragraph 176 and footnote 62 of the NPPF, the sequential test and exception test are not required. In accordance with the flood risk vulnerability classification, a dwellinghouse is classified as 'more vulnerable'. Notwithstanding the above, the application is still required to demonstrate that it can be made safe for the lifetime of the development, does not pose a risk to future occupiers and does not increase flood risk elsewhere.
 - 5.5.3 The application has been submitted with a detailed flood risk assessment (FRA) which has identified the sources and risk of flooding as well as precautionary mitigation measures. The FRA concluded that the evidence and data indicates that if the flood defences remain intact, the development will be safe for its lifetime. After consideration of the FRA, the Environment Agency (EA) were also satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented. Therefore, in light of these comments provided by EA, it is reasonable to suggest the proposal would not result in an adverse impact in terms of flood risk either on or off-site for any existing or future occupiers. The proposal therefore satisfies the requirements of policy DM33.
- 5.6 **Highways and parking** (NPPF Section 9 and 12 and Part Two: Development Management Development Plan Document Climate Emergency Review (DM DPD) policies DM29, DM60 and DM62)
 - 5.6.1 Appendix E of the DM DPD outlines the maximum car parking standards for all development. For a 1-bed unit the maximum requirement is one car parking space.
 - 5.6.2 Due to the layout of the area, the building does not and cannot provide any off-street parking. However, there is a small area to the west of the site, approximately 40m away, which offers a dedicated parking area. Considering the small scale of the proposed development and one which results in no net increase of floor space, any parking can be absorbed into the area without causing an adverse impact on parking or highway matters.
- 5.7 **Impact on designated sites** (NPPF Section 15; Part One: Strategic Policies and Land Allocations Development Plan Document Climate Emergency Review (SPLA DPD) policy SP8 and Part Two: Development Management Development Plan Document Climate Emergency Review (DM DPD) policy DM44)
 - 5.7.1 The application site lies within the median distance travelled of 3.454km (identified through the Recreational Disturbance Study for the Local Plan) to get to the European designated sites of Morecambe Bay and the Lune Estuary which is designated as a Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar site and Site of Special Scientific Interest (SSSI).
 - 5.7.2 As a result of the proximity of the residential development to the sensitive site, it is considered that a proportionate Habitats Regulations Assessment (HRA) is required to assess the recreational disturbance impacts on the coastal designated sites resulting from the development, the report is contained within a separate document.
 - 5.7.3 The potential impacts from increased recreational pressure are considered to be limited by the small size of the proposed development and the distance from the designated areas and other options for recreation in closer proximity. However, to mitigate any potential increase in recreational pressures caused by the development, a homeowner pack can be provided to the proposed dwelling, as identified within the HRA for the Local Plan. The homeowner pack would be expected to include details of the adjacent designated sites (and the wider Morecambe Bay coastline), their sensitivities

to recreational pressure and promote the use of alternative areas for recreation, in particular dog walking areas. This can be adequately covered by a condition on a planning consent.

- 5.7.4 Natural England have been consulted on content of this HRA but have not provided comment as of yet. Any comments received will be provided by way of an update prior to the application being presented to members.

6.0 Conclusion and Planning Balance

- 6.1 This application would provide for a single dwellinghouse which would make a small contribution to meeting the districts housing need and this would carry moderate weight. The proposal would not result in any adverse impacts on the visual amenity of the street scene, nor would it result in a significant adverse impact on the amenity of neighbouring properties. The proposal would provide a level of accommodation that would meet the internal space requirements as outlined by the relevant policies and any possible impacts on the special designations of Morecambe Bay can be mitigated by the provision of a homeowner pack. Therefore, the proposal is seen to comply with the development and is therefore recommended for approval.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Timescales	Standard
2	Development to accord with plans	Standard
3	Submission of a sustainable design statement	Pre-commencement
4	Submission of homeowner pack	Pre-occupation
5	Development to accord with FRA	Control

ADVICE NOTE

1. BNG not required
2. Consultation response from EA

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with Article 35 of the above Order, your decision notice contains reasons for the imposition of planning conditions (where planning conditions are imposed), and in the case of each pre-commencement condition, a justification for the pre-commencement nature of the condition(s).

Lancaster City Council has made the decision in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The decision has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

LIST OF DELEGATED PLANNING DECISIONS

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
24/00184/DIS	7A First Terrace, Sunderland Point, Morecambe Discharge of conditions 3a, 3b, 3d on approved application 23/00342/FUL for Mr Neil Brokenshire (Overton Ward)	Split Decision
24/00185/DIS	7A First Terrace, Sunderland Point, Morecambe Discharge of conditions 3a, 3b, 3h on approved application 23/00343/LB for Mr Neil Brokenshire (Overton Ward)	Split Decision
24/00219/DIS	Former West Bank Outbuilding, Belle Vue Terrace, Lancaster Discharge of conditions 3,4,5,6,7,8 and 9 on approved application 23/00346/FUL for Miss Olivia Hartley (Scotforth West Ward)	Application Permitted
24/00233/DIS	Banks Lyon Jewellers & Banks Lyon Shoes, 36 - 44 Church Street, Lancaster Discharge of condition 3 on approved application 24/00683/FUL for Mr Rodney Banks-Lyon (Castle Ward)	Application Permitted
24/00234/DIS	Banks Lyon Jewellers & Banks Lyon Shoes, 36 - 44 Church Street, Lancaster Discharge of condition 3 on approved application 24/00684/LB for Rodney Banks-Lyon (Castle Ward)	Application Permitted
24/00238/DIS	10 Sun Street, Lancaster, Lancashire Discharge of condition 2 on approved application 23/01076/LB for Chris Ashby (Castle Ward)	Application Permitted
24/00241/DIS	10 Sun Street, Lancaster, Lancashire Discharge of conditions 3 and 4 on approved application 23/01075/FUL for Chris Ashby (Castle Ward)	Application Permitted
24/00242/DIS	GVS Filter Technology UK Limited, Caton Road, Quernmore Discharge of condition 11 on approved application 24/00294/VCN for GVS Real Estate UK (Lower Lune Valley Ward)	Application Permitted
24/00246/FUL	Royal Oak Hotel, 152 - 154 Main Street, Lancaster Demolition of existing rear extensions, change of use and conversion of former public house to 6 self-contained flats, erection of two storey rear extension, first floor rear extension and installation of Juliet balconies for Mr Andrew Muldoon (Skerton Ward)	Application Permitted
24/00599/FUL	West Hall, West Hall Lane, Whittington Erection of an agricultural livestock building for Mr David Airey (Upper Lune Valley Ward)	Application Permitted
24/00600/FUL	West Hall, West Hall Lane, Whittington Demolition of existing agricultural building and erection of an agricultural livestock building for Mr David Airey (Upper Lune Valley Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

24/00605/FUL	Coach House, Highland Brow, Galgate Change of use and conversion of existing garage and stables to a 2 bed holiday let (sui generis) including installation of a canopy and replacement windows for Mr J Dennison (Ellel Ward)	Application Permitted
24/00844/FUL	Morecambe Winter Gardens, 209 Marine Road Central, Morecambe Relevant demolition of former substation, erection of a part two/part three storey side extension, installation of replacement of windows, doors and stage door to rear elevation and widening of existing opening and installation of a new door to side elevation for Morecambe Winter Gardens Preservation Trust (Poulton Ward)	Application Permitted
24/00845/LB	Morecambe Winter Gardens , 209 Marine Road Central, Morecambe Listed building application for demolition of former substation, the erection of a part two/part three storey side extension, installation of replacement of window, doors and stage door to rear elevation, widening of existing opening and installation of a new door to side elevation, refurbishment, alterations and replacement of internal fixtures to include floors, ceilings, circle seating area, bar 2 area and doors, installation of a platform lift to the circle, walls and ceilings to stairs, and electrical and fire alarm systems for Morecambe Winter Gardens Preservation Trust (Poulton Ward)	Application Permitted
24/00856/FUL	33 Artlebeck Road, Caton, Lancaster Part retrospective application for the erection of a single storey side extension for Mr Brian Wiltshire (Lower Lune Valley Ward)	Application Permitted
24/00874/FUL	Land To the North Of The Bay Gateway, Heaton With Oxcliffe, Lancashire Development of 200MW battery energy storage facility (BESS), along with ancillary development including regrading of land levels, landscaping, fencing, CCTV columns and new vehicular accesses for Mr Dickinson (Overton Ward)	Application Permitted
24/00971/LB	18A Castle Park, Lancaster, Lancashire Listed Building application for the installation of steel tie-bars and pattress plates to front elevation for Mr George Howson (Castle Ward)	Application Permitted
24/00976/FUL	South Lodge, Piccadilly, Lancaster Change of use from offices (E) to a dwelling house (C3) and erection of a two storey side extension, single storey front extension, alterations to access and associated parking for Mr and Mrs Maclean (Scotforth West Ward)	Application Permitted
24/00997/FUL	Cockhall Farm, Main Road, Thurnham Construction of three internal agricultural tracks for Andrew Clarkson (Ellel Ward)	Application Withdrawn
24/01278/FUL	22 Rushley Drive, Hest Bank, Lancaster Erection of single storey rear and side extension, alterations to front roof to create front porch/canopy, construction of rear dormer and replacement front dormers, creation of balconies and raised patio for Mrs G. Salmon (Bolton and Slyne Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

24/01299/FUL	London Midland Railway Clubs Association, Warton Road, Carnforth Change of use of social club to storage and distribution (B8) and partial demolition, upwards extension including construction of roof and infill/alterations of windows and doors for Mr Proctor (Carnforth and Millhead Ward)	Application Withdrawn
24/01315/FUL	Lancaster Community Fire and Ambulance Station, 38 Cable Street, Lancaster Installation of a replacement gate to the front for Mr Andrew Bibby (Castle Ward)	Application Permitted
24/01322/LB	3C 3, Laurel Bank, Lancaster Listed building application for replacement of two existing basement windows for Mr Daniel Kisiel (Marsh Ward)	Application Permitted
24/01339/FUL	12 Ashford Close, Lancaster, Lancashire Demolition of existing workshop and garage, erection of a two storey rear and side extension, an outbuilding to the rear and construction of a raised patio for Ms Janine Morley (Scotforth West Ward)	Application Permitted
24/01340/FUL	12 Hawarden Avenue, Morecambe, Lancashire Retrospective application for the retention of detached garage/garden room for Mr P Simpson (Bare Ward)	Application Refused
24/01343/FUL	Deroy Cottage, Hawk Street, Carnforth Change of use and conversion of domestic garage into holiday let accommodation including installation of new and replacement windows/doors and installation of flue for Mr E Wilson (Carnforth and Millhead Ward)	Application Permitted
24/01344/FUL	188B Main Street, Warton, Carnforth Change of use of agricultural land to the South West of the property to form part of residential curtilage for Mr & Mrs Lauretani (Warton Ward)	Application Permitted
24/01348/FUL	Carlow House Barn, Woodman Lane, Cowan Bridge Change of use of studio building to residential unit (C3) for Iain and Shehzana Fraser (Upper Lune Valley Ward)	Application Refused
24/01349/FUL	104 Euston Road, Morecambe, Lancashire Change of use and conversion of existing shop with living accommodation above into 5 self-contained flats (C3) and existing outbuilding into 1 self-contained flat (C3) with replacement roof to outbuilding, alterations to windows and doors and erection of 3 storey front extension to create bay windows for Mr A Hussain (Poulton Ward)	Application Permitted
24/01375/FUL	3 Monteagle Drive, Hornby, Lancaster Demolition of rear single storey flat roof building and erection of a single storey rear and side extension for Mrs Siobhan Miles-Moore (Upper Lune Valley Ward)	Application Permitted
24/01377/FUL	33 Pinewood Avenue, Brookhouse, Lancaster Demolition of existing porch and conservatory and erection of a two storey rear extension and single storey side extension, alterations to roof including dormer extension and to window openings/external finishes and installation of external wall insulation for Mr Andrew Hill (Lower Lune Valley Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

24/01386/FUL	4 Norton Drive, Heysham, Morecambe Demolition of existing garage and erection of a single storey side/rear extension with raised decking area and privacy screening for Helen Smith (Heysham Central Ward)	Application Permitted
24/01387/FUL	Greendales, Mill Lane, Warton Erection of a single storey rear extension and construction of raised patio for Mr Jeremy Benson (Carnforth and Millhead Ward)	Application Permitted
24/01390/FUL	Rose Cottage, Manor Courtyard, Main Street Demolition of existing conservatory and erection of a single storey rear and side extension for Mr & Mrs Jones (Heysham Central Ward)	Application Permitted
24/01391/FUL	10 Park Avenue, Lancaster, Lancashire Demolition of existing garage, erection of single storey side/rear wrap around extension and construction of external raised decking area for Mrs Camille Walker (John O'Gaunt Ward)	Application Permitted
24/01393/FUL	22 Tibicar Drive East, Heysham, Morecambe Demolition of existing outbuilding, erection of new outbuilding for Mr C Machulec (Heysham Central Ward)	Application Withdrawn
24/01394/FUL	Kilindi, Denny Beck Lane, Quernmore Raising of roof ridge heights, removal of conservatory, installation of solar panels and roof light, rear dormer extension, alterations to windows/doors/external walls, conversion and alterations to existing garage to create new entrance/living accommodation for Mr & Mrs Burrow (Lower Lune Valley Ward)	Application Permitted
24/01403/FUL	Chapel, University Of Cumbria, Bowerham Road Installation of replacement roof, parapet capping and cladding for University of Cumbria (Bowerham Ward)	Application Permitted
24/01406/FUL	12 Bay View Crescent, Slyne, Lancaster Erection of an extension to existing side dormer, erection of single storey side and rear extensions and extension to existing raised patio for Mr James Gorman (Bolton and Slyne Ward)	Application Permitted
24/01410/FUL	63 Sand Lane, Warton, Carnforth Erection of two-storey side extension for Mr C J Hannaford (Warton Ward)	Application Permitted
24/01418/FUL	14 Rushley Mount, Hest Bank, Lancaster Erection of a single storey rear extension, erection of front porch, construction of hip to gable extension, construction of dormer extension, installation of solar panels to north and east elevations, construction of raised decking, associated parking and landscaping for Mr and Mrs Bury (Bolton and Slyne Ward)	Application Permitted
24/01419/LB	Dennison Farm, Back Street, Overton Listed building application for a replacement roof and rainwater goods for Mr Ian Gardner (Overton Ward)	Application Permitted
25/00001/ELDC	Cockersand Abbey, Moss Lane, Thurnham Existing lawful development certificate for residential use of the farmhouse dwelling for John Kellet (Ellel Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

25/00003/LB	Holly Trees Cottage, Wennington Road, Wray Listed building application for installation of an EV charger to the rear of the property and associated electrical works, removal of an external light to the rear and installation of replacement external lights to the side/rear for Mrs Jemma Marshall (Lower Lune Valley Ward)	Application Permitted
25/00004/DIS	120 Newlands Road, Lancaster, Lancashire Discharge of condition 3 on approved application 24/00603/FUL for Mr & Mrs Morgan (Bowerham Ward)	Application Permitted
25/00005/FUL	6 Drewton Avenue, Heysham, Morecambe Retrospective application for the construction of replacement retaining walls for Mariusz Balcer (Heysham Central Ward)	Application Permitted
25/00009/FUL	8 Roman Crescent, Caton, Lancaster Installation of air source heat pump for Ms Glenda Garry (Lower Lune Valley Ward)	Application Permitted
25/00010/DIS	Flat 3 And 4, 336 Marine Road Central, Morecambe Discharge of condition 3 on approved application 24/00921/LB for Mr Peter Brown (Poulton Ward)	Application Permitted
25/00011/DIS	Land To the West Of Oakwood Way, Carnforth Business Park, Kellet Road Discharge of condition 6 on approved application 23/01354/FUL for Mr Robin Graham (Carnforth And Millhead Ward)	Application Permitted
25/00012/ELDC	9 Coleman Drive, Lancaster, Lancashire Existing lawful development certificate for the erection of pergola and timber shed, construction of steps/planter and retaining wall with metal railings above, associated hard landscaping works and infill section of existing boundary wall for Mrs M Wilkie (Bulk Ward)	Lawful Development Certificate Granted
25/00016/DIS	Land At OS Grid Reference E346502 N452533, Lancaster Road, Cockerham Discharge of conditions 3 and 4 on approved application 23/01116/REM for Mr Peter Hewitt (Ellel Ward)	Split Decision
25/00017/FUL	47 South Road, Morecambe, Lancashire Erection of a single storey side extension for Petra Benbow (Bare Ward)	Application Permitted
25/00022/DIS	Silverdale Cricket Club, Cove Road, Silverdale Submission of Biodiversity Gain Plan on approved application 24/01263/FUL for Silverdale Cricket Club (Silverdale Ward)	Application Permitted
25/00022/FUL	14 Leycester Drive, Lancaster, Lancashire Erection of single storey side extension for Rachel Edwards (Scale Hall Ward)	Application Permitted
25/00028/ADV	Agricultural Land Forming Part Of Brades Farm, Farleton Old Road, Farleton Advertisement application for the display of 3 non-illuminated lectern-mounted interpretation panels for Mr John Towers (Upper Lune Valley Ward)	Application Permitted
25/00028/DIS	Pheasantfield Farm, Borwick Road, Borwick Discharge of condition 4 on approved application 23/00169/PAA for Mr JC Derbyshire (Warton Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

25/00033/FUL	71 Oxcliffe Road, Heysham, Morecambe Construction of hip to gable roof extension, rear dormer and erection of detached garage for Mr and Mrs Sanders (Heysham Central Ward)	Application Permitted
25/00034/FUL	3 Viking Way, Heysham, Morecambe Demolition of conservatory and erection of a single storey rear extension for Mr Smith (Heysham South Ward)	Application Permitted
25/00035/FUL	7 Oak Drive, Halton, Lancaster Construction of dormer extensions to front and rear elevations and erection of single story rear extension for Mr Andy Curwen (Halton-with-Aughton And Kellet Ward)	Application Permitted
25/00036/FUL	7 Tern Grove, Heysham, Morecambe Erection of a single storey rear extension and detached outbuilding for Mr & Mrs Bell (Heysham South Ward)	Application Permitted
25/00037/DIS	Tufton Warren, Brettargh Drive, Lancaster Discharge of condition 3 on approved application 24/00441/FUL for Mr Phill Rowland (Scotforth West Ward)	Application Permitted
25/00038/DIS	Site Of Former Garden Centre and Tearoom, Lindeth Road, Silverdale Discharge of condition 3 and 5 on approved application 19/00488/FUL for Mr & Mrs J. Wilkinson & H. Morwood (Silverdale Ward)	Application Permitted
25/00040/FUL	10 The Meadows, Yealand Redmayne, Carnforth Demolition of attached outbuilding to side and erection of two storey side extension for Paul Archer and Lorraine Stobbart (Silverdale Ward)	Application Permitted
25/00044/PLDC	Langstone, Starbank, Dolphinhholme Proposed Lawful Development Certificate for the construction of a pitched roof for Daniel Dunn (Ellel Ward)	Lawful Development Certificate Refused
25/00045/FUL	Keerside Farm, Keerside, Arkholme Erection of single storey rear extension, replacement of existing glazed roof with slate roof, installation of replacement rooflights for Mr. C And Mrs. M. Cannon (Upper Lune Valley Ward)	Application Permitted
25/00047/FUL	30 Marton Drive, Morecambe, Lancashire Erection of single storey rear extension for Ms Jeannette Carey (Torrisholme Ward)	Application Permitted
25/00051/FUL	18 Sir Simons Arcade, Lancaster, Lancashire Change of use from retail unit (Class E) to hot food takeaway (Sui Generis) for Ms Grace Hepwood (Castle Ward)	Application Refused
25/00058/FUL	Mole End Barn, Woodman Lane, Burrow Erection of a single storey side extension for Maria Britton (Upper Lune Valley Ward)	Application Permitted
25/00065/FUL	Green Close, Back Lane, Priest Hutton Erection of a single storey side extension, installation of replacement windows, erection detached garage and installation of package treatment plant for Mr & Mrs Cohen (Warton Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

25/00070/PLDC	59 Slyne Road, Bolton Le Sands, Carnforth Proposed lawful development certificate for the construction of a hip to gable extension and construction of dormer extension to the rear elevation for Mr & Mrs M Burrow (Bolton and Slyne Ward)	Application Permitted
25/00077/FUL	47 Sea View Drive, Hest Bank, Lancaster Erection of single-storey side extension for Mr S Redpath (Bolton and Slyne Ward)	Application Permitted
25/00080/NMA	9 Crookhey Gardens, Cockerham, Lancaster Non-material amendment to 22/00560/FUL to change side elevation into part render for Dr Judith Lunn (Ellel Ward)	Application Refused
25/00086/FUL	52 Norton Road, Heysham, Morecambe Erection of single storey side and rear extension, conversion of garage into garden room and construction of fence for Mr and Mrs Andrew Dacres (Heysham Central Ward)	Application Permitted
25/00089/FUL	43 Cassidy Drive, Lancaster, Lancashire Conversion of garage into habitable room for Dr Bilgrami (Bulk Ward)	Application Permitted
25/00090/FUL	34 Manor Road, Slyne, Lancaster Erection of ground floor rear extension and construction of hip to gable extension and dormer extension to the rear elevation for Mr Peter Williams (Bolton and Slyne Ward)	Application Permitted
25/00091/LB	Lancaster Castle, Castle Park, Lancaster Listed building application for replacement of lead roof covering, lead flashing and installation of roof vents to Well Tower for Vicki Mathews (Castle Ward)	Application Permitted
25/00095/NMA	8 Elmsdale Close, Lancaster, Lancashire Non material amendment to planning 24/01010/FUL to change brickwork to render (including re-wording of condition 3) for Mr and Mrs Broadley (Skerton Ward)	Lawful Development Certificate Granted
25/00097/ELDC	144 Greaves Road, Lancaster, Lancashire Existing lawful development certificate for the lawful commencement of planning permission 22/00198/FUL for Mr Robert Cowan (Scotforth West Ward)	Application Withdrawn
25/00102/PLDC	78 Grasmere Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Dr Mezeli (Bulk Ward)	Lawful Development Certificate Granted
25/00117/FUL	286 Bowerham Road, Lancaster, Lancashire Demolition of existing conservatory and erection of a single storey rear extension for Mr & Mrs Gonzalez (Scotforth East Ward)	Application Permitted
25/00119/PAC	Barn Located South Of The A6070 & Greenlands Farm And North Of The Junction Of Kellet Lane, Lancashire,Prior approval application for the change of use from agricultural to flexible business use - storage and distribution for Mr F Brakewell (Warton Ward)	Application Withdrawn

LIST OF DELEGATED PLANNING DECISIONS

25/00145/NMA	Land North Of Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Non-material amendment to planning permission 20/00405/REM for amendments to Plot 18 to substitute housetype from split property to standard Bowfell for Oakmere Homes (Northwest) Ltd (Halton-with-Aughton And Kellet Ward)	Application Withdrawn
25/00151/NMA	Land North Of Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Non-material amendment to planning permission 20/00405/REM for amendments to Plot 7 to widen the driveway for Oakmere Homes (Northwest) Ltd (Halton-with-Aughton And Kellet Ward)	Application Permitted
25/00164/PLDC	13 Seymour Avenue, Heysham, Morecambe Proposed lawful development certificate for a hip to gable conversion of an existing roof space with a rear dormer extension and installatoin of a roof light to the front elevation for Mr and Mrs Harding (Heysham South Ward)	Lawful Development Certificate Granted
25/00181/AD	Land South Of Woodman Lane, Cowan Bridge, Lancashire Agricultural determination for the erection of a general purpose agricultural building for Mr Kevin Woodhouse (Upper Lune Valley Ward)	Prior Approval Not Required
25/00197/AD	Bull Bank, Back Lane, Wennington Agricultural determination for the construction of an access track for Mr John Bell (Upper Lune Valley Ward)	Prior Approval Not Required
25/00205/NMA	Overtown Farm, Woodman Lane, Cowan Bridge Non material amendment to planning permission 22/00218/FUL to increase size of swimming pool and plant room, alteration to roof design and addition of side window to plant room for Mr & Mrs Cleaver (Upper Lune Valley Ward)	Application Refused
25/00224/AD	Heversham Lodge, Starbank, Dolphinhholme Agricultural determination for erection of storage building for Mr Peter Johnson (Ellel Ward)	Prior Approval Not Required
25/00239/PLDC	First Floor Flat and Adjoining Barn, The Stables, Eskrigge Lane Proposed lawful development certificate for a replacement roof on first floor flat and attached barn for Mrs Sarah Underdown (Halton-with-Aughton and Kellet Ward)	Lawful Development Certificate Granted