



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 28 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 7th April 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 - 25/00173/VCN | Land South Of Burrow Beck, Bailrigg Lane, Lancaster | University Ward | (Pages 4 - 12) |
| | | Construction of a solar farm and associated infrastructure including three substations, cables, CCTV and security fencing (pursuant to the variation of condition 2 on planning permission 23/01383/FUL to vary the layout/design and drainage and vary conditions 3, 4, 5, 6, 8, 9, 10, 11, 15, 16 and 20 to agree pre commencement details). | | |
| 6 | A6 - 25/00252/LB | Lancaster City Museum, Market Street, Lancaster | Castle Ward | (Pages 13 - 15) |
| | | Listed building application for a replacement stair lift. | | |
| 7 | A7 - 25/00289/FUL | 12 Ullswater Avenue, Morecambe, LA4 5TX | Westgate | (Pages 16 - 19) |
| | | Erection of a single storey rear and side extension and construction of ramped access to side. | | |
| 8 | Delegated List (Pages 20 - 26) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Sandra Thornberry (Chair), Sue Tyldesley (Vice-Chair), Louise Belcher, Martin Bottoms, Dave Brookes, Keith Budden, Tom Fish, Martin Gawith, Alan Greenwell, John Hanson, Jack Lenox, Andrew Otway, Joyce Pritchard, Robert Redfern and Paul Tynan

(ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Roger Dennison (Substitute), Tim Hamilton-Cox (Substitute), Paul Hart (Substitute), Colin Hartley (Substitute), Paul Newton (Substitute) and Margaret Pattison (Substitute)

(iii) Queries regarding this Agenda

Please contact Eric Marsden - Democratic Support: email emarsden@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

Please contact Democratic Support, telephone 582000, or alternatively email democracy@lancaster.gov.uk.

MARK DAVIES,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on 15th April 2025.

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| Agenda Item | A5 |
| Application Number | 25/00173/VCN |
| Proposal | Construction of a solar farm and associated infrastructure including three substations, cables, CCTV and security fencing (pursuant to the variation of condition 2 on planning permission 23/01383/FUL to vary the layout/design and drainage and vary conditions 3,4,5,6,8,9,10,11,15,16 and 20 to agree pre commencement details) |
| Application site | Land South Of Burrow Beck Bailrigg Lane Lancaster Lancashire |
| Applicant | Mr Elliott Grimshaw |
| Agent | N/A |
| Case Officer | Mr Andrew Clement |
| Departure | No |
| Summary of Recommendation | Approval, subject to conditions |

(i) Procedural Matters

Lancaster City Council is the landowner and applicant for this proposal, and the application is a major development scheme that has received representations from the public. Accordingly, in line with the scheme of delegation, the proposal is required to be brought to Planning and Regulatory Committee.

1.0 **Application Site and Setting**

1.1 This application relates to agricultural land just south of Lancaster, to the east of the A6 and Filter House (now Bailrigg Student Living). The application site is to the north of Bailrigg Lane and accessed from this highway, which is a cul-de-sac road leading to Bailrigg village situated to the east of this road. The allocation for Lancaster Health Innovation Campus is on the opposite southern side of Bailrigg Lane. A large-scale housing development was recently refused and dismissed at planning appeal on land immediately northeast of the application site, between Bailrigg and south Lancaster. The site forms the northern tip for the Lancaster South Broad Location for Growth, however following Lancashire County Council decision to suspend work on the South Lancaster Growth Catalyst, this has triggered a full review of the local plan. The Health Impact Assessment policy associated with this Lancaster South designation also covers the site. A public right of way (PROW) cycle path dissects the two elements of the site, running north to south from south Lancaster to Lancaster University. Electricity power lines cross over the northern portion of the site, with a circa 15-metre-tall pylon located in the eastern field of the site.

1.2 The Burrow Beck flows beyond the north of the site, with associated Flood Zones 2 and 3 flood risks just beyond the development area to the north. The Burrow Beck is a biological heritage site. The application site contains small corner pockets of medium and high surface water flood risk (1in100 year and 1in30 year event risks respectively). Within the south of the site, trees lining Bailrigg Lane

are protected through tree preservation orders. The northern and western elements of the site fall within a wider mineral safeguard area, and the site is also within a smoke control area.

2.0 Proposal

- 2.1 This application seeks to vary the planning permission granted for the installation of solar panels across the circa 6.5ha site area, to produce 4MW of sustainable energy with 3 associated substations within the site. The variation seeks to place panels at a shallower angle, now just 14 degrees, to maximise efficiency. This will reduce the upper height of panels to just 2.2 metres tall on flat sections of the site, with panels sited slightly closer together. The proposed layout is slightly altered, including repositioning of substations, increasing length of some substations, and alteration to the placement of panels, most notably around the western side of the development area. An easement and access to the pylon and substations are located within the site, and there is a 40-metre-wide area parallel to the A6 containing no solar panels or substations. All proposed installations are over 8 metres from the Burrow Beck. Security cameras are proposed attached to 6-metre-tall posts, and internal tracks and formalised access points are sought to ensure suitable accessibility to the proposed substations within the sites.
- 2.2 Variations have been sought to other conditions for the consideration of drainage details, landscaping, construction management plans, ground investigations, access points, archaeology, arboricultural measures, biodiversity plan, infrastructure access.

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 |
|--------------------|---|--------------------|
| 23/01383/FUL | Construction of a solar farm and associated infrastructure including three substations, cables, CCTV and security fencing | Permission granted |
| 23/00493/EIR | Screening opinion for a solar farm | ES not required |
| 23/00496/PRENG2 | Pre-application advice request for the construction of a solar farm | Advice provided |

4.0 Consultation Responses

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

| Consultee | Response |
|--|---|
| Scotforth Parish Council | Objection , concerns regarding landscaping along Burrow Beck, visibility of the development from the A6, the height of existing hedges to boundary treatments, locations for new hedges, and construction management plan (CMP) details and transit traffic on Saturdays. |
| Bailrigg Village Residents Association | Concerns regarding number of vehicle trips suggested within CMP (circa 110 per month), ecological and habitat impacts |
| County Highways | No objection , information submitted with regards to this condition is acceptable |
| Lead Local Flood Authority | No objection , however calculations for 1in30 annual exceedance probability events required to demonstrate compliance with standard S7 of the DEFRA technical standards for sustainable drainage systems, among other details required within SuDS Pro-forma before details can be agreed to become a control condition. |
| United Utilities | Holding response, no further observation received since 19 th February. |

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| Environmental Health | No adverse comment, subject to control conditions regarding contamination, and any unforeseen contamination, and the works in accordance with the submitted construction management plan details. |
| Conservation Section | No observation received |
| Natural England | No observation received |
| Cadent Gas | No adverse comment, no impact upon infrastructure |
| Ramblers Association | No observation received |
| Public Rights Of Way | No observation received |
| Tree Officer | AIA excludes positioning of security surveillance and associated infrastructure, and requires GANT information for longer timescale maintenance and commitment to replacing hedgerows within 5 years of planting. |
| Mineral Safeguarding | No observation received |
| Environment Agency | No objection , informative regarding Flood Risk Activity Permit requirement for creation of outfalls to the Burrow Beck. |
| Electricity North West Limited | No observation received |
| RSPB | No observation received |
| Engineering Team | No observation received |
| Planning Policy | No observation received |
| County Archaeology | No adverse comment, written scheme of investigation agreed, subject to a planning condition for implementation of investigations, reporting and placing on the archives. |
| Shell UK | No adverse comment, no impact upon infrastructure |

4.2 The following responses have been received from members of the public:

- One response, seeking fewer vehicle transfers to the sites and an accurate log of such transfers to be kept.

5.0 Analysis

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

- Procedural matters, principle of development
- Design, scale, layout, heritage and landscape impact;
- Residential amenity, glare and contamination;
- Flooding, drainage and infrastructure;
- Sustainable transport and highways impacts;
- Ecology, landscaping and trees; and
- Other matters.

5.2 **Principle of development, and the climate emergency** Development Management (DM) DPD policy DM53 (Renewable and Low Carbon Energy), Strategic Policies and Land Allocations (SPLA) DPD policies CC1 (Responding to Climate Change and Creating Environmental Sustainability) and SP1 (Presumption in Favour of Sustainable Development); and National Planning Policy Framework (NPPF) Sections 2. (Achieving sustainable development), Section 4. (Decision-making), and Section 14. (Meeting the challenge of climate change, flooding and coastal change)

5.2.1 A Section 73 application seeks permission to carry out development without complying with planning conditions imposed on a previous planning permission, but to vary the details controlled through planning conditions, and comply with such varied details and conditions. Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted, subject to new or amended conditions. The new permission sits alongside the

original planning permission, which remains intact and unamended. It is ultimately open to the applicant to decide whether to implement the new permission or the one originally granted. Section 73 provides a mechanism to consider and assess material amendments (i.e. the changes sought via the Section 73 application) to an earlier planning permission.

- 5.2.2 A Section 73 application does not provide an opportunity to re-examine the principal considerations associated with the approved development, which were considered to be acceptable at the Planning Regulatory Committee in 2024. It was proposed by Councillor Robert Redfern and seconded by Councillor Dave Brookes: *“That the application be approved subject to the conditions in the Committee Report and subject to condition 2 controlling the colour of the substations to be dark green.”* Upon being put to the vote, thirteen Councillors voted in favour of the proposal with none against and one abstention, whereupon the Chair declared the proposal to have been carried.
- 5.2.3 The proposal continues to seek development of the site as a solar farm of similar quantum to previously approved. The variations to condition 2 seek to vary the precise layout and design of panels approved, particularly to reduce the angle/pitch of these panels. This will result in design, visual and residential amenity considerations that will be considered in following sections of the report. The proposal seeks minor amendments that continue to provide renewable energy, which forms a vital part of delivering sustainable development. The clear presumption in favour of development provided for renewable energy, with benefits to the wider community, which remains relevant to this proposed varied development.
- 5.2.4 Variations have been sought to other condition, through submitted reports and details for consideration at this stage, to seek to avoid reimposing some pre-commencement planning conditions and replace with control conditions for implementation of submitted details. Such conditional requirements would ordinarily be dealt with under the scheme of delegation through a discharge of conditions process. However, details have been submitted for consideration as part of this application, and as such these will be assessed within following sections of this report. These matters do not implicate the principle of development, because if these details submitted are not agreed through this application, such planning conditions could be reimposed unaltered, notwithstanding the information submitted, subject to conditions being agreed with the applicant.
- 5.3 **Design, scale, layout, and heritage impacts** Development Management (DM) DPD policies DM29 (Key Design Principles), DM30a (Sustainable Design and Construction), DM39 (The Setting of Designated Heritage Assets), DM42 (Archaeology), DM46 (Development and Landscape Impact) and DM53 (Renewable and Low carbon Energy Generation), DMCCH2: (Micro-Renewables in the Setting of Heritage Assets); Strategic Policies and Land Allocations (SPLA) DPD: SP8 (Protecting the Natural Environment); National Planning Policy Framework (NPPF) Section 12. (Achieving well-designed and beautiful places) and Section 15. (Conserving and enhancing the natural environment); National Model Design Code (NMDC)
- 5.3.1 The proposed layout and location of panels is very similar to those previously approved. The locations of substations have altered, moving further away from boundaries to the site compared to originally approved positions. The shallower angle of panels proposed reduces the height from 2.55 metre originally approved to 2.2 metres (at flat areas of the site). This facilitates moving panels slightly closer together, optimising solar gain and efficiency from the development. In terms of design, scale and layout, these changes are non-material to the original approval and acceptable. However, the sought changes have potential implications upon residential amenity through glint and glare, which renders these alterations material considerations, to be explored in a following section.
- 5.3.2 The proposal includes 6-metre-tall poles for security surveillance equipment to be attached, with nine poles in each field (18 total) to offer surveillance of the site. The locations and height were unknown at the determination of permission 23/01383/FUL, and as such were controlled through condition 15 of that parent consent. This security system proposed is considered to be low impact visually and acceptable. The proposal excludes boundary treatments requiring the benefit of planning permission, with no external artificial illumination required due to the low-light camera technology proposed. The proposed measures are considered acceptable to vary condition 15, and it is recommended a control condition ensures that any security measures installed are carried out in accordance with the details submitted.

- 5.3.3 The heritage interest in the site lies in potential archaeological impacts, which were controlled through planning condition 6 of 23/01383/FUL for a written scheme of investigation to be agreed prior to commencement of development. The written scheme of investigation has been submitted for consideration, which the County Archaeology consultee (Historic Environment Team) have considered meets the requirements of the planning condition, subject to the development being carried out in accordance with this written scheme of investigation during construction, with post-excavation analysis within a report to be archived with the Historic Environment Team. As such, it is considered that condition 6 can be reworded as such as part of this application, if permission is granted.
- 5.4 **Residential amenity, glare and contamination** Development Management (DM) DPD policies DM29 (Key Design Principles), DM32 (Contaminated Land) and DM53 (Renewable and Low Carbon Energy Generation), DM57 (Health and Well-Being); and National Planning Policy Framework (NPPF) Section 8. (Promoting healthy and safe communities), Section 12. (Achieving well-designed and beautiful places) and Section 15. Conserving and enhancing the natural environment
- 5.4.1 The Glint and Glare assessment has been updated to reflect the altered angle and layout of panels as part of this proposal. Similar to the assessment relevant to the originally approved scheme, the variations would have no impact on train drivers from the railway west of and parallel to the A6, and no significant impact upon aviation activity at Cockerham Airfield. Solar reflections are geometrically possible are reduced towards a 200-metre section of the A6 and a 500-metre section of the M6. All predicted solar reflections occur outside of a road user's primary field of vision, with no significant impacts upon road user even without mitigation.
- 5.4.2 Dwellings to the east within Bailrigg could experience a low impact. There would be geometrically possible solar reflections between mid-March and late-September for the nearest property, but all are less than an hour per day, nearer 30 minutes, in the early evening (later than 5pm, earlier than 7pm). Compared to the previous approved scheme, this is shorter annual duration of impact, occurring slightly later in the day, for a similar duration of time per day. For the 66-bed student accommodation (Bailrigg Student Living) to the west of the proposal, impact would be similarly low. There would be geometrically possible solar reflections between early-April and early-September for the northmost student studio property, with other studios impacts for shorter annual duration. All are less than an hour per day, only occurring in the early morning before 6am. This again is similar to the impacts previously assessed and approved. As such, the amendments proposed result in no substantive change in residential amenity impact from glint and glare, and no undue adverse impact.
- 5.4.3 Potential amenity impacts could arise from disturbance of contaminated land, particularly site employees during construction, but also potentially passing residents given the proximity to public rights of way and highway. As such, condition 3 was attached to 23/01383/FUL to undertake ground investigations, which have been submitted for consideration as part of this application. Unfortunately, the LPA is yet to receive a response from Environmental Health, although this is anticipated to be received shortly, and will be updated verbally at planning committee. The ground investigation report identifies potential contaminants within the former farmstead area, close to the western boundary of the site. These conclusions have been reached from site investigation and laboratory tests. The report recommends a watching brief for suspicious soils and ground conditions as suitable ongoing mitigation, as a proportionate approach to the phase one and two ground investigations undertaken to date, with no remediation recommended within the report at this stage. This information appears to meet the requirements of the planning condition, which has been corroborated within the Environmental Health consultation response. As such, it is recommended that conditions 3 could be reworded to a control condition for development to be carried out in accordance with the measures within this report, with the only requirement for further details in the event of encountering any unforeseen contamination during construction.
- 5.5 **Flood risk and drainage** Development Management (DM) DPD Policies DM30b (Sustainable Design and Construction), DM33 (Development and Flood Risk), DM34 (Surface Water Run-off and Sustainable Drainage), DM35 (Water Supply and Waste Water), DM36 (Protecting Water Resources and Infrastructure), and DM57 (Health and Wellbeing); Strategic Policies and Land Allocations (SPLA) DPD Policy SP8 (Protecting the Natural Environment); National Planning Policy Framework (NPPF) Section 14. (Meeting the challenge of climate change, flooding and coastal change)

- 5.5.1 The amendments proposed do not exacerbate nor impact flood risk. The site has permission for a solar farm, which is unchanged through this proposal. A surface water sustainable drainage scheme has been submitted with this application, to be considered in relation to details required as part of condition 9 of 23/01383/FUL. The proposed drainage scheme relies primarily on above ground contour drains across the site, with some subterranean pipework to facilitate infrastructure access to address the needs of condition 11 of 23/01383/FUL. Surface water is attenuated to greenfield runoff rate through a hydro brake, and drained to outfalls to be installed to the Burrow Beck towards the north of the site, and a soakaway within the southwest corner of the site. The Environment Agency returned no objection to the proposal, but have requested the decision notice includes an informative that a Flood Risk Activity Permit will be required for the creation of outfalls to the Burrow Beck proposed as part of the drainage strategy.
- 5.5.2 Further calculations of the drainage scheme have been requested by the Lead Local Flood Authority to scrutinise as part of the consultation process, which have recently been reconsulted upon, and the LPA awaits their response. It is anticipated an updated response will be received prior to planning committee date, and an updated position will be reported verbally at planning committee. The surface water sustainable drainage scheme appears to meet the requirements of the planning condition, proposing multifunctional above ground drainage features, with soakaways and outfall to a watercourse at greenfield rate. Subject to no objections from Lead Local Flood Authority or other drainage consultees prior to determination, it is considered that a planning condition could be reworded to a control condition for development to be carried out in accordance with the proposed drainage scheme, to be verified and maintained at all times thereafter.
- 5.6 **Sustainable transport and highways impacts** Development Management (DM) DPD policies DM29 (Key Design Principles), DM30c (Sustainable Design and Construction), DM53 (Renewable and Low Carbon Energy Generation), DM60 (Enhancing Accessibility and Transport Linkages) and DM61 (Walking and Cycling); Strategic Policies and Land Allocations (SPLA) DPD policies: T2 (Cycling and Walking Network); and National Planning Policy Framework (NPPF) Section 9. (Promoting sustainable transport)
- 5.6.1 The amendments to this proposal include 3 metres wide internal tracks, leading to substations from the existing site access points, which will be formalised in tarmacadam for the first 5 metres from the highway to prevent encouragement of loose material onto the highway. These works are necessary for future employees visiting the site to access the substations, which are proposed in more discrete locations away from the site edges. Subject to the internal tracks being finished in a suitable rural loose stone material, and the first 5 metres to the public highway being hard surfaced as required by County Highways, the proposal provide suitable access to the site. Whilst these tracks replace existing grassland, such tracks are commonplace on agricultural land. These access works at ground level would not cause any undue visual and landscape harm in the context of the wider solar farm development.
- 5.6.2 Construction management plans (CMP) have been submitted as part of this application. The first relates to groundworks as part of the development, prior to delivery or installation of any solar panels, substations or other substantive above ground developments. This groundworks CMP is lighter document, detailing roadwork signs and banksman areas at the cycletrack crossing to the east field access, and restrictions on associated traffic entering Bailrigg village. This CMP is considered to be proportionate to the groundworks element of construction prior to the importation or installation of any energy infrastructure.
- 5.6.3 The more substantive CMP includes turning and unloading areas, traffic signals, and banksman, with site operation hours between 8am and 5pm weekdays and Saturdays, but delivery of solar panels between 9:30am and 3pm on these days (excluding Sundays). Panels will be transferred to the eastern field from the western field by smaller vehicles. It is anticipated that the above ground development phase will result in circa 11 HGV loads each month, with 110 small vehicle transfers. The CMP includes dust monitoring and measures to prevent dispersion. County Highway have assessed this information, and this statutory consultee consider the information provided acceptable, with no objections. There have been concerns from Bailrigg Village Residents Association and objection from Scotforth Parish Council regarding the CMP and disruption during this phase of development. The majority of major developments will result in some unavoidable disruption during construction phases, however the details provided are considered to offer suitable mitigation measures for the development to be acceptable for construction carried out in accordance

with the details submitted, and it is recommended this is reflected in control conditions for conditions 4 and 5.

- 5.7 **Ecology, landscaping and trees** Development Management (DM) DPD policies DM44 (Protection and Enhancement of Biodiversity) DM45 (Protection of Trees, Hedgerows and Woodland), DM53 (Renewable and Low Carbon Energy Generation) and DM57 (Health and Wellbeing); Strategic Policies and Land Allocations (SPLA) DPD Policy SP8 (Protecting the Natural Environment); National Planning Policy Framework (NPPF) Section 11. (Making effective use of land) and Section 15. (Conserving and enhancing the natural environment)
- 5.7.1 The proposed development as amended can still be completed with the retention of all trees within the site. There are no developments proposed within root protect areas of these tree on-site, which is considered to be suitable protection and method to ensure the retention of trees, with adverse comment in this regard from the Council's Tree Officer.
- 5.7.2 Soft landscaping is controlled through planning condition 13 of 23/01383/FUL for details to be submitted prior to first use. No landscaping plan was approved through the parent consent to this application, however details have been submitted as part of this application for consideration. The proposal includes no planting to the north of the site along the route of the Burrow Beck, to retain this riparian zone and habitat. The beck is already well tree-lined, and the north boundary to Collingham Park is the strongest screened as existing. The proposed landscaping includes mixed native hedgerow planting along the A6, providing a hedgerow south of the beck joining the existing hedge further south. Further areas of hedge planting are proposed to more open corners to the southwest of both development fields.
- 5.7.3 This will cumulatively deliver circa 70 metres of new mixed native hedgerow planting, located in more open areas of the existing boundaries to assist in softening some of the existing visually open boundary areas. Additional information has been received to provide a 10-year maintenance schedule and replacement commitment of failed planting to address Tree Officer observations. Whilst further observations have yet to be received from this consultee, once received this can be updated verbally to planning committee. The proposed landscaping scheme and its maintenance are considered to be acceptable, subject to these being implemented and maintained as such through a control condition.
- 5.7.4 A detailed Habitat Management and Monitoring Plan (HMMP) has been submitted as part of this application, in relation to details required through condition 10 of 23/01383/FUL, seeking to agree these details at this stage for this proposed varied development. This document details that the existing poor condition modified grassland will be lost and replaced by good condition other neutral grassland. An area of hawthorn scrub will be enhanced to create mixed scrub in moderate condition, in addition to enhanced and new hedgerow planting to form native species-rich hedgerows. This information demonstrates significant gain of habitat units and hedgerow units, which is ample mitigation for the loss of a small length of hedgerow to ensure National Grid access to the pylon within the site. Whilst the original permission was validated prior to the mandatory legal requirement to deliver biodiversity net gain (BNG), the proposal will create a program of ongoing management of proposed additional landscaping and planting. As such, subject to development being carried out, maintained and monitored in accordance with the submitted HMMP, this is considered to provide a benefit to the development above and beyond policy and legislative requirements.
- 5.8 **Other matters** Development Management (DM) DPD policy DM58 (Infrastructure Delivery and Funding):
- 5.8.1 The site contains existing subterranean and above ground infrastructures, with National Grid power cables and a pylon located in the eastern field. This application seeks variation to condition 16 of permission 23/01383/FUL. However, no details have been provided relating to a scheme for moveable structures within 30 metres of the existing pylon. As such, if granted, it is recommended that condition 16 of permission 23/01383/FUL is reimposed unaltered on any subsequent consent issued through this application. Condition 20 is also sought for variation, this was a control condition of permission 23/01383/FUL, but the amended proposed site plans referenced within the condition should be updated to reflect the changes to the development, which still retains the 3-metre-wide accessway required by National Grid.

6.0 Conclusion and Planning Balance

- 6.1 The proposed solar development would contribute to the decarbonisation of electric energy in the district, contributing positively to both local and national climate mitigation targets, and clearly supports the Council's climate change targets of net zero by 2030. The amendments proposed through this variation of conditions application are minor, and would not exacerbate any adverse impacts of the proposal, whilst still delivering the significant benefits that weighed in favour of the originally approved scheme. The redesign of solar panel angles and locations causes no undue harm visually nor to neighbouring residential amenity through glint and glare. Access tracks proposed are considered to cause no undue harm visually nor to the public highway, and security camera poles represents a visually sympathetic security system, avoiding tall security fencing and external artificial illumination through the technology proposed.
- 6.2 In addition to the above proposed variations to the previously approved development, details have been submitted relating to other conditions attached to the parent consent to alter these to control conditions. With the exception of the absence of information relating to condition 16, all other conditional matters submitted have provided acceptable details required by those conditions, subject to a couple of consultation response from statutory consultees on such matters anticipated to be received soon and reported verbally. It is recommended these acceptable details, subject to no objections, are reflected in control condition attached to permission of the development, if granted. This will help facilitate the timely implementation of the cumulative social, economic and environmental benefits of a renewable energy development in accordance with agreed details. NPPF paragraph 163 directs local planning authorities to approve applications for renewable and low carbon development if its impact are, or can be made, acceptable, as is considered to be the case with this proposal.

Recommendation

That Variation of Conditions Planning Permission BE GRANTED subject to the following conditions

| Condition no. | Description | Type |
|---------------|---|--|
| 1 | Timescale | Control |
| 2 | Accord with approved plans | Control condition, updated to reflect amended plans |
| 3 | Contaminated land assessment | Control condition, subject to no objection from Environmental Health |
| 4 | Construction management plan | Control condition |
| 5 | Details of access point works for construction traffic | Control condition |
| 6 | Archaeological investigation | Control condition |
| 7 | Employment skills plan | Prior to commencement |
| 8 | Tree protection measures | Control condition |
| 9 | Flood risk and drainage measures | Control condition |
| 10 | Biodiversity Gain Plan, including management, maintenance and monitoring plans for at least 30 years | Control condition |
| 11 | Scheme for facilitating access over drainage bunds | Control condition |
| 12 | Verification report of implemented drainage | Prior to first use |
| 13 | Landscaping plan and maintenance | Prior to first use |
| 14 | Surveying and repair any damage to Bailrigg Lane | Prior to first use |
| 15 | Details and precise locations of fencing and security poles | Prior to installation |
| 16 | Scheme for provision of temporary moveable structures within 30 metre buffer of pylon, no development/structures within 15 metres | Prior to any installations within 30 metre buffer zone, unaltered |

| | | |
|-----------|--|--|
| 17 | 25-year period (or 12mths of no electricity generation) and decommissioning plan | Prior to decommissioning |
| 18 | Implement ecology report mitigation | Control |
| 19 | Geotextile lined, grass seed and maintain level changes for drainage and substations | Control |
| 20 | Maintain access and easement to pylon | Control, updated to reflect amended plans |
| 21 | Underground cabling | Control |
| 22 | No development/structures over 4 metres tall within buffer of electricity lines | Control |

Informative

Flood Risk Activity Permit requirement for creation of outfalls to the Burrow Beck

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

Officers have made this 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 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.

| | |
|----------------------------------|---|
| Agenda Item | A6 |
| Application Number | 25/00252/LB |
| Proposal | Listed building application for a replacement stair lift |
| Application site | Lancaster City Museum Market Street Lancaster Lancashire |
| Applicant | Lancaster City Council |
| Agent | HPA Chartered 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 therefore, the application is referred to the Planning Regulatory Committee for determination.

1.0 Application Site and Setting

- 1.1 Lancaster City Museum is a grade II* listed building located on Market Street in the centre of Lancaster's pedestrianised centre, and which is within the Lancaster Conservation Area. The building occupies a prominent position within the centre and is within the setting of other various listed buildings and non-designated heritage assets (NDHA).

2.0 Proposal

- 2.1 This application seeks listed building consent for the installation of a replacement stair lift. The lift is located internally towards the rear of the property and will serve the staircase connecting the ground floor to the first floor.

3.0 Site History

- 3.1 The property has an extensive planning history, but none are particularly relevant to this application.

4.0 Consultation Responses

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

| Consultee | Response |
|-------------------|---------------------|
| Conservation Team | No objection |
| Historic England | No comment |
| Property Services | No response |

4.2 No responses have been received by members of the public:

5.0 Analysis

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

- Design and impact on the listed building

5.2 Design and impact on the listed building (NPPF Sections 12 & 16; Strategic Policies and Land Allocations Development Plan Climate Emergency Review (SPLA DPD) policy SP7; and Review of the Development Management Development Plan Document Climate Emergency Review (DM DPD) policies DM29, DM37 and DM38)

5.2.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting.

5.2.2 Policy DM37 states that *'The significance of a Listed Building can be harmed or lost through alteration or destruction of those elements which contribute to its special architectural or historic interest or through development within its setting. Any harm (substantial or less than substantial) to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.'* In addition to this policy DM38 states *'Any development proposals and / or alterations to buildings, features and open spaces in Conservation Areas should preserve or enhance the character and appearance of the Conservation Areas.'*

5.2.3 Both national and local policy are clear inasmuch that any harm to the significance of a listed building or Conservation Area must be clearly justified and needs to be outweighed by the public benefits of the proposal. If no harm has been identified, this test is not engaged.

5.2.4 As outlined in the opening paragraphs, the proposed works are contained within the building and no external alterations are required to facilitate the proposal. As such, the proposal will have a neutral impact on the significance of the Conservation Area and the setting of the nearby listed building buildings and NDHAs.

5.2.5 The building is an imposing structure constructed c.1781 and the building's significance is derived from its substantial design value as an imposing neoclassical building with a designed presence in its surroundings. The building also projects an image of civic pride and has an illustrative historical value as a former civic building of the Georgian period and its associative historic value derived from connections with various locally prominent figures. Finally, the evidential value of its historic fabric, including remains of an earlier building at basement level.

5.2.6 The existing stair lift within the building whilst providing a public benefit and improving accessibility for members of the public, does not provide a positive contribution to the significance of the listed building. The harm arises from the utilitarian appearance, stark colour and associated fixings and fittings which have attached the lift to the historic fabric of the building resulting in an element of visual clutter that clashes with the aesthetic value of the building.

5.2.7 The proposed replacement stair lift would reuse the existing anchor points and make good any holes left by the removal of the existing stair lift. The proposed stair lift would be finished in a more recessive colour, a grey finish, which is an improvement over the existing cream/white colour. This will reduce the visual impact in comparison the existing stair lift providing a minor enhancement as a result. Overall, the scheme is considered to have a neutral impact on the significance of the listed

building. As no harm has been identified, there is no requirement to weigh up the public benefits of the scheme.

6.0 **Conclusion and Planning Balance**

- 6.1 The proposal will provide for an accessible stair lift which would result in a minor visual enhancement in comparison to the existing one in situ resulting in a minor overall improvement. Given the works are internal, there would be no impact on the significance of the wider Conservation Area or upon the amenity of any neighbouring residential properties. Overall, the scheme is considered to comply with the development plan when read as a whole and therefore is recommended for approval.

Recommendation

That Listed Building Consent BE GRANTED subject to the following conditions:

| Condition no. | Description | Type |
|---------------|---------------------------------------|----------|
| 1 | Timescales | Standard |
| 2 | Works to accord with plans | Standard |
| 3 | Works to accord with method statement | Control |

Background Papers

None

| | |
|----------------------------------|---|
| Agenda Item | A7 |
| Application Number | 25/00289/FUL |
| Proposal | Erection of a single storey rear and side extension and construction of ramped access to side |
| Application site | 12 Ullswater Avenue Morecambe Lancashire LA4 5TX |
| Applicant | Mr Tom Greenwood |
| Agent | Mr Christopher Potts |
| Case Officer | Mrs Petra Williams |
| Departure | No |
| Summary of Recommendation | Approval subject to conditions |

(i) **Procedural Matters**

This form of development would normally be dealt with the Scheme of Delegation. However, as the property is under the ownership of Lancaster City Council, the application must be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

- 1.1 The application site relates to a two-storey, end of terrace residential property located at 12 Ullswater Avenue, Morecambe. The property has a dash rendered exterior under a tiled pitched roof and upvc windows. The private amenity space is located to the rear in the form of a moderately sized private garden which includes a raised patio area adjacent to the rear elevation. The adjoining side boundary with no.10 is formed by a 1.8m high brick wall which extends approximately 2.8m from the rear elevation and beyond that a timber fence (approximately 1.8m high) forms the remaining boundary. The rear side boundary with no.14 is formed by a timber boundary which is predominantly approximately 1.8m high but dropping down to a lower height between the two properties.
- 1.2 The surrounding area is residential in character with neighbouring properties of similar style, age, and design.
- 1.3 The site is within a High Risk Urban Catchment Area and Flood Zone 2.

2.0 Proposal

- 2.1 The application proposes the erection of a single storey rear and side extension and construction of ramped access to the side elevation. The extension will project 6.5m from the rear elevation and 1.35m from the side elevation. The development would be flat roofed with a maximum height of 3m.

In addition, the application seeks to install a 4.15m long ramp along the side elevation to provide access to the side access door of the property.

2.2 The proposal is to provide an accessible bedroom and bathroom for a disabled occupant.

3.0 Site History

3.1 One relevant application relating to this site have previously been received by the Local Planning Authority as follows:

| Application Number | Proposal | Decision |
|--------------------|--|------------------------|
| 24/01289/PAH | Erection of a 6 metre deep, single storey rear extension and a maximum roof height of 3 meters | Prior Approval Refused |

4.0 Consultation Responses

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

| Consultee | Response |
|------------------------|----------------------|
| Morecambe Town Council | No comments received |

4.2 The following responses have been received from members of the public:

- One item of public comment has been received from the adjoining neighbour which neither object to nor support the application. Comments advise that revised plans are an improvement on those considered as part of the previous refused 24/01289/PAH. Comments also suggest that large tree at the bottom of the garden is removed as it is rotten and requests that any damage done to their property during the works is made good.

5.0 Analysis

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

- Design
- Residential Amenity
- Flood Risk

5.2 Design NPPF Chapter 12 (Achieving well-designed and beautiful places) and Development Management (DM) DPD policy DM29 (Key Design Principles)

5.2.1 Good design is expected by policy DM29 which states that new development should 'contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palate of materials, separation distances, orientation and scale.

5.2.2 Externally the development will comprise dash render to match the existing dwelling and will be finished with a grey GRP roof material. Windows and doors will be white upvc.

5.2.3 The single storey rear extension is considered to appear subservient to the host dwelling and the site, consisting of a modest footprint and appropriate height and is not considered to appear overbearing to either adjacent neighbouring property. The extension will largely be obscured from the street scene given its siting to the rear of the property and set back from the front elevation. The extension is to be finished in materials to match the host dwelling and will therefore integrate well with the design and appearance of the host dwelling and would not result in a negative impact upon the visual amenity of the wider area. Furthermore, an appropriate amount of private garden space

will be retained following completion of the development. The proposed access ramp to the side of the property will have a maximum height of 20cm and as such will be a relatively minimal addition.

5.3 Residential Amenity (NPPF Chapter 8 (Promoting Healthy and Safe Communities), Chapter 12 (Achieving Well-Designed Places); Development Management (DM) DPD DM29 (Key Design Principles) and DM57 (Health and Well-Being).)

5.3.1 Policy DM29 requires all new development to ensure there is no significant detrimental impact to amenity in relation to overshadowing, visual amenity, privacy and overlooking. The development would be set in 2.45m from the boundary with the adjoining dwelling at no.10 and will widen 1.75m from the rear elevation to a maximum width of 5.25m where it would cut the 45°. However, given the presence of the existing brick boundary wall and fencing as well as the flat roof nature of the extension it is considered that the proposed works will not result in overbearing impacts on this property. The side elevation which faces no.10 will contain glazed access doors but the existing boundary treatment will prevent overlooking. The extension will be served by windows in the rear and front elevations which raise no issues of overlooking.

5.3.2 The extension will be built up to the boundary with the neighbouring dwelling at no.14 for a length of 7.15m. Due to the proximity of an outbuilding to the rear of this property the proposed extension will not impact unduly on neighbouring residential amenity at no.14.

5.4 Flood Risk NPPF Chapter 14 (Meeting the challenge of climate change, flooding and coastal change); Strategic Policies and Land Allocations (SPLA) DPD policy SP8 (Protecting the Natural Environment) and Development Management (DM) DPD policy DM33 (Development and Flood Risk)

5.4.1 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.

5.4.2 The property is located within Flood Zone 2 but given that it is an extension to an existing residential property, a sequential test is not required. The proposed development includes works to the rear of the property and the submitted Flood Risk Assessment (FRA) states that the finished internal floor levels within the extension will be set at the same level as the existing dwelling which is approximately 600mm higher than the rear garden level and approximately 230mm above the access path to the front of the property. Therefore, the development will have no greater risk from flooding is not considered to have an adverse effect on flooding in the immediate or wider area.

5.4.3 The submitted FRA also includes standard flood mitigation measures which will be incorporated into the scheme. The implementation of these measures will be subject of a condition of approval.

6.0 Conclusion and Planning Balance

6.1 In conclusion, the erection of a single storey rear/side extension and construction of external ramp access are considered acceptable and does not raise concerns in terms of impact of design, residential amenity and flood risk. The proposal is therefore considered to comply with the local plan policy requirements and the provisions of the National Planning Policy Framework.

Recommendation

That Planning BE GRANTED subject to the following conditions: *(delete as appropriate)*

| Condition no. | Description | Type |
|---------------|---|---------|
| 1 | Standard 3 year timescale | Control |
| 2 | Development in accordance with approved plans | Control |
| 3 | Development in accordance with FRA | |

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

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 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

LANCASTER CITY COUNCIL

| APPLICATION NO | DETAILS | DECISION |
|----------------|--|-----------------------|
| 23/00961/FUL | 113 Broadway, Morecambe, Lancashire Demolition of existing garage and rear extension, erection of single storey rear extension and construction of dormer extensions to the rear and side elevations for Mr Paramjit Singh (Bare Ward) | Application Refused |
| 24/00211/DIS | Land North Of A683 And Heysham Substation, Lancaster Morecambe Bypass, Morecambe Discharge of condition 9 on approved application 21/01069/FUL for Mr Brynmor Hughes (Heysham South Ward) | Application Permitted |
| 24/00224/DIS | Land North Of A683 And Heysham Substation, Lancaster Morecambe Bypass, Morecambe Discharge of condition 7 on approved application 21/01069/FUL for Mr Brynmor Hughes (Heysham South Ward) | Application Permitted |
| 24/00226/DIS | Land North Of A683 And Heysham Substation, Lancaster Morecambe Bypass, Morecambe Discharge of condition 4 and 10 on approved application 21/01069/FUL for Mr Brynmor Hughes (Heysham South Ward) | Application Permitted |
| 24/00227/DIS | Land North Of A683 And Heysham Substation, Lancaster Morecambe Bypass, Morecambe Discharge of condition 5 on approved application 21/01069/FUL for Mr Brynmor Hughes (Heysham South Ward) | Application Permitted |
| 24/00425/ADV | Lancaster Baptist Church, Nelson Street, Lancaster Advertisement application for display of x1 replacement notice board illuminated with existing light above, x1 display board, x1 replacement fascia sign above doorway for Mr Stephen Green (Castle Ward) | Application Permitted |
| 24/00450/FUL | Land South Of, Maple Way, Carnforth Business Park Erection of a single storey meeting room for Mr Oliver Whiley (Carnforth And Millhead Ward) | Application Permitted |
| 24/00606/FUL | Hope Church , Queen Street, Lancaster Relevant demolition of existing single storey lean to, staircase, front entrance ramps and external steps and erection of two single storey infill extensions to the northern and rear elevations, construction of new entrance ramp, external steps, raised terrace, boundary wall, installation of replacement windows/doors to north and south elevations of existing Church Building/Centre, alterations to fenestration and installation of solar panels for Mr Jamie Haxby (Castle Ward) | Application Permitted |
| 24/00697/FUL | Mayo House, Dallas Road, Lancaster Change of use of dentist (E) into aparthotel comprising of 13 suites (C1) for Mr Jayousi (Castle Ward) | Application Permitted |

LIST OF DELEGATED PLANNING DECISIONS

| | | |
|---------------|---|--|
| 24/00786/FUL | 2 Park Street, Morecambe, Lancashire Change of use and conversion of retail unit to dwellinghouse and associated external alterations for Mr Ian Williamson (Bare Ward) | Application Permitted |
| 24/00880/FUL | Overton Bowling Club Pavilion, Middleton Road, Overton Erection of storage building for Mrs Christine Mashiter (Overton Ward) | Application Permitted |
| 24/00988/FUL | 8 Hornby Bank, Hornby, Lancaster Loft conversion with front and rear dormers, erection of rear porch, new roof to utility and erection of double garage with workshop for Janet Atkinson (Upper Lune Valley Ward) | Application Permitted |
| 24/00989/FUL | Scargill Farm, Scargill Road, Halton Demolition of existing dwelling and erection of new dwelling and garage for Mr Iain Makinson (Halton-with-Aughton And Kellet Ward) | Application Permitted |
| 24/01085/LB | Ripley St Thomas Church Of England Academy , Ashton Road, Lancaster Listed building application for the replacement of existing timber and metal windows with new aluminium and timber windows for Ripley St Thomas CE Academy (Scotforth West Ward) | Application Permitted |
| 24/01106/FUL | 60 Market Street, 2/2A China Street And Castle Chambers, Lancaster, Lancashire Change of use of first and second floor office space to 4 holiday let apartments (Sui Generis) and replacement of windows for Mr Joe Crookall (Castle Ward) | Application Permitted |
| 24/01125/PLDC | 45 Redshank Drive, Heysham, Morecambe Proposed lawful development certificate for use of dwellinghouse (C3) into children's care home for two children (C2) for Mr Steve Hewitt (Heysham South Ward) | Lawful Development Certificate Refused |
| 24/01172/ADV | 16 Owen Road, Lancaster, Lancashire Advertisement application for the display of a digital sheet advertisement for Wildstone Estates Limited (Skerton Ward) | Application Refused |
| 24/01204/FUL | 1 Regent Park Avenue, Morecambe, Lancashire Erection of outbuilding to the rear, demolition of existing boundary wall, erection of new boundary wall and fence for Mr and Mrs Paul Aspinall (West End Ward) | Application Permitted |
| 24/01205/FUL | 12 Albert Street, Warton, Carnforth Installation of air source heat pump for Mr Michael Buckingham (Carnforth And Millhead Ward) | Application Permitted |
| 24/01230/FUL | Land At, Station Farm, Wennington Road Erection of detached self-build dwelling (C3) with associated raised terrace, access and parking, installation of soakaway and package treatment plant for Mr & Mrs Harrison (Lower Lune Valley Ward) | Application Refused |
| 24/01275/FUL | St Wilfrids Hall, Foundry Lane, Halton Erection of a two-storey detached building comprising of eight supported living apartments, part demolition and conversion of St Wilfrids Hall into six apartments (C3) with associated access and landscaping for Mr Paul Jeffery (Halton-with-Aughton And Kellet Ward) | Application Withdrawn |

LIST OF DELEGATED PLANNING DECISIONS

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| 24/01295/FUL | Curlew Cottage, Park Lane, Halton Demolition of existing dwelling (C3) and erection of a replacement self-build dwelling (C3) with associated landscaping for Mr & Mrs Bowring (Halton-with-Aughton And Kellet Ward) | Application Withdrawn |
| 24/01297/FUL | Westfield Farm, Kellet Lane, Nether Kellet Part retrospective application for engineering operations to create an earth banked slurry lagoon for Mr Allan Riley (Halton-with-Aughton And Kellet Ward) | Application Permitted |
| 24/01378/FUL | Springfield House, Ball Lane, Caton Demolition of conservatory and garden room, erection of single story side and rear extensions, replacement dormer extension to rear elevation, creation of window and door openings, widening of vehicular access for Mrs Sophie Worthy (Lower Lune Valley Ward) | Application Permitted |
| 25/00005/DIS | New House Farm Caravan Park, Long Level, Cowan Bridge Part discharge of condition 3 and discharge of conditions 4,5,6 and 7 on approved application 22/01480/FUL for Mr Tom Hogarth (Upper Lune Valley Ward) | Application Permitted |
| 25/00011/LB | Lancaster Castle , Castle Park, Lancaster Listed building application for the reinstatement of blocked windows and replacement of existing windows to Well Tower and installation of replacement rainwater pipe for Vicki Mathews (Castle Ward) | Application Permitted |
| 25/00017/DIS | Pastordale Farm, Kellet Lane, Over Kellet Discharge of condition 3 on approved application 24/00112/FUL for Mr And Miss Bellamy (Halton-with-Aughton And Kellet Ward) | Application Permitted |
| 25/00019/DIS | MRL Services, Middleton Road, Heysham Discharge of conditions 3,4,5,6 and 7 on approved application 22/01104/FUL for Mr Tim Butler (Overton Ward) | Application Permitted |
| 25/00019/FUL | 24 - 26 Great John Street, Lancaster, Lancashire Conversion of existing ground floor unit into two new units (use class E) with installation of extraction duct to rear elevation, external bin storage and new shop front to Gage Street and Great John Street for AMH Matrix Ltd (Castle Ward) | Application Permitted |
| 25/00021/DIS | The Lodge, 92 Main Road, Slyne Discharge of conditions 3 and 4 of approved application 24/00837/LB for Gary Waring (Bolton And Slyne Ward) | Application Permitted |
| 25/00023/DIS | The Lodge, 92 Main Road, Slyne Discharge of conditions 3 and 4 on approved application 24/01143/FUL for Gary Waring (Bolton And Slyne Ward) | Application Permitted |
| 25/00025/DIS | Lancaster Music Co-op, 1 Lodge Street, Lancaster Discharge of conditions 3 and 5 on approved application 23/01263/FUL for Mr Jonathan Noad (Castle Ward) | Application Permitted |
| 25/00027/ADV | Agricultural Land Forming Part Of, Brades Farm, Farleton Old Road Advertisement application for the display of 3 non-illuminated lectern-mounted interpretation panels for Mr John Towers (Lower Lune Valley Ward) | Application Permitted |

LIST OF DELEGATED PLANNING DECISIONS

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|---------------|---|--|
| 25/00029/DIS | Higher Lee, Rakehouse Brow, Abbeystead Discharge of part of condition 3 on an approved application 24/00879/LB for Mr Gareth Fleming (Ellel Ward) | Split Decision |
| 25/00046/DIS | Land South Of , 4 Washington Close, Lancaster Part discharge of conditions 5 and 6 on appeal reference APP/A2335/W/23/3320715 for Mr J Glass (Marsh Ward) | Application Permitted |
| 25/00064/VCN | 13 Broadway, Morecambe, Lancashire Erection of detached outbuilding (pursuant to the variation of condition 2 on planning permission 24/01075/FUL to amend previously approved plans) for S. Forrest & D. Lawton (Poulton Ward) | Application Permitted |
| 25/00079/FUL | 5 Cherry Tree Close, Bolton Le Sands, Carnforth Erection of a single storey rear extension, construction of hip to gable extension with rear dormer and construction of juliet balcony for Mr and Mrs Stuart Reynolds (Bolton And Slyne Ward) | Application Permitted |
| 25/00082/LB | 23 St Georges Quay, Lancaster, Lancashire Listed building application for like-for-like replacement of two rooflight windows to the rear, reroof using existing materials and repaint white window frames for Mrs Claire Bleazey (Castle Ward) | Application Permitted |
| 25/00085/FUL | Hill Farm View, Littledale Road, Brookhouse Erection of a gazebo for Mr Myroslaw Gerega (Lower Lune Valley Ward) | Application Permitted |
| 25/00092/FUL | 6 Lindow Street, Lancaster, Lancashire Change of use from a dwelling to 3 apartments, removal of door and installation of replacement window to the rear elevation for Mr Dola (Castle Ward) | Application Permitted |
| 25/00094/PLDC | 22 Prospect Drive, Hest Bank, Lancaster Proposed lawful development certificate for the erection of a single storey rear extension, rebuild of an existing rear bay window, new rear door with canopy roof, erection of a front porch and re-rendering of the external walls for Mr & Mrs Gribben (Bolton And Slyne Ward) | Lawful Development Certificate Granted |
| 25/00103/FUL | Former Tysons Antiques , Clark Street, Morecambe Installation of new windows, doors and rooflights, repairs to external rendering, overclad of existing roof and associated roof repairs for Mr B Drewery (Poulton Ward) | Application Permitted |
| 25/00104/ELDC | 29 Mattock Crescent, Morecambe, Lancashire Existing lawful development certificate for the siting of a caravan within the garden for ancillary residential use for Ms Michaela Knowles (Torrisholme Ward) | Lawful Development Certificate Granted |
| 25/00107/FUL | 13 Homfray Avenue, Morecambe, Lancashire Construction of a front porch for Mr. S. Sandham (Torrisholme Ward) | Application Permitted |
| 25/00109/FUL | Beaumont Cote Manor, Strellas Lane, Slyne Removal of existing glazed canopy and installation of a roof, replacement flat roof and installation of a new window opening to courtyard elevation for Rupert & Feleena Bayfield Taylor (Bolton And Slyne Ward) | Application Permitted |

LIST OF DELEGATED PLANNING DECISIONS

| | | |
|---------------|--|--|
| 25/00110/FUL | 6 Pemberton Drive, Morecambe, Lancashire Erection of a two storey rear extension for Mr Mathew Friedmann (Torrisholme Ward) | Application Permitted |
| 25/00114/FUL | 81 Balmoral Road, Morecambe, Lancashire Change of use of dwellinghouse into 10 bedroom house in multiple occupation for Scott Young (West End Ward) | Application Refused |
| 25/00124/FUL | 37 Hall Drive, Caton, Lancaster Installation of air source heat pump for Ms Virginia Kennard (Lower Lune Valley Ward) | Application Permitted |
| 25/00126/LB | 29 Queen Street, Lancaster, Lancashire Listed building application for replacement render to the whole of the South gable elevation for Gisela Renolds (Castle Ward) | Application Refused |
| 25/00131/VCN | Heaton Hall Farm, Heaton Bottom Road, Heaton With Oxcliffe Erection of cylindrical concrete above ground slurry store (pursuant to the variation of condition 2 on planning permission 24/00663/VCN to amend canvas cover details and total slurry store height) for Mr D Wannop (Overton Ward) | Application Permitted |
| 25/00135/FUL | Raw Ridding Farm, Monks Gate, Tatham Demolition of existing sheep building and feed bin and erection of replacement sheep building for Mr Anthony Beckerton (Lower Lune Valley Ward) | Application Permitted |
| 25/00141/PLDC | 27 Sizergh Road, Morecambe, Lancashire Proposed lawful development for the erection of a single storey rear extension for Mr And Mrs Leslie (Bare Ward) | Lawful Development Certificate Granted |
| 25/00142/PLDC | 23 Heversham Close, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mr And Mrs Austin (Scotforth East Ward) | Lawful Development Certificate Granted |
| 25/00147/FUL | 9 Marine Drive, Hest Bank, Lancaster Construction of an upwards extension over existing house to create first floor accommodation, erection of a single storey rear extension and alterations to access/parking for Mr J Metcalf (Bolton And Slyne Ward) | Application Refused |
| 25/00149/FUL | 4 Laund Gardens, Galgate, Lancaster Change of use of dwelling (C3) into house in multiple occupation (C4) for Mrs Sarah Goss (Ellel Ward) | Application Refused |
| 25/00152/FUL | 42 The Drive, Carnforth, Lancashire Erection of a single storey rear extension for Mr And Mrs Holden (Carnforth And Millhead Ward) | Application Permitted |
| 25/00153/OUT | Land To The Side Of 7 Hatlex Drive, Hest Bank, Lancaster Outline application for the erection of a self build dwelling for Mr and Mrs Wright (Bolton And Slyne Ward) | Application Refused |
| 25/00157/LB | Beaumont Cote Manor, Strellas Lane, Slyne Listed building application for the removal of existing glazed canopy and installation of a roof, replacement flat roof and installation of a new window opening to courtyard elevation for Mr & Ms Rupert & Feleena Bayfield & Taylor (Bolton And Slyne Ward) | Application Permitted |

LIST OF DELEGATED PLANNING DECISIONS

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|---------------|---|--|
| 25/00158/PAC | Management School, Gillow Avenue, Lancaster University Prior approval application for alterations to building including installation of doors and louvres for Mr Stuart Foy (University Ward) | Prior Approval Granted |
| 25/00159/FUL | 15 Knowlys Drive, Heysham, Morecambe Installation of an air source heat pump for Mr Ian Williamson (Heysham Central Ward) | Application Permitted |
| 25/00163/PLDC | Castramont , Westbourne Drive, Lancaster Proposed lawful development certificate for the replacement of existing rooflights and the insertion of 2 new rooflights for Mr M Maxwell-Scott (Marsh Ward) | Lawful Development Certificate Granted |
| 25/00166/FUL | 48 Clougha Avenue, Halton, Lancaster Erection of a single storey side extension, single storey rear extension, installation of balustrade to existing raised terrace, construction of decking area and external steps and associated external works for Mr And Mrs Mark Harvey (Halton-with-Aughton And Kellet Ward) | Application Permitted |
| 25/00170/LB | Lancaster Castle, Castle Park, Lancaster Listed building application for replacement of a door and restoration of a door to Gatehouse for Ms Vicki Matthews (Castle Ward) | Application Permitted |
| 25/00182/FUL | 11 Broadlands Drive, Bolton Le Sands, Carnforth Demolition of existing garage and erection of a single storey side/rear wrap around extension and erection of a garage for Mr & Mrs Rory Turner (Bolton And Slyne Ward) | Application Permitted |
| 25/00184/PAD | Tarnwater Farm, Tarnwater Lane, Ashton With Stodday Prior approval for the demolition of 2 steel framed agricultural buildings for Miss Georgia Pye (Ellel Ward) | Prior Approval Granted |
| 25/00210/PLDC | Fell View , Littlefell Lane, Lancaster Siting of caravan for residential occupation on curtilage of dwelling for Mr Hinchey (Ellel Ward) | Lawful Development Certificate Refused |
| 25/00211/PLDC | Hawthorn House, Cross Road, Tatham Proposed lawful development certificate for the replacement of all windows and doors for Mr Simon Hutchinson (Lower Lune Valley Ward) | Lawful Development Certificate Refused |
| 25/00220/PLDC | 58 Dorrington Road, Lancaster, Lancashire Proposed lawful development certificate for a loft conversion and the construction of a dormer extension to the rear for Mr & Mrs Matthew Brown (Scotforth West Ward) | Lawful Development Certificate Granted |
| 25/00226/PLDC | 4 Park Avenue, Lancaster, Lancashire Proposed Lawful Development Certificate for the construction of a hip to gable extension and construction of a dormer extension to the rear elevation for Mr S Middlehurst (John O'Gaunt Ward) | Lawful Development Certificate Granted |
| 25/00232/FUL | 12 Westover Avenue, Warton, Carnforth Erection of a single storey rear extension and installation of roof lights for Mr Joe Ashton (Warton Ward) | Application Permitted |
| 25/00240/AD | Perry Moor, Old Moor Road, Wennington Agricultural determination for erection of a storage building for Mr Jim McKinstry (Lower Lune Valley Ward) | Prior Approval Refused |

LIST OF DELEGATED PLANNING DECISIONS

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| 25/00257/AD | Borrans Farm, Fall Kirk, Gressingham Agricultural determination for the erection of a general purpose agricultural building for Miss Jennifer Milne (Halton-with-Aughton And Kellet Ward) | Prior Approval Refused |
| 25/00264/PLDC | Geiranger, Lancaster Road, Slyne Proposed lawful development certificate for a single storey rear extension for Mr And Mrs Brown (Skerton Ward) | Lawful Development Certificate Granted |
| 25/00266/NMA | Holmere Hall, Dykes Lane, Yealand Conyers Non-material amendment to planning permission 24/00987/FUL to install in-roof solar panels to both roof elevations for Mr R Green (Warton Ward) | Application Permitted |
| 25/00280/NMA | 9 Crookhey Gardens, Cockerham, Lancaster Non-material amendment to 22/00560/FUL to change side elevation into part render for Judith Lunn (Ellel Ward) | Application Permitted |
| 25/00294/PLDC | 4 Scale Hall Lane, Lancaster, Lancashire Proposed lawful development certificate for the construction of hip to gable roof extension and dormer to the rear roof elevation and installation of rooflights to the front roof elevation for Mr T Rossall (Scale Hall Ward) | Lawful Development Certificate Granted |
| 25/00323/NMA | New House Farm Caravan Park, Long Level, Cowan Bridge Non-material amendment to planning permission 22/01480/FUL to amend the wording of condition 6 to replace the reference to slate with roof covering for Mr Tom Hogarth (Upper Lune Valley Ward) | Application Permitted |
| 25/00345/PLDC | 14 Endsleigh Grove, Lancaster, Lancashire Proposed lawful development certificate for the construction of a hip to gable extension and rear dormer extension for Mr And Mrs Hardman (Scale Hall Ward) | Lawful Development Certificate Refused |
| 25/00383/EIR | Ty Nant, Wyresdale Road, Quernmore Screening request for the installation of ground mounted solar panels for Dr T Dawon (Lower Lune Valley Ward) | ES Not Required |
| 25/00410/NMA | 36A Lindeth Road, Silverdale, Carnforth Non-material amendment to planning permission 19/00488/FUL to alter elevations to omit solar panels for J. Wilkinson & H. Morwood (Silverdale Ward) | Application Permitted |