



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** TUESDAY, 27 MAY 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 Appointment of Vice-Chair

To appoint a Vice-Chair for the duration of the 2025-26 municipal year.

### 3 Minutes

To receive as a correct record the Minutes of meeting held on 28<sup>th</sup> April 2025 (previously circulated).

### 4 Items of Urgent Business authorised by the Chair

### 5 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.

6	A6 <a href="#"><u>25/00073/FUL</u></a>	3 - 12 Gage Street Lancaster Lancashire LA1 1UH	Castle Ward	(Pages 5 - 15)
		Change of use and conversion of the first, second and third floors of existing commercial building into 30 student studios including dormer extensions, a third floor extension and alterations to the roof and erection of a bin store to the rear, alterations to windows/external finishes and construction of a new entrance.		
7	A7 <a href="#"><u>25/00314/FUL</u></a>	Former Frankie And Benny's Hilmore Way Morecambe Lancashire	West End Ward	(Pages 16 - 19)
		External alterations including replacement doors and glazing, installation of plant and equipment, demolition of existing bin store, creation of bin store corral area, erection of fencing, changes to car parking layout, landscaping, and associated works.		

8	A8 <a href="#">25/00316/FUL</a>	<b>Former Frankie And Benny's Hilmore Way Morecambe Lancashire</b>	<b>West End Ward</b>	<b>(Pages 20 - 24)</b>
		Erection of single storey extensions, external alterations including replacement doors and glazing, installation of plant and equipment, demolition of existing bin store, creation of bin store corral area, erection of fencing, changes to car parking layout, landscaping, and associated works.		
9	A9 <a href="#">25/00390/ADV</a>	<b>Former Frankie And Benny's Hilmore Way Morecambe Lancashire</b>	<b>West End Ward</b>	<b>(Pages 25 - 27)</b>
		Advertisement application for 4 internally illuminated signs and 2 non-illuminated banner frame signs.		
10	A10 <a href="#">25/00392/ADV</a>	<b>Former Frankie And Benny's Hilmore Way Morecambe Lancashire</b>	<b>West End Ward</b>	<b>(Pages 28 - 30)</b>
		Advertisement application for 4 internally illuminated signs and 2 non-illuminated banner frame signs.		
11	A11 <a href="#">25/00207/LB</a>	<b>26 St Georges Quay Lancaster Lancashire LA1 1RD</b>	<b>Castle Ward</b>	<b>(Pages 31 - 34)</b>
		Listed building application for internal works including covering over beams and bars, widening of doorways, removal of partition wall and installation of reception desk, installation of acoustic boarding.		
12	A12 <a href="#">25/00490/LB</a>	<b>Dalton Square Lancaster Lancashire</b>	<b>Castle Ward</b>	<b>(Pages 35 - 37)</b>
		Listed building application for replacement light fittings on the balustrade.		

### 13 **Appointment to the Crook O'Lune Advisory Committee**

To appoint a Planning Regulatory Committee representative to the Crook O'Lune Advisory Committee for the duration of the municipal year 2025-26.

## **14 Delegated List (Pages 38 - 48)**

### **ADMINISTRATIVE ARRANGEMENTS**

#### **(i) Membership**

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

#### **(ii) Substitute Membership**

Councillors Mandy Bannon (Substitute), Maria Deery (Substitute), Roger Dennison (Substitute), Martin Gawith (Substitute), Colin Hartley (Substitute), Paul Newton (Substitute) and Joyce Pritchard (Substitute)

#### **(iii) Queries regarding this Agenda**

Please contact Eric Marsden - Democratic Support: email [emarsden@lancaster.gov.uk](mailto:emarsden@lancaster.gov.uk).

#### **(iv) Changes to Membership, substitutions or apologies**

Please contact Democratic Support, telephone 582000, or alternatively email [democracy@lancaster.gov.uk](mailto:democracy@lancaster.gov.uk).

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

Published on 14<sup>th</sup> May 2025.

<b>Agenda Item</b>	A6
<b>Application Number</b>	25/00073/FUL
<b>Proposal</b>	Change of use and conversion of the first, second and third floors of existing commercial building into 30 student studios including dormer extensions, a third floor extension and alterations to the roof and erection of a bin store to the rear, alterations to windows/external finishes and construction of a new entrance
<b>Application site</b>	3 - 12 Gage Street Lancaster Lancashire LA1 1UH
<b>Applicant</b>	47-51 North Road Limited
<b>Agent</b>	Mr Thomas Zub
<b>Case Officer</b>	Mrs Petra Williams
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval

## 1.0 Application Site and Setting

- 1.1 The building which forms the subject of this application is a three-storey property located on the northern side of Gage Street and the corner with Great John Street within the centre of Lancaster. The building is comprised of multiple units consisting of commercial uses to the ground floor including a betting shop and retail units. The upper floors were formally office space and appear to be vacant or used as ancillary space to the commercial units below. To the rear is a parking area used by surrounding commercial premises. The building dates from the mid 20 century and is of no heritage significance. An intrusive modernist canopy wraps the front and side of the building.
- 1.2 The site is located within the Lancaster Conservation Area, the properties on the opposite side of Great John Street including No.13 are Grade II listed. No. 21 Dalton Square which occupies the corner of Gage Street is also Grade II listed. The site is located within a restricted parking/parking permit zone. The property is located within the Lancaster Air Quality Management Zone.
- 1.3 The site is close to public open space in Dalton Square, just beyond the air quality management area along the Lancaster gyratory road, within a smoke control area. The site is within the High Risk Urban Catchment Area with regard to policy DM33 and is covered by a medium groundwater flood risk. The site is within the impact risk zone for impact from residential development upon Morecambe Bay Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site and the Lune Estuary Site of Special Scientific Interest (SSSI). The site is within Lancaster City Centre primary shopping area, but along a secondary retail frontage and is part of the wider central Lancaster regeneration priority area.

## 2.0 Proposal

- 2.1 The application proposes the conversion of the first, second and third floors of the building to create 30 student studios. There will be 15 couple studios and 15 single studios. As part of this the scheme includes dormer extensions, a third floor roof extension and the erection of a bin store to the rear and alterations to windows and external finishes.
- 2.2 Access to the residential units will be created through one of the existing ground floor retail units by the reinstatement of a central common entrance on the ground floor, providing access to the upper floors. The remaining ground floor will accommodate bike store, a small gym, and a laundry for student use. A games room will be included on the third floor level.

## 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
<b>25/00019/FUL</b>	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	<b>Permitted</b>
<b>24/00403/PRENG2</b>	Pre application advice for the conversion of upper floor of existing office blocks into 30 self-contained student accommodation units	<b>Advice issued</b>
<b>22/00402/PRETWO</b>	Change of use and conversion of upper floor offices to student accommodation	<b>Advice issued</b>
<b>21/01046/PAC</b>	Prior approval for change of use of ground floor shop and upper floor offices into 20 studio flats (C3)	<b>Prior approval refused</b>

## 4.0 Consultation Responses

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

Consultee	Response
Lancaster University	<b>Concern</b> regarding lack of social space and privacy first floor studios, due to large glazing areas and proximity to the Great John Street. Concerns regarding accessibility to bike store and location of bin store. Expressed a preference of mixed accommodation rather than all studio accommodation. Adequate air quality, noise mitigation, and fire safety should be provided, and recommend adherence to LU Homes remit.
LUSU Housing	No observation received
University of Cumbria	No observation received
Fire Safety Officer	No observation received
Conservation Team	<b>No objection</b> , none of the works would cause more harm to the conservation area than the existing buildings, with the works improving an uninspiring 1960s elevation. There would be no impact on the setting of listed buildings. Recommend that all new external materials are conditioned requiring the submission of samples
Waste and Recycling	As a minimum, the following communal waste containers should be provided in a well illuminated area:  2 x 1280l green for General Refuse 2 x 1280L wheelie bins for recycling (1 x Glass, tins, plastics, 1 x Paper/Cardboard)
Engineers	No observation received
Lancaster Civic Vision	<b>Objection</b> to yet more student accommodation in the city centre. However, it is noted that the applicants recognise that the space could be adapted for other residential

	uses. Welcomes proposals to bring this site, which is in need of investment, back into use. The plans for the exterior look promising; but the design must be compatible with the Dalton Square Conservation Area and be acceptable to the Conservation Team.
Lead Local Flood Authority	<b>No objection</b> , subject to conditions.
Environmental Health	No observation received
Lancashire Constabulary	<b>No objection</b> , advice regarding secure by design principles
Planning Policy	A total of 40 cycle spaces and 3 mobility scooter spaces is considered to be reasonable for this proposal.
Housing Strategy Officer	We don't have any sound evidence regarding student numbers/need at present - no basis to sustain an objection.
County Highways	Comments awaited at the time of compiling this report (late consultation due to technical error)
Natural England	Comments awaited in response to Officer HRA/AA

4.2 The following responses have been received from members of the public:  
77 public comments have been received in response to the application, 76 of which raise objections on the following grounds:

- Loss of the retail unit which is occupied by Hester's Haberdashery which is an essential business that many would struggle without. This is a business, serving our community, it's been around for years and there is nothing else offering the same service in Lancaster. The applicant has made no attempt to offer Hester's Haberdashery alternative retail space within the property.
- Not enough housing for local families. More social housing is needed. If conversions are to be made, we desperately need affordable accommodation for young professionals, people who have their first jobs and want to live independently but can't afford it. These properties should be converted to useable flats and available as either council housing or private rents, not restricted to only the student population.
- No need for more student accommodation - student numbers are falling
- Lancaster is already saturated with purpose-built student housing, and this development would exacerbate the existing problems facing our community.
- The city centre is becoming increasingly unbalanced, with a disproportionate amount of student accommodation and a lack of essential amenities to support both the student population and long-term residents. This saturation has created a situation where non-student residents are finding it virtually impossible to find affordable housing in the area.
- The site is located on the one-way system, which is already a heavily congested area. The addition of further student residences will undoubtedly lead to a significant increase in traffic, exacerbating existing traffic/parking problems and impacting air quality.
- Adding more students will place additional strain on services, making it even more difficult for both residents and students to access essential healthcare.
- This scheme does not consider student welfare, the environment or the needs of the wider community.
- The recent fire at a new, unfinished student accommodation building highlights serious concerns about the safety and oversight of such projects. The resources required to tackle that incident were substantial, and it raises questions about the long-term sustainability and management of further large-scale student housing developments.
- Lancaster needs investment in a diverse range of amenities, including shops, community spaces, and services for all residents. The people of Lancaster need real shops, not yet another coffee/phone/nail/vape shops.
- The building process would cause disruption to traffic and the disabled parking bays.
- No particular objection to the development of the building, if it were done to a high standard and all current businesses were offered the opportunity to stay.
- Not against the proposition in general as the development of an under used building is needed to help address economic issues in the area. The student accommodation aspect should be changed to just residential as in the last couple of years there has been a

substantial decline in student numbers at Lancaster university and with nearly 400 more beds coming online within the next academic year the demand is just not enough.

One item has been received in support of the application from the applicant seeking to address some of the concerns raised:

- The proposed development will retain two large commercial units on the ground floor, ensuring that retail and business activity continues in the area. Additionally, the now-vacant former pharmacy unit is subject to a separate application to be divided into two units, which will increase commercial opportunities and provide Hester's with a potential alternative location should they choose to relocate.
- The provision of high-quality, purpose-built student accommodation in the city centre offers multiple benefits:
  - Reduces pressure on traditional housing stock - By providing dedicated student accommodation, the proposal will help free up HMOs and traditional family homes, making more housing available to local residents.
  - Enhances the vitality of the city centre - Students bring economic and social benefits, supporting local businesses, cafes, and services, particularly in an area that has seen increased retail challenges.
  - Investment in a neglected site - The application site is currently in a severely dilapidated condition. This proposal will bring much-needed investment, preserving and enhancing the historic character of the Dalton Square Conservation Area through subtle and timeless external improvements.
- Contrary to some claims, student numbers in Lancaster remain stable, and demand for high-quality, well-located accommodation persists. Even if overall student numbers were to decline in the future, the need for purpose-built student housing remains critical to reducing the reliance on traditional residential properties in suburban areas.
- This proposal presents a balanced and forward-thinking approach to the sustainable development of Lancaster's city centre, ensuring continued commercial viability while addressing the housing needs of both students and local residents.

Subsequent to the comments made by the applicant, further comments have been received from a representative of Hesters Haberdashery who advises that possibility of the relocation of their business into any space within the now vacant old pharmacy unit has not been put to them. These comments also refer to the lease history of the premises which are not a material consideration of the proposal.

## 5.0 Analysis

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

- Principle of development
- Design, scale and streetscene impact upon heritage assets
- Residential amenity, noise, pollution and security
- Accessibility, transport and waste
- Energy efficiency, employment and skills
- Ecology and Biodiversity Net Gain
- Flood risk

5.2 **Principle of development** National Planning Policy Framework Chapter 2. (Achieving sustainable development), Chapter 4. (Decision-making), Chapter 5. (Delivering a sufficient supply of homes), Chapter 6. (Building a strong, competitive economy), Chapter 7. (Ensuring the vitality of town centres), Chapter 11. (Making effective use of land); Development Management DPD Policies DM7 (Purpose Built Accommodation for Students), DM13 (Residential Conversions), DM16 (Town Centre Development), DM17 Retail Frontages; Strategic Policies and Land Allocations DPD Policies SP1 (Presumption in Favour of Sustainable Development), SP2 (Lancaster District Settlement Hierarchy), SG4 (Lancaster City Centre) and EC5 (Regeneration Priority Areas)

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. 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. The site is situated in a central sustainable location, close to local services and facilities. It is within good walking distance of the University of Cumbria and close to good public transport (bus routes) to Lancaster University. Policy DM7 states that student accommodation should be situated in Lancaster City Centre (or adjacent) subject to the development being appropriate to the character of the local area in terms of design, layout and materials. Policy DM7 also states that proposals for student accommodation may be supported where they would provide an appropriate standard of self-contained accommodation (in accordance with Appendix G of this DPD) and would accord with all other relevant planning policies. Policy DM29 states that development should contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, layout, palate of materials, separation distances, orientation and scale.

5.2.2 The regeneration priority area for Lancaster central seeks to enhance the visual, historic and cultural environment within the city centre. The principle of the renovation and reuse of the upper floors of the building is considered to align with the regeneration aspirations of the wider area. The proposal would contribute to the vibrancy and vitality of the city centre, making effective use of the upper floors by ensuring this space above ground floor level is well used for student residential use, which is encouraged above shops in secondary frontage areas such as this.

5.2.3 Student accommodation comprises an important component of the district's housing market and contributes towards the Council's housing supply. Currently, the Council cannot demonstrate a 5-year land supply, with only 2 years supply of deliverable housing. Policies relating to the provision of student accommodation direct this to such city centre locations, or on campus. Provision of such accommodation directly within the city centre ensures accessibility to public transport and local services, helping to increase activity and custom in the commercial centre. Given the acute under supply of deliverable housing against identified housing requirements, the provision of new residential development, carries significant benefit that must be given significant weight in the overall planning balance.

5.2.4 Policy DM14 seeks to retain buildings in active employment use, have a recent history of employment use or still have an economic value worthy of retention. The policy states that proposals that involve the use of employment land for alternative uses, such as residential, will only be permitted if one of the following criteria are met:

VI. It has been demonstrated, through satisfactory and robust marketing which has taken place over a reasonable period of time (at least 12 months) that an ongoing employment use of the site / premises is no longer appropriate and viable; or

VII. The location has such exceptionally severe site restrictions, due to very poor access or servicing arrangements, or surrounding land uses make a continuing employment use inappropriate; or

VIII. The re-use of the employment land meets the wider regeneration objectives set out in the Local Plan in relation to Policy EC5 of the Strategic Policies and Land Allocations DPD and where it is clearly demonstrated that the benefits of the proposal outweighs the loss of the site for employment purposes.

The submitted Design & Access Statement sets out that the upper floors above the former pharmacy unit have been vacant since 2021 (following the relocation of an advice and counselling centre). Despite efforts to sublet the upper floors there have been no enquiries. The application has not been accompanied by evidence of marketing as the applicant advised that this belongs to the current tenant (at the time the application was submitted). Notwithstanding the absence of marketing evidence, it is considered that the proposal represents an opportunity to contribute to the wider regeneration objectives for Lancaster central which seek to enhance the visual, historic and cultural environment within the city centre.

- 5.2.5 It is acknowledged that the proposal has attracted a large number of public objections, with particular concern relating to the loss of the ground retail unit which is currently occupied by Hesters Haberdashery. With regard to Secondary Retail Frontages, Policy DM17 states that within such frontages the Council will seek to retain an appropriate mix of 'A' Class uses whilst permitting a limited number of non-A1 uses. This policy is somewhat outdated due to subsequent changes to the use class order with retail use now falling within Class E, which now allows a range of uses. Nevertheless, when considering a change of use of ground floor retail premises, the policy requires an adjoining building to be in retail use. That will be the case in this instance. Furthermore, the adjoining retail unit has recently been granted planning permission to be subdivided into two units (Class E).
- 5.2.6 When considering the change of use of a retail unit policy DM17 advises that the proposed use should support the retail function and character of the town centre and its vitality and viability. In seeking to achieve this the Council will consider whether the proposed use would provide a service to shoppers; whether the proposed use of the ground floor would provide an active frontage; and whether the proposal has a significant adverse effect on the character of the street or locality or the amenity of neighbouring residents or businesses. The proposal poses a degree of conflict with part of policy DM17 in that it would not provide a service to shoppers but this would be balanced against bringing the upper floors into an active use and the external enhancements suggested by the scheme which will be discussed further in the following section of this report.
- 5.2.7 Matters of design and residential amenity are discussed in more detail below. Subject to the proposal satisfying relevant criteria in this regard and all other material considerations, the site is considered to be suitable for the proposed use as self-contained studio accommodation for student use.
- 5.3 **Design, scale and streetscene impact upon heritage assets** National Planning Policy Framework Chapter 12. (Achieving well-designed places) and Chapter 16. (Conserving and enhancing the historic environment); Development Management DPD Policies DM29 (Key Design Principles), DM38 (Development affecting Conservation Areas) and DM39 (The Setting of Designated Heritage Assets); Strategic Policies and Land Allocations DPD Policy SP7 (Maintaining Lancaster District's Unique Heritage)
- 5.3.1 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. This is reiterated by policies DM38 and DM39. DM38 sets out that development within Conservation Areas will only be permitted where it has been demonstrated that:
- Proposals respect the character of the surrounding built form and its wider setting in terms of design, siting, scale, massing, height and the materials used; and,
  - Proposals will not result in the loss or alteration of features which contribute to the special character of the building and area; and,
  - Proposed uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area.
- Policy DM39 relates to the Setting of Designated Heritage Assets and sets out that the Council will look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Development proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset will be treated favourably.
- 5.3.2 The application site is not a listed building but is in close proximity to such designated heritage assets and lies within a Conservation Area. The existing building is comprised of two distinct elements. The western side has a stone façade with single-glazed windows with frames of a poor condition and appearance. The eastern side which turns the corner onto Great John Street is a mid-20<sup>th</sup> century style office block which includes cement cladding. A PVC-clad canopy which is in a poor state of repair spans the full length of the building along Gage Street and Great John Street. Overall, it is considered that the building does not make a positive contribution to the Conservation Area or the setting of nearby listed buildings.
- 5.3.3 As part of the scheme the cement cladding is to be replaced with dark grey metal cladding and the existing white painted metal windows are to be replaced with dark grey aluminium frames. Dark grey

cladding will also be applied to the existing canopy projection. It is considered that these changes will enhance the appearance of the building. A roof extension to the rear of the western side of the building will be provided in order to convert the roof void into accommodation units. Although this is a sizeable addition views of this element will be restricted to the rear commercial parking/delivery area. Six small box dormers will be installed to the pitched slate roof of the western side of the Gage Street elevation. While not a strong feature within the conservation area, the use of modern box dormers over a new pitched roof is not an inappropriate means to re-model this element of the building, bearing in mind it is of no heritage significance.

5.3.4 The existing windows to the front elevation of the western side of the Gage Street elevation are currently positioned relatively high and it is necessary for them to be repositioned for the purposes of the proposed accommodation. The windows will be finished with stone heads and cills to match existing with some of the stone to be reused to infill blocked-up window openings on the side (car park entrance) elevation. The majority of existing window openings on the rear elevation of the western wing will be repositioned and enlarged to align with the proposed layout and allow sufficient light to the accommodation. The new main entrance for the student accommodation will be created at the centre of the front elevation in place of the retail unit. This will comprise of a window and glazed door.

5.3.5 Overall, it is considered that the works of external refurbishment and alterations would not result in harm to the Conservation Area and would improve an uninspiring 1960s elevation. There would be no impact on the setting of listed buildings. The Conservation Officer has raised no objection to the scheme subject to all new external materials being conditioned and requiring the submission of samples for agreement.

5.4 **Residential amenity, noise, pollution and security** National Planning Policy Framework Chapter 8. Promoting healthy and safe communities; Development Management DPD Policies DM29 (Key Design Principles), DM32: (Contaminated Land, Strategic Policies) and Appendix G (Purpose Built Student Accommodation), Strategic Policies and Land Allocations DPD Policy EN9: (Air Quality Management Areas)

5.4.1 Each studio all exceed 19sq.m, and whilst none of these studios meet nationally described space standards, the studio apartments are policy compliant with DM DPD Policy DM7 and Appendix G, subject to planning condition to ensure full-time student occupation only. These units are considered to be acceptable for the more transient occupancy of students whilst studying. While the proposal does not provide a large common room, it will provide a small gym area and a separate games room within the building both of which will provide some communal space for occupants of studios who would otherwise be confined to a studio apartment space.

5.4.2 In terms of outlook, 14 of the units will be north facing and overlook the commercial parking area. One of the first floor couples studios will have a window outlook partially towards the roof of the neighbouring building on Great John Street. However, given the proposal must work within the existing confines of the site and area, combined with the fact that height of neighbouring buildings falls away to the north along Great John Street, the outlook and light from these openings is considered appropriate for residential occupation in the urban grain of Lancaster city centre for student accommodation. Windows of the southern facing apartments would be approximately 13 metres from the three storey buildings on the opposite side of Gage Street. However, this relationship is reflective of the dense urban and historic environment of the city centre, which is considered appropriate for conversion of existing buildings in this environment. Overall, the proposed studios are considered to meet the standards of residential amenity for future occupants.

5.4.3 In order to protect future residents from noise and air quality, standard double glazing and ventilation mitigation is required. Mitigation in the form of enhanced glazing to the Gage Street, and Great John Street elevations and standard glazing units to the rear of the property will be required. The inclusion of mitigation measures to all habitable rooms will ensure that the internal and external sound levels are acceptable. Precise details of windows will be conditioned. Impacts in terms of dust and disturbance would likely occur during construction. As such, a construction management plan (CMP) should be controlled through planning condition.

- 5.4.4 Lancashire Constabulary recommends a number of security measures. Security details of surveillance, lighting and other security measures could be adequately controlled through planning condition, to ensure suitable security for the proposed development and uses.
- 5.5 **Accessibility, transport and waste** National Planning Policy Framework Chapter 9. (Promoting sustainable transport); Development Management DPD Policies DM29 (Key Design Principles), DM57 (Health and Well-being), DM60 (Enhancing accessibility and transport linkages), DM61 (Walking and Cycling), DM62: (Vehicle Parking Provision) and Appendix E (Car Parking Standards); Strategic Policies and Land Allocations DPD Policy T2: Cycling and Walking Network
- 5.5.1 Policy DM60 seeks to direct new development to sustainable locations where sustainable travel patterns can be achieved. Proposals should minimise the need to travel, particularly by private car, and maximise the opportunities for the use of walking, cycling and public transport. Policy DM61 relates to walking and cycling and seeks to prioritise pedestrians and cyclists. The application site is in a sustainable location in the city centre, in close proximity to public transport routes. The application site is within the heart of the city centre, with no access to off or on-street parking in the vicinity. However, the site is extremely well served by public transport, with bus stops and the train station short walks away.
- 5.5.2 The proposal includes a dedicated cycle storage area at ground floor but with an area of 6 metres squared this would provide limited capacity to serve 30 units. The applicant is exploring options for upright wall mounted cycle storage within the main entrance hall and Councillors will be updated on this point during the meeting.
- 5.5.3 Waste and recycling bins are to be stored externally to the immediate rear of the building. The Waste and Recycling Officer has advised that generally, access for the collection of containers should be from the adopted highway and the Refuse Collection Vehicle should be able to approach to within a maximum of 8 metres of the bins store (or agreed collection location). As the bin store is more than 8 metres away from the kerbside collection point on Gage Street the applicant has advised that these would be collected privately, the arrangements for which can be controlled through planning condition. Subject to appropriate lighting, collections, and management arrangements, suitable waste and recycling provision can be provided at the site and controlled through planning condition.
- 5.6 **Energy efficiency, employment and skills** National Planning Policy Framework Chapter 14 (Meeting the challenge of climate change, flooding and coastal change); Development Management DPD Policies DM28 (Employment and Skills Plans), DM30a (Sustainable Design and Construction), DM30b (Sustainable Design and Construction Water Efficiency) and DM30C (Sustainable Design and Construction Materials, Waste & Construction); Strategic Policies and Land Allocations DPD Policy CC1 (Responding to climate change and creating environmental sustainability)
- 5.6.1 The Climate Emergency Review of the Local Plan (CERLP) was adopted on 22<sup>nd</sup> January 2025. The new strategic policy CC1 requires all development to integrate the principles of sustainable design and construction into the design of proposals. Within the Development Management Policies DPD, Policy DM30a requires details of measures to address energy demand in line with the energy hierarchy; Policy DM30b relates to water efficiency measures; and Policy DM30c relates to the construction phase. Such details should be outlined in a Sustainable Design Statement and Energy and Carbon Statement, which can be secured by planning condition in this case.
- 5.6.2 In major development schemes for 20 or more new dwellings the Council will expect an applicant to undertake and implement an 'Employment and Skills Plan' that will set out opportunities for, and enable access to, employment and the up-skilling of local people through the construction phase of the development proposal. The implementation of measures to be agreed by condition would provide opportunities for access to and up-skilling of local people through the construction phase of the development proposal, proportionate to the scale of the development.
- 5.7 **Ecology and Biodiversity Net Gain** National Planning Policy Framework Chapter 15 (Conserving and enhancing the natural environment); Development Management DPD Policy DM44 (The protection and enhancement of biodiversity); Strategic Policies and Land Allocations DPD Policies CC1 (Responding to climate change and creating environmental sustainability); SP8 (Protecting the natural environment); EN7 (Environmentally Important Areas)

- 5.7.1 As the scheme involves alterations to the roof of the building a Bat Survey has been provided as part of the submission. The Survey concludes that following an inspection of the building the property has negligible potential for bats to be roosting within it. All aspects of the building appear to be well-sealed and there was no evidence of any bats in the building. Therefore, the proposed development, to convert the building into accommodation, can proceed without any mitigation required on behalf of bats. During the survey, a jackdaw nest was observed within the eaves. Therefore, the Survey recommends that works to the roof should be scheduled outside the bird nesting season (March to early August). If this is not possible then a pre-works inspection should be completed by a suitably qualified ecologist and the works only completed if no birds are nesting at the time. These recommendations will be conditioned.
- 5.7.2 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). As a result of the proximity of the residential development to the sensitive sites, 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. It is considered that disturbance impacts could be avoided, but only through mitigation. In light of the People Over Wind ruling by the Court of Justice of the European Union, likely significant affects cannot be ruled out without mitigation and therefore an Appropriate Assessment (AA) is required. The AA concludes that with the implementation of mitigation the development will have no adverse effects on the integrity of the designated sites, their designation features or their conservation objectives, through either direct or indirect impacts either alone or in-combination with other plans and projects. Subject to the implementation of the mitigation measures in the form of homeowner packs including details of adjacent designated sites and alternative for recreation to mitigate such recreation pressure, the proposal is considered to have an acceptable impact upon the habitats and protected species and sites. Subject Natural England's confirmation of the acceptability of the mitigation condition, the proposal is considered to adequately mitigate the impacts upon ecology.
- 5.7.3 Biodiversity Net Gain (BNG) is a mandatory requirement from 2 April 2024 for most planning applications. BNG is a way of creating and improving natural habitats by making sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. However, there are exemptions to the requirement, and it considered that this development is subject to the de minimus exception in so much that it does not affect a priority habitat and impacts less than 25sqm of onsite habitat, or 5m of linear habitat such as hedgerows. The proposal is considered to fall below these thresholds and as such, the BNG requirement would not be triggered.
- 5.8 **Flood risk** National Planning Policy Framework Chapter 14 (Meeting the challenge of climate change, flooding and coastal change); Development Management DPD (Climate Emergency Review) Policies DM29 (Key design principles), 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); Strategic Policies and Land Allocations DPD Policies SO3 (Protect and enhance the natural, historic and built environment of the district); CC1 (Responding to climate change and creating environmental sustainability)
- 5.8.1 The site falls within Flood Zone 1 but in an area of medium risk of ground water flooding where there is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. Policy DM33 of the Local Plan seeks to minimise the risk of flooding to people and property by taking a sequential approach which directs development to the areas at lowest risk of flooding. New development in areas vulnerable to flood risk are required to meet the Sequential and Exception Tests as appropriate and provide site-specific Flood Risk Assessments (FRA) to demonstrate the site is not at risk of flooding and would not increase the risk of flooding elsewhere.
- 5.8.2 The submitted FRA includes a Sequential Test but this fails to consider other sites within the agreed parameters (cite centre and university campus) for the sequential assessment for the development. This is clearly a failing of the submission. In taking a pragmatic approach, it is acknowledged that a Sequential Test would not be required for a change of use but is only required in this instance as the scheme involves operational development by way of a roof extension. Furthermore, the

development will not increase impermeable areas and the building lies within an area which is in specific need for regeneration through priority area EC5.2, where the Council is supportive of the regeneration of the Lancaster central area.

- 5.8.3 The FRA sets out that the nearest Flood Zone 2 land which is approximately 70 metres to the north of the site is at a level of 9.90m AOD. The floor level of the ground floor is approximately 16 metre AOD. The FRA sets out that the site will maintain a comprehensive Flood Warning and Evacuation Plan and more vulnerable uses (residential) will be to upper floors, elevated above and away from the medium risk of groundwater flooding. These risks are given limited weight, however the economic and social benefits to the community of this proposal within a regeneration priority area, contributing to addressing the under provision of housing supply cumulative carry significant weight, and outweigh the limited flood risk from the proposal designed to minimise this impact. The submitted FRA has been considered by the Lead Local Flood Authority (LLFA) who have raised no objections subject to conditions.

## **6.0 Conclusion and Planning Balance**

- 6.1 The proposal would renovate this prominent building and bring the upper floors back in to use, with moderate weight afforded to the social and economic benefits of providing student accommodation in this City centre location. The site is within a regeneration priority area and the proposal would positively contribute to addressing the provision of housing within the district which is afforded significant weight. The development of student accommodation would positively contribute to the District's acute housing supply needs and should be considered in the context of the presumption in favour of sustainable development. Permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies in the NPPF taken as a whole.
- 6.2 The extension and dormers as well as external works of refurbishment would not result in harm to the wider Conservation Area or the setting of nearby listed buildings. The bike storage is not a positive aspect of the scheme but the applicant is seeking to improve this provision. Nevertheless, the site is within a highly sustainable location. Concerns are acknowledged regarding the loss of a long standing business at ground floor but in policy terms there are limited grounds to resist this element of the scheme. The Sequential Test has failed to give consideration to alternative sites at a lower risk of flooding but the limited flood risk is outweighed by the opportunity for regeneration which is provided by the proposal. Cumulatively, the negative aspects of the scheme are limited, and need to be considered as to whether the adverse impacts outlined would significantly and demonstrably outweigh the benefits.
- 6.3 On balance it is considered that the shortcomings of the proposal do not individually nor cumulatively, significantly and demonstrably outweigh the identified economic, social, and accommodation provision benefits, which is the key balance when considering such a proposal to address the acute housing need. As such, it is recommended that planning permission is granted, subject to the appropriate planning conditions.

## **Recommendation**

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard 3 year timescale	Control
2	Development in accordance with the amended approved plans	Control
3	Sustainable Design Statement	Pre-commencement
4	Precise details and samples (including precise external materials, windows, and rainwater goods)	Pre-commencement
5	Construction environmental management plan CEMP (including pollution control, noise and vibration mitigation,	Pre-commencement

	construction hours, dust control, vehicle movement and protection of pedestrian movements)	
6	Construction Surface Water Management Plan	Pre-commencement
7	Employment Skills Plan	Pre-commencement
8	Surface Water Sustainable Drainage Strategy	Pre-commencement
9	Sustainable Drainage System Operation and Maintenance Manual	Prior to occupation
10	Verification Report of Constructed Sustainable Drainage System	Prior to occupation
11	Security measures and external lighting	Prior to occupation
12	Noise mitigation details of mechanical ventilation and implementation of secondary glazing	Pre-installation and prior to student occupation
13	Waste and recycling arrangements (including precise provision, space, lighting, collections, management and surfacing)	Prior to student occupation
14	Precise details of the cycle store and trigger for full implementation	Prior to student occupation
15	Ecological homeowner pack – HRA mitigation	Prior to student occupation
16	Development is in accordance with the submitted Flood Risk Assessment	Control
17	Student occupation only	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**

None

<b>Agenda Item</b>	A7
<b>Application Number</b>	25/00314/FUL
<b>Proposal</b>	External alterations including replacement doors and glazing, installation of plant and equipment, demolition of existing bin store, creation of bin store corral area, erection of fencing, changes to car parking layout, landscaping, and associated works
<b>Application site</b>	Former Frankie And Benny's Hilmore Way Morecambe Lancashire
<b>Applicant</b>	McDonald's Restaurants Ltd
<b>Agent</b>	Mr Henry Mackenzie
<b>Case Officer</b>	Mr Patrick Hopwood
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions

## (i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, as the landowner is Lancaster City Council, the application must be determined by the Planning Regulatory Committee. The Applicant has submitted five separate applications for this site, comprising two planning applications for alternative external alteration/extensions options, two advertisement consent applications for the related building signage options, and a standalone advertisement consent application for a totem sign.

### 1.0 **Application Site and Setting**

- 1.1 The site to which this application relates is the former Frankie & Benny's building off Central Drive, Morecambe. The building was originally constructed in the mid-1990s as a drive through Burger King takeaway, until Frankie & Benny's took over the site in 2008, removing the drive through and extending into the former drive through lanes. Frankie and Benny's vacated the site in 2020, and it has remained disused since then. The building is located on the corner of Hilmore Way and Central Drive, and shares an access point on Hilmore Way and car park with a gym and pizza takeaway who co-habit the former Blockbuster video shop. Hilmore Way also leads to Morrisons, Morrisons Petrol Station, B&M, Homebase and Next and their associated car parks, coach parking, and service areas.
- 1.2 The site is located within the Morecambe Area Action Plan (MAAP) and a Regeneration Priority Area. The cycle path to the west and south forms part of National Cycle Routes 69, 700, and the Way of the Roses, and is also designated as an existing cycle route under Policy T2.



## 2.0 Proposal

- 2.1 This application seeks planning permission for external alterations to the existing building including replacement doors and glazing, installation of plant and equipment, demolition of existing bin store, creation of bin store corral area, erection of fencing, changes to car parking layout, landscaping, and associated works. The proposed bin store corral area comprises an external yard space and is to be created by part-demolishing and extending the existing flat-roofed side extension. The proposed landscaping works include outdoor seating areas, footways and new planting. Proposed materials include matching brickwork and timber effect cladding, with grey fascias and jet black frames to the shopfront. The Applicant refers to this scheme as Option 1.
- 2.2 The building has extant consent for use as a restaurant with opening hours controlled by the 1995 consent, and as such a change of use and revised opening hours do not form part of this assessment.

## 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
95/00530/FUL	Erection of a drive through takeaway restaurant and video shop	Approved
08/00836/FUL	Alterations and extensions to existing Burger King restaurant to form Frankie & Benny's restaurant with ancillary bar	Approved
22/01452/FUL	Change of use of existing restaurant (Class E) to mixed use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear, installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping	Withdrawn
23/00502/FUL	Change of use of existing restaurant (Class E) to mixed use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear, installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping	Approved

## 4.0 Consultation Responses

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

Consultee	Response
Town Council	No response received.
County Highways	<b>No objection.</b> Provision should be made for electric vehicle charging points. Developer should be aware of potential future works to cycle way. Conditions recommended for car parking and construction delivery timings.
Environmental Health	No response received.
Natural England	No response received.
Lancashire Constabulary	<b>Comments.</b> Advice provided.
Public Realm	No response received.
Property Services	No response received.
Regeneration Team	<b>Comments.</b> Potential for transport issues and details of cycle way plans.

4.2 At the time of writing this report, 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:

- Design and Sustainability
- Highways
- Biodiversity
- Residential Amenity

5.2 Design and Sustainability (NPPF Chapter 12 (Achieving well-designed places); Policies DM21 (Advertisements and Shopfronts), DM29 (Key Design Principles), DM30a (Sustainable Design and Construction), CC1 (Responding to Climate Change and Creating Environmental Sustainability), MAAP AS2 (Improve the Condition of Buildings and Encourage Beneficial Occupancy) and MAAP AS9 (Edge of Centre Retail Park))

5.2.1 The existing building is in a poor condition. The proposed external alterations including removal of the existing detached bin compound would result in an improved visual amenity, and are appropriate given the setting of the wider commercial area. The submitted Planning Statement indicates that Green Building Guidelines will be followed, implementing measures to reduce demand for water and energy. Given the scale and nature of the proposal, a more detailed Sustainable Design Statement is not required. On balance the proposed design and appearance of the building is acceptable.

5.3 Highways (NPPF Chapter 9 (Promoting Sustainable Transport); Policies DM29 (Key Design Principles), DM60 (Enhancing Accessibility and Transport Linkages Policy), DM61 (Prioritising Walking and Cycling), DM62 (Vehicle Parking Provision and Electric Vehicle Charging Points), T2 (Developing the Cycling and Walking Network) and MAAP AS3 (Improve Key Routes and Spaces for Pedestrians and Cyclists))

5.3.1 Bringing this site back into use will increase the volume of pedestrian, cycle and motor vehicle traffic using the road, footway and greenway when compared to the current vacant situation, although the site is already established for restaurant use with existing access and parking. A small number of parking spaces will be under the control of the Applicant, including accessible spaces, at the restaurant entrance. Customers will also have access to the City Council-operated Hilmore Way car park, which has recently changed its tariffs to allow 60 minutes free parking. In order to reduce carbon emissions and promote shift towards electric vehicles (EVs), amended plans are being prepared to include two EV spaces in line with the Council's Planning Advice Note on EV charging. Delivery vehicles will be able to service the building using the car park. Overall, the amended proposal is acceptable in terms of motor vehicle parking and servicing arrangements.

5.3.2 There are proposals by Lancashire County Council and Sustrans to upgrade cycle routes in the local area, including widening the pavements on Central Drive, which will address increased use of the cycle way and improve highway safety. The land required to widen the pavements and deliver the Sustrans plans overlaps with the redline boundary of the application site. The original plans included limited above-ground infrastructure and Biodiversity Net Gain enhancements within the overlap area. At the time of writing this report, amended plans are being prepared by the Applicant to ensure that there is no built infrastructure within the land required for the cycleway upgrades. Subject to amended plans safeguarding the required land from built development, the proposal would not hamper any planned future upgrades to the cycle network.

5.3.3 Following feedback from the City Council and County Transport Planning Team, designated pedestrian routes from Hilmore Way/Morrisons and the Central Drive bus stops into the application site are to be provided, to ensure good pedestrian connectivity and promotion of linked trips. Cycle parking is being increased to meet Local Plan requirements and in light of the site being located adjacent to a strategic cycle network. Overall, the amended proposal is acceptable in terms of promoting sustainable transport methods and highway safety.

5.4 Biodiversity (NPPF Chapter 15 (Conserving and enhancing the natural environment); Policy DM44 (The Protection and Enhancement of Biodiversity))

5.4.1 The submitted bat survey concludes that the building has low potential for bats, and bats are likely absent from the building with no further survey effort or supervision required. The development will be subject to the mandatory biodiversity net gain (BNG) condition, and initial plans indicate new tree, hedgerow and coastal herbaceous planting as part of the soft landscaping scheme. Final landscaping and BNG plans can be secured through planning conditions, ensuring that the BNG enhancements are accommodated outside of the area required for the cycleway improvements. Overall, the proposal is acceptable in terms of biodiversity.

5.5 Residential Amenity (NPPF Chapters 12 (Achieving well-designed places) and 15 (Conserving and enhancing the natural environment); Policy DM29 (Key Design Principles))

5.5.1 In terms of noise, odour and light pollution, the nearest residential property on Aldingham Walk is approx. 30m from the application site, and is separated from it by the access road and a railway siding. An acoustic report has been submitted which indicates that the predicted noise from the proposed plant installations will fall below the current background noise levels at the nearest sensitive receptors, and as such is unlikely to have any adverse impact with no further mitigation required.

5.5.2 An odour impact assessment has also been submitted and concludes that the impact risk of odour is high and odour control is required. Subject to the proposed extraction control measures being implemented, a high level of odour control will be achieved in accordance with the relevant guidance.

5.5.3 The area is already well lit, and any new external lighting is unlikely to result in a nuisance to the nearest residential properties. Overall, the scheme is acceptable in terms of residential amenity

## **6.0 Conclusion and Planning Balance**

6.1 The application site has been empty and deteriorating for some time, and the proposal would see the unit re-used, bringing it back into an active economic generating use and improving the visual condition of the building. The amended scheme is also acceptable in terms of highways, pedestrian connectivity, noise, odour, and biodiversity. Therefore the proposal is compliant with the relevant local and national policies, and is recommended for approval.

## **Recommendation**

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

Condition no.	Description	Type
1	Standard Timescale	Control
2	Amended Plans and Details	Control
3	Landscaping Scheme	Control
4	Pedestrian Access, Cycle Parking and EV Charging	Prior to First Use
5	Car Park Layout	Prior to First Use
6	Odour Control	Prior to First Use

## **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**

None

<b>Agenda Item</b>	A8
<b>Application Number</b>	25/00316/FUL
<b>Proposal</b>	Erection of single storey extensions, external alterations including replacement doors and glazing, installation of plant and equipment, demolition of existing bin store, creation of bin store corral area, erection of fencing, changes to car parking layout, landscaping, and associated works
<b>Application site</b>	Former Frankie And Benny's Hilmore Way Morecambe Lancashire
<b>Applicant</b>	McDonald's Restaurants Ltd
<b>Agent</b>	Mr Henry Mackenzie
<b>Case Officer</b>	Mr Patrick Hopwood
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions

## (i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, as the landowner is Lancaster City Council, the application must be determined by the Planning Regulatory Committee. The Applicant has submitted five separate applications for this site, comprising two planning applications for alternative external alteration/extensions options, two advertisement consent applications for the related building signage options, and a standalone advertisement consent application for a totem sign.

### 1.0 **Application Site and Setting**

- 1.1 The site to which this application relates is the former Frankie & Benny's building off Central Drive, Morecambe. The building was originally constructed in the mid-1990s as a drive through Burger King takeaway, until Frankie & Benny's took over the site in 2008, removing the drive through and extending into the former drive through lanes. Frankie and Benny's vacated the site in 2020, and it has remained disused since then. The building is located on the corner of Hilmore Way and Central Drive, and shares an access point on Hilmore Way and car park with a gym and pizza takeaway who co-habit the former Blockbuster video shop. Hilmore Way also leads to Morrisons, Morrisons Petrol Station, B&M, Homebase and Next and their associated car parks, coach parking, and service areas.
- 1.2 The site is located within the Morecambe Area Action Plan (MAAP) and a Regeneration Priority Area. The cycle path to the west and south forms part of National Cycle Routes 69, 700, and the Way of the Roses, and is also designated as an existing cycle route under Policy T2.

## 2.0 Proposal

- 2.1 This application seeks planning permission for erection of extensions, external alterations to the existing building including replacement doors and glazing, installation of plant and equipment, demolition of existing bin store, creation of bin store corral area, erection of fencing, changes to car parking layout, landscaping, and associated works. The proposed bin store corral area comprises an external yard space and is to be created by part-demolishing and extending the existing flat-roofed side extension. The proposed landscaping works include outdoor seating areas, footways and new planting. Proposed materials include matching brickwork and timber effect cladding, with grey fascias and jet black frames to the shopfront. The Applicant refers to this scheme as Option 2.
- 2.2 The building has extant consent for use as a restaurant with opening hours controlled by the 1995 consent, and as such a change of use and revised opening hours do not form part of this assessment.

## 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
95/00530/FUL	Erection of a drive through takeaway restaurant and video shop	Approved
08/00836/FUL	Alterations and extensions to existing Burger King restaurant to form Frankie & Benny's restaurant with ancillary bar	Approved
22/01452/FUL	Change of use of existing restaurant (Class E) to mixed use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear, installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping	Withdrawn
23/00502/FUL	Change of use of existing restaurant (Class E) to mixed use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear, installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping	Approved

## 4.0 Consultation Responses

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

Consultee	Response
Town Council	No response received.
County Highways	<b>No objection.</b> Provision should be made for electric vehicle charging points. Developer should be aware of potential future works to cycle way. Conditions recommended for car parking and construction delivery timings.
Environmental Health	No response received.
Natural England	No response received.
Lancashire Constabulary	No response received.
Public Realm	No response received.
Property Services	No response received.
Regeneration Team	<b>Comments.</b> Potential for transport issues and details of cycle way plans.
United Utilities	<b>Comments.</b> Advice provided and requests detailed drainage plan.

- 4.2 At the time of writing this report, 19 letters of **objection** have been received from members of the public, raising the following main issues:
- Public health
  - Traffic
  - Existing outlets and impact on local businesses
  - Litter and anti-social behaviour
  - More wide-ranging environmental, ethical and geopolitical concerns

## 5.0 Analysis

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

- Design and Sustainability
- Highways
- Biodiversity
- Residential Amenity

- 5.2 Design and Sustainability (NPPF Chapter 12 (Achieving well-designed places); Policies DM21 (Advertisements and Shopfronts), DM29 (Key Design Principles), DM30a (Sustainable Design and Construction), CC1 (Responding to Climate Change and Creating Environmental Sustainability), MAAP AS2 (Improve the Condition of Buildings and Encourage Beneficial Occupancy) and MAAP AS9 (Edge of Centre Retail Park))

- 5.2.1 The existing building is in a poor condition. The proposed extensions and external alterations including removal of the existing detached bin compound would result in an improved visual amenity, and are appropriate given the setting of the wider commercial area. The submitted Planning Statement indicates that Green Building Guidelines will be followed, implementing measures to reduce demand for water and energy. Given the scale and nature of the proposal, a more detailed Sustainable Design Statement is not required. On balance the proposed design and appearance of the building is acceptable.

- 5.3 Highways (NPPF Chapter 9 (Promoting Sustainable Transport); Policies DM29 (Key Design Principles), DM60 (Enhancing Accessibility and Transport Linkages Policy), DM61 (Prioritising Walking and Cycling), DM62 (Vehicle Parking Provision and Electric Vehicle Charging Points), T2 (Developing the Cycling and Walking Network) and MAAP AS3 (Improve Key Routes and Spaces for Pedestrians and Cyclists))

- 5.3.1 Bringing this site back into use will increase the volume of pedestrian, cycle and motor vehicle traffic using the road, footway and greenway when compared to the current vacant situation, although the site is already established for restaurant use with existing access and parking. A small number of parking spaces will be under the control of the Applicant, including accessible spaces, at the restaurant entrance. Customers will also have access to the City Council-operated Hilmore Way car park, which has recently changed its tariffs to allow 60 minutes free parking. In order to reduce carbon emissions and promote shift towards electric vehicles (EVs), amended plans are being prepared to include two EV spaces in line with the Council's Planning Advice Note on EV charging. Delivery vehicles will be able to service the building using the car park. Overall, the amended proposal is acceptable in terms of motor vehicle parking and servicing arrangements.

- 5.3.2 There are proposals by Lancashire County Council and Sustrans to upgrade cycle routes in the local area, including widening the pavements on Central Drive, which will address increased use of the cycle way and improve highway safety. The land required to widen the pavements and deliver the Sustrans plans overlaps with the redline boundary of the application site. The original plans included limited above-ground infrastructure and Biodiversity Net Gain enhancements within the overlap area. At the time of writing this report, amended plans are being prepared by the Applicant to ensure that there is no built infrastructure within the land required for the cycleway upgrades. Subject to amended plans safeguarding the required land from built development, the proposal would not hamper any planned future upgrades to the cycle network.

- 5.3.3 Following feedback from the City Council and County Transport Planning Team, designated pedestrian routes from Hilmore Way/Morrisons and the Central Drive bus stops into the application

site are to be provided, to ensure good pedestrian connectivity and promotion of linked trips. Cycle parking is being increased to meet Local Plan requirements and in light of the site being located adjacent to a strategic cycle network. Overall, the amended proposal is acceptable in terms of promoting sustainable transport methods and highway safety.

5.4 Biodiversity (NPPF Chapter 15 (Conserving and enhancing the natural environment); Policy DM44 (The Protection and Enhancement of Biodiversity))

5.4.1 The submitted bat survey concludes that the building has low potential for bats, and bats are likely absent from the building with no further survey effort or supervision required. The development will be subject to the mandatory biodiversity net gain (BNG) condition, and initial plans indicate new tree, hedgerow and coastal herbaceous planting as part of the soft landscaping scheme. Final landscaping and BNG plans can be secured through planning conditions, ensuring that the BNG enhancements are accommodated outside of the area required for the cycleway improvements. Overall, the proposal is acceptable in terms of biodiversity.

5.5 Residential Amenity (NPPF Chapters 12 (Achieving well-designed places) and 15 (Conserving and enhancing the natural environment); Policy DM29 (Key Design Principles))

5.5.1 In terms of noise, odour and light pollution, the nearest residential property on Aldingham Walk is approx. 30m from the application site, and is separated from it by the access road and a railway siding. An acoustic report has been submitted which indicates that the predicted noise from the proposed plant installations will fall below the current background noise levels at the nearest sensitive receptors, and as such is unlikely to have any adverse impact with no further mitigation required.

5.5.2 An odour impact assessment has also been submitted and concludes that the impact risk of odour is high and odour control is required. Subject to the proposed extraction control measures being implemented, a high level of odour control will be achieved in accordance with the relevant guidance.

5.5.3 The area is already well lit, and any new external lighting is unlikely to result in a nuisance to the nearest residential properties. Overall, the scheme is acceptable in terms of residential amenity

**6.0 Conclusion and Planning Balance**

6.1 The application site has been empty and deteriorating for some time, and the proposal would see the unit re-used, bringing it back into an active economic generating use and improving the visual condition of the building. The amended scheme is also acceptable in terms of highways, pedestrian connectivity, noise, odour, and biodiversity. Therefore the proposal is compliant with the relevant local and national policies, and is recommended for approval.

**Recommendation**

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

Condition no.	Description	Type
1	Standard Timescale	Control
2	Amended Plans and Details	Control
3	Landscaping Scheme	Control
4	Pedestrian Access, Cycle Parking and EV Charging	Prior to First Use
5	Car Park Layout	Prior to First Use
6	Odour Control	Prior to First Use

**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**

None



<b>Agenda Item</b>	A9
<b>Application Number</b>	25/00390/ADV
<b>Proposal</b>	Advertisement application for 4 internally illuminated signs and 2 non-illuminated banner frame signs
<b>Application site</b>	Former Frankie And Benny's Hilmore Way Morecambe Lancashire
<b>Applicant</b>	McDonalds Restaurants Limited
<b>Agent</b>	Mr Henry Mackenzie
<b>Case Officer</b>	Mr Patrick Hopwood
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions

(i) **Procedural Matters**

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

**1.0 Application Site and Setting**

1.1 The site to which this application relates is the former Frankie & Benny's building off Central Drive, Morecambe. The building was originally constructed in the mid-1990s as a drive through Burger King takeaway, until Frankie & Benny's took over the site in 2008, removing the drive through and extending into the former drive through lanes. Frankie and Benny's vacated the site in 2020, and it has remained disused since then. The building is located on the corner of Hilmore Way and Central Drive, and shares an access point on Hilmore Way and car park with a gym and pizza takeaway who co-habit the former Blockbuster video shop. Hilmore Way also leads to Morrisons, Morrisons Petrol Station, B&M, Homebase and Next and their associated car parks, coach parking, and service areas.

1.2 The site is located within the Morecambe Area Action Plan (MAAP) and a Regeneration Priority Area. The cycle path to the west and south forms part of National Cycle Routes 69, 700, and the Way of the Roses, and is also designated as an existing cycle route under Policy T2.

**2.0 Proposal**

2.1 This application seeks advertisement consent for the display of 4 internally illuminated signs on the building and 2 non-illuminated freestanding banner frames. This advertisement consent application is connected to the Applicant's Option 1 scheme for planning permission.

### 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
95/00530/FUL	Erection of a drive through takeaway restaurant and video shop	Approved
08/00836/FUL	Alterations and extensions to existing Burger King restaurant to form Frankie & Benny's restaurant with ancillary bar	Approved
22/01452/FUL	Change of use of existing restaurant (Class E) to mixed use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear, installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping	Withdrawn
23/00502/FUL	Change of use of existing restaurant (Class E) to mixed use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear, installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping	Approved

### 4.0 Consultation Responses

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

Consultee	Response
Town Council	No response received.
County Highways	<b>No objection</b> , subject to condition controlling illumination.
Property Services	No response received.

### 5.0 Analysis

- 5.1 The key considerations in the assessment of this advertisement application are:
- Amenity
  - Public Safety
- 5.2 Amenity (NPPF Chapter 12 (Achieving well-designed places); Policies DM21 (Advertisements and Shopfronts), DM29 (Key Design Principles), MAAP AS2 (Improve the Condition of Buildings and Encourage Beneficial Occupancy) and MAAP AS9 (Edge of Centre Retail Park))
- 5.2.1 The application relates to new building signage to reflect the branding of the proposed occupier. The signage positions will be similar to those used by the previous occupier of the building. The banner frames are to hold temporary promotional advertisements and are being introduced to manage the number of temporary banner signs displayed within the site. Given the commercial nature of the area, the proposed signage raises no adverse concerns in terms of visual amenity. The area is already well lit, and as such the proposed method of illumination is acceptable. There would be no adverse impact on residential amenity from the proposed signage in this location. Overall, the proposal is acceptable in terms of amenity.
- 5.3 Public Safety (NPPF Chapters 9 (Promoting Sustainable Transport) and 12 (Achieving well-designed places); Policies DM21 (Advertisements and Shopfronts), DM29 (Key Design Principles), DM60 (Enhancing Accessibility and Transport Linkages Policy), DM61 (Prioritising Walking and

- 5.3.1 County Highways have raised no objection, and the proposed signage raises no concerns in terms of danger or distraction to motorists. The banner frame positions do not conflict with proposals by Lancashire County Council and Sustrans to deliver future improvements to the cycleway. Overall, the proposal would not hamper any planned future upgrades to the cycle network and is acceptable in terms of public safety.

## **6.0 Conclusion and Planning Balance**

- 6.1 The proposal is acceptable in terms of both amenity and public safety, and is therefore recommended for approval.

### **Recommendation**

That Advertisement Consent **BE GRANTED** subject to the following conditions:

Condition no.	Description	Type
1	Standard Advertisement Timescale	Control
2	Approved Plans	Control
3-8	Advertisement Standard Conditions	Control
9	Luminance of Advertisements	Control
10	Highways Condition	Control

### **Background Papers**

None

<b>Agenda Item</b>	A10
<b>Application Number</b>	25/00392/ADV
<b>Proposal</b>	Advertisement application for 4 internally illuminated signs and 2 non-illuminated banner frame signs
<b>Application site</b>	Former Frankie And Benny's Hilmore Way Morecambe Lancashire
<b>Applicant</b>	McDonalds Restaurants Limited
<b>Agent</b>	Mr Henry Mackenzie
<b>Case Officer</b>	Mr Patrick Hopwood
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions

**(i) Procedural Matters**

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

**1.0 Application Site and Setting**

1.1 The site to which this application relates is the former Frankie & Benny's building off Central Drive, Morecambe. The building was originally constructed in the mid-1990s as a drive through Burger King takeaway, until Frankie & Benny's took over the site in 2008, removing the drive through and extending into the former drive through lanes. Frankie and Benny's vacated the site in 2020, and it has remained disused since then. The building is located on the corner of Hilmore Way and Central Drive, and shares an access point on Hilmore Way and car park with a gym and pizza takeaway who co-habit the former Blockbuster video shop. Hilmore Way also leads to Morrisons, Morrisons Petrol Station, B&M, Homebase and Next and their associated car parks, coach parking, and service areas.

1.2 The site is located within the Morecambe Area Action Plan (MAAP) and a Regeneration Priority Area. The cycle path to the west and south forms part of National Cycle Routes 69, 700, and the Way of the Roses, and is also designated as an existing cycle route under Policy T2.

**2.0 Proposal**

2.1 This application seeks advertisement consent for the display of 4 internally illuminated signs on the building and 2 non-illuminated freestanding banner frames. This advertisement consent application is connected to the Applicant's Option 2 scheme for planning permission.

### 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
95/00530/FUL	Erection of a drive through takeaway restaurant and video shop	Approved
08/00836/FUL	Alterations and extensions to existing Burger King restaurant to form Frankie & Benny's restaurant with ancillary bar	Approved
22/01452/FUL	Change of use of existing restaurant (Class E) to mixed use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear, installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping	Withdrawn
23/00502/FUL	Change of use of existing restaurant (Class E) to mixed use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear, installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping	Approved

### 4.0 Consultation Responses

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

Consultee	Response
Town Council	No response received.
County Highways	<b>No objection</b> , subject to condition controlling illumination.
Property Services	No response received.

### 5.0 Analysis

- 5.1 The key considerations in the assessment of this advertisement application are:
- Amenity
  - Public Safety
- 5.2 Amenity (NPPF Chapter 12 (Achieving well-designed places); Policies DM21 (Advertisements and Shopfronts), DM29 (Key Design Principles), MAAP AS2 (Improve the Condition of Buildings and Encourage Beneficial Occupancy) and MAAP AS9 (Edge of Centre Retail Park))
- 5.2.1 The application relates to new building signage to reflect the branding of the proposed occupier. The signage positions will be similar to those used by the previous occupier of the building. The banner frames are to hold temporary promotional advertisements and are being introduced to manage the number of temporary banner signs displayed within the site. Given the commercial nature of the area, the proposed signage raises no adverse concerns in terms of visual amenity. The area is already well lit, and as such the proposed method of illumination is acceptable. There would be no adverse impact on residential amenity from the proposed signage in this location. Overall, the proposal is acceptable in terms of amenity.
- 5.3 Public Safety (NPPF Chapters 9 (Promoting Sustainable Transport) and 12 (Achieving well-designed places); Policies DM21 (Advertisements and Shopfronts), DM29 (Key Design Principles), DM60 (Enhancing Accessibility and Transport Linkages Policy), DM61 (Prioritising Walking and

- 5.3.1 County Highways have raised no objection, and the proposed signage raises no concerns in terms of danger or distraction to motorists. The banner frame positions do not conflict with proposals by Lancashire County Council and Sustrans to deliver future improvements to the cycleway. Overall, the proposal would not hamper any planned future upgrades to the cycle network and is acceptable in terms of public safety.

## **6.0 Conclusion and Planning Balance**

- 6.1 The proposal is acceptable in terms of both amenity and public safety, and is therefore recommended for approval.

### **Recommendation**

That Advertisement Consent **BE GRANTED** subject to the following conditions:

Condition no.	Description	Type
1	Standard Advertisement Timescale	Control
2	Approved Plans	Control
3-8	Advertisement Standard Conditions	Control
9	Luminance of Advertisements	Control
10	Highways Condition	Control

### **Background Papers**

None

<b>Agenda Item</b>	A11
<b>Application Number</b>	25/00207/LB
<b>Proposal</b>	Listed building application for internal works including covering over beams and bars, widening of doorways, removal of partition wall and installation of reception desk, installation of acoustic boarding
<b>Application site</b>	26 St Georges Quay Lancaster Lancashire LA1 1RD
<b>Applicant</b>	Mr Mark Goldsworthy
<b>Agent</b>	N/A
<b>Case Officer</b>	Mr Robert Clarke
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions

## 1.0 Application Site and Setting

- 1.1 26 St Georges Quay is a Grade II listed building located within the Lancaster Conservation Area – Character Area 1 – The Quay. The property has a prominent frontage onto St Georges Quay and was originally constructed as three warehouses. It features sandstone ashlar to the front elevation and rubble to the side, with a slate roof.
- 1.2 Most of the buildings adjacent to the site and fronting St Georges Quay are also Grade II listed designated heritage assets, including the Quay Wall. The Maritime Museum, which adjoins the subject building is a Grade II\* listed building.

## 2.0 Proposal

- 2.1 This application seeks listed building consent for internal alterations to the listed building as listed below:
- 2.2
1. Internal refurbishment of 'Shower room'
  2. Widening of doorway between café and shower room
  3. Refurbishing reception area
  4. 1-to-1 Room soundproofing
  5. 1-to-1 Room encapsulation

## 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
20/00691/LB	Listed building application for the removal and installation of partition walls and internal doors, and the installation of new ducting and a stairlift	Permitted

#### 4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No objection

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

- No responses have been received

#### 5.0 Analysis

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

- Design and heritage impacts

5.2 **Design and heritage impacts** – National Planning Policy Framework (NPPF) Section 12. Achieving well-designed places, Section 16. Conserving and enhancing the historic environment; Strategic Policies and Land Allocations DPD (SPLA DPD) SP7: Maintaining Lancaster District's Unique Heritage; Development Management DPD (DM DPD) DM29: Key Design Principles, DM37: Development affecting Listed Buildings DM38: Development affecting Conservation Areas

5.3.1 Due to this proposal affecting a listed building, the local planning authority has a duty under Section 16 of the Planning (Listed Building and Conservation Area) Act 1990 to preserve listed buildings and their settings, and the architecturally or historically significant features that a listed heritage asset may possess. The National Planning Policy Framework (NPPF) sets out the Government's planning policies, including for heritage. Paragraph 203a is relevant to this proposal, as it states that "the desirability of sustaining and enhancing the significance of heritage assets" must be taken into account, and paragraph 215 states that less than substantial harm should be weighed against the public benefits of the proposal. This is reiterated by Policy DM37 of the Local Plan, which also emphasises the need to conserve and enhance elements which contribute to the significance of a listed building.

5.3.2 There are also several statutory requirements and policies which must be addressed when considering the impact of development within a Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". Both paragraphs 203a and 219 of the National Planning Policy Framework (NPPF) reiterate the desirability of ensuring that the character and appearance of Conservation Areas are preserved and enhanced by development affecting them, and. Policy DM38 from the Local Plan must also be referred to when development affects a Conservation Area.

5.3.3 **Internal refurbishment of 'Shower room'** – This application proposes encapsulating three timber ceiling beams located within what is currently used as a shower room. The encapsulation of these timber beams is required so that this space can be used as a clinical room with wipeable surfaces. Wipeable cladding would be affixed to wooden framework, which would be inserted into the non-original ceiling as opposed to the historic timber beams themselves. Some encapsulation already exists within this room, and while this proposal would lead to the wooden beams being covered up further, the installations would not harm the historic fabric of the building and would be reversible. On this basis, this element of the proposal is supported.



- 5.3.4 **Widening of doorway between café and shower room** – This application proposes widening a doorway by removing its wooden doorframe to improve accessibility. This doorframe is not original, and the stone wall itself would be preserved, so we have no objections to this aspect of the proposal. On this basis, this element of the proposal is supported.
- 5.3.5 **Refurbishing reception area** – This application proposes refurbishing the reception area through the removal of a partition wall and the installation of a new reception desk. The partition wall is not original to the property and the proposed desk would be attached to the floor, which is not original fabric of the building, and would not touch the original stone walling. On this basis, this element of the proposal is supported.
- 5.3.6 **1-to-1 Room soundproofing** – The installation of acoustic boarding is proposed to improve the sound-proofing qualities of the room, which would then be used as a private interview/conversation space. The boarding would be installed onto framework that would be fastened to existing partition walls and would not touch or be connected to the original stone walling at the rear of the room. This would allow noise to be contained within the room, as there is currently a small gap between one of the stud walls and the historic stone walling. Due to the proposed installation being fastened to the existing stud walls, floor and ceiling, none of which are original to the property, this element of the proposal is supported.
- 5.3.7 **1-to-1 Room encapsulation** – The application proposes encapsulating existing iron bars within this room as a safety measure. This would be achieved by attaching wooden framework to non-original plastered sections of the ceiling and then affixing timber cladding to it. The cladding would be finished with wipeable paint. It would be fully reversible, and, while it would hide a traditional structural feature of the building, this would cause very minor harm to the property, and this is successfully mitigated by the fact that the traditional fabric will remain intact. On this basis, this element of the proposal is supported.

## 6.0 Conclusion and Planning Balance

- 6.1 While covering traditional structural features, such as timber beams and iron bars, would cause minor harm to the significance of the listed building, this harm is mitigated by the sensitive methods proposed for undertaking the works, which ensure that the fabric/features remain physically untouched. The low level of harm identified would be satisfactorily outweighed by public benefits in the form of enabling the property to be more effectively utilised by a local charity. As the works are entirely internal, this proposal would not have an impact on the surrounding conservation area, and so would meet the requirement to preserve the character or appearance of the area.

## Recommendation

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

Condition no.	Description	Type
1	Timescale	Control
2	Approved plans	Control

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

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



<b>Agenda Item</b>	A12
<b>Application Number</b>	25/00490/LB
<b>Proposal</b>	Listed building application for replacement light fittings on the balustrade
<b>Application site</b>	Dalton Square Lancaster Lancashire
<b>Applicant</b>	Mr Andrew Fielding
<b>Agent</b>	
<b>Case Officer</b>	Mr Patrick Hopwood
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, with delegation back to Chief Officer - Planning and Climate Change

**(i) Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, as the Applicant and landowner is Lancaster City Council, the application must be presented to the Planning Regulatory Committee.

**1.0 Application Site and Setting**

- 1.1 The site to which this application relates is Dalton Square in Lancaster. The Queen Victoria Memorial in the centre of the Square is Grade II\* listed, with the surrounding balustrades Grade II listed. The site lies within Lancaster Conservation Area, and there are a number of Grade II and II\* Listed Buildings and Non-Designated Heritage Assets (NDHAs) fronting the Square.

**2.0 Proposal**

- 2.1 This application seeks Listed Building Consent for the replacement of light fittings on the balustrade end piers. The existing egg-shaped globes are to be replaced with “Kelvin” lanterns, and the existing wrought-iron torches are to be stripped, cleaned and repainted. Pre-application advice has been provided by the Council’s Conservation Team.

**3.0 Site History**

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

Application Number	Proposal	Decision
20/00443/VCN	Construction of temporary ice rink, temporary siting of observation wheel, chillers, erection of temporary fencing and hoardings, and temporary siting of marquee, access ramps, ticket booth, market stalls and tents for skate hire and the sale of refreshments (pursuant to variation 1 of planning application 19/00934/FUL to change operation dates of the ice rink and condition 2 to change operation dates of the observation wheel)	Approved
20/00519/LB	Listed building application for the construction of temporary ice rink and erection of temporary fencing and hoardings	Approved

#### 4.0 Consultation Responses

- 4.1 At the time of writing this report, the following responses have been received from statutory and internal consultees:

Consultee	Response
Historic England	No response received.
Conservation Team	No response received.

- 4.2 At the time of writing this report, 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:

- Heritage

- 5.2 **Heritage** (NPPF Section 16 (Conserving and enhancing the historic environment)); Policies SP7 (Maintaining Lancaster District's Unique Heritage), DM37 (Development Affecting Listed Buildings), DM3 (Development Affecting Conservation Areas), DM39 (The Setting of Designated Heritage Assets) and DM41 (Development Affecting Non-Designated Heritage or their Settings))

- 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. This is reiterated by the heritage policies of the Local Plan.

- 5.2.2 The existing light fittings are no longer safe and at the end of their life requiring removal. The existing egg-shaped globes are referred to in the listing description (dated 1995) but it is noted that these are not original and the torcheres are absent in earlier historic photographs. The proposed light fittings are of a traditional lantern design said to be similar to those used circa. 1940s, yet are modern energy-efficient units with improved light output for the safety and benefit of the public using the Square. The existing wrought-iron torcheres are to be retained and carry the new lanterns.

#### 6.0 Conclusion and Planning Balance

- 6.1 Overall, any harm from the loss of the existing globes is less than substantial, and is outweighed by the public benefits of reducing danger to the users of this busy city centre Square.

#### Recommendation

That Listed Building Consent **BE GRANTED**, with delegation back to Chief Officer Planning and Climate Change (to allow for the consultation period to expire having had regard to any further representations received), and subject to the following conditions:

Condition no.	Description	Type
1	Standard Listed Building Timescale	Control
2	Approved Plans and Details	Control

**Background Papers**

None

## LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
23/00389/VCN	Lune Industrial Estate, New Quay Road, Lancaster Partial demolition and redevelopment of industrial estate including erection of new buildings to create 15 industrial blocks (Use Class B2/B8), erection of amenity block containing nursery, cafe and retail unit (all Use Class E) with associated access, parking and landscaping (pursuant to variation of conditions 2 to amend the scale and layout of the buildings shown on plots 8-10 on the previously approved drawings and their associated service roads and parking and variations to condition 11 to 13 to update the approved off-site highway works plans and condition 20 and 26 to enable phased approval and/or implementation of the landscaping, drainage maintenance plans and flood risk mitigation on approved application 20/01145/FUL) for Mr Sam Ashworth (Marsh Ward)	Application Permitted
23/01319/FUL	13 Victor Avenue, Morecambe, Lancashire Retrospective application for the erection of an outbuilding and the use of the building as a craft workshop for Mr Daniel Tilley (Bare Ward)	Application Permitted
24/00065/DIS	77-83 Queen Street, Morecambe, Lancashire Discharge of condition 3, 4 and 6 on approved application 23/01021/FUL for Mr Matthew Khazeni-Rad (Poulton Ward)	Split Decision
24/00524/FUL	112 Balmoral Road, Morecambe, Lancashire Change of use of care home (C2) into three holiday lets (Sui Generis) and installation of screening, bicycle and refuse storage for Mrs Xiao-Hui Zhang (West End Ward)	Application Permitted
24/00130/DIS	Lower Addington Farm, Birkland Barrow Road, Nether Kellet Discharge of conditions 3, 4 and 5 on approved application 20/00019/FUL (APP/A2335/W/20/3265416) for Mr Adrian Gott (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/00788/FUL	47 Heysham Road, Heysham, Morecambe Demolition of existing retail store and erection of replacement retail store (class E) including solar panels, erection of boundary fencing, installation of external steps and alterations to car park for Tesco Stores Ltd (Heysham North Ward)	Application Permitted
24/00815/FUL	Middleton Holiday Park, Carr Lane, Middleton Reconfiguration of existing Holiday Park including alterations to site access, erection of new reception building, alterations to parking areas, relocation of sales area and erection of a new maintenance building, extensions and alterations to existing public house/flat comprising of demolition of existing lean to extension, construction of a canopy, insertion of door openings, construction of dormer extensions, construction of external steps and erection of 11 glamping pods in existing touring caravan area for Mr Michael White (Overton Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

24/00923/VCN	7A First Terrace, Sunderland Point, Morecambe Listed building application for the installation of new window opening to the side, new and replacement windows to front/side/rear elevations, solar panels and rooflights to the south facing (front) roof slope, installation of roof to existing side outrigger and internal alterations including removal of ceilings, insulation to roof/walls, new partitions, infill of doorway and repointing works (pursuant to the variation of condition 2 on listed building consent 23/00343/LB to amend the approved plans to relocate new window, install 1 x additional rooflight, remove solar panel and internal reconfiguration of first floor for Mr Neil Brokenshire (Overton Ward)	Application Permitted
24/00943/FUL	36 Sandylands Promenade, Heysham, Lancashire Change of use of residential flats (C3) to three short term lets (sui generis) for Mr Daniel Harrison (Heysham North Ward)	Application Permitted
24/01028/VCN	Docker Park Farm, Docker Lane, Arkholme Demolition of agricultural and kennel buildings, regrading of land, change of use of agricultural barns into two dwellings (C3) and associated ancillary buildings, erection of extension, installation of drainage infrastructure and landscaping (pursuant to the variation of condition 2 on planning permission 20/00773/FUL to vary the approved plans and to vary conditions 3 and 4 to agree details) for Mrs Lisa Tamlin (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/00200/DIS	Land To The West Of Oakwood Way , Carnforth Business Park, Kellet Road Discharge of conditions 3,4,5,7 and 11 on approved application 23/01354/FUL for Mr Robin Graham (Carnforth And Millhead Ward)	Split Decision
24/01177/FUL	108 North Road, Carnforth, Lancashire Change of use of dwelling (C3) to offices, removal of garage door and installation of window, demolition of existing outbuilding and bin store, erection of single storey rear extension with associated bin store, rear car parking and site works for Mr J Ayrton (Carnforth And Millhead Ward)	Application Permitted
24/00213/DIS	St Winifreds Hotel , Marine Road East, Morecambe Discharge of conditions 3 and 4 on approved application 21/00327/FUL for Mr. & Mrs. Sikander (Poulton Ward)	Application Permitted
24/01232/FUL	16 Lindeth Road, Silverdale, Carnforth Retrospective change of use from residential dwelling (C3) to holiday let for Lesley Briggs (Silverdale Ward)	Application Permitted
24/00216/DIS	Porsche Centre South Lakes, 1 Electric Drive, Carnforth Discharge of conditions 3 and 4 on approved application 23/01400/FUL for Ms Tracy Clavell-Bate (Halton-with-Aughton And Kellet Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

24/01292/VCN	2 Kirklands Road, Over Kellet, Carnforth Erection of a single storey front extension, a single storey rear/side extension and a two storey side/front extension (pursuant to the variation of condition 2 on planning permission 19/01313/FUL to amend the plans to include a raised balcony to the front/side elevation, alter pitched roof to flat roof incorporating roof lantern on the approved rear extension, installation of rooflight, omit window to the southwest and alter the windows to the southeast) for Mr Nathan Downham and Ms Victoria Finan (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/01306/FUL	9 Eldon Grove, Heysham, Morecambe Conversion of garage into habitable room for Mr _ Mrs D. Hughes (Heysham South Ward)	Application Permitted
24/00236/DIS	Land At Grid Reference E346580 N452460, Lancaster Road, Cockerham Discharge of part of condition 8 on approved application 23/00750/VCN for Mr Wilson (Ellel Ward)	Application Permitted
24/01381/FUL	2 Beecham Street, Morecambe, Lancashire Installation of external wall insulation to front, side and rear elevations for Gavin Dring (Poulton Ward)	Application Refused
24/00240/DIS	Jackdaw Quarry, Capernwray Road, Capernwray Discharge of conditions 5, 7, 8 and 9 on approved application 21/00543/FUL for Hack Enterprises Ltd (Halton-with-Aughton And Kellet Ward)	Split Decision
24/01398/FUL	Land To The South West Of Braides Farm, Sandside, Cockerham Demolition of agricultural buildings and erection of 2 dwellings for Mr Patrick Campbell (Ellel Ward)	Application Permitted
24/01404/FUL	Barn Cottage, Whitebeck Lane, Priest Hutton Retrospective application for the change of use of domestic outbuilding to a gin distillery (E)(g)(iii) for Christopher Broadbent (Warton Ward)	Application Permitted
24/01412/FUL	Lower Addington Farm, Birkland Barrow Road, Nether Kellet Erection of five silos for Mr Adrian Gott (Halton-with-Aughton And Kellet Ward)	Application Refused
25/00003/DIS	Land West Of Castle Hill, Wagon Road, Dolphinholme Discharge of conditions 3,4,5,6 and 8 on approved application 19/01225/OUT for Mr & Mrs Troughton (Ellel Ward)	Application Permitted
25/00029/LB	Holly Trees Cottage, Wennington Road, Wray Listed Building application for the installation of internal door for Mrs Jemma Marshall (Lower Lune Valley Ward)	Application Permitted
25/00053/FUL	5 Town End, Bolton Le Sands, Carnforth Demolition of existing lean-to and adjacent outbuildings, new single storey extension for Mr Jonathan Bean (Bolton And Slyne Ward)	Application Permitted
25/00054/FUL	Hill Top Farm, Hill Lane, Nether Kellet Part retrospective application for the erection of four agricultural livestock buildings, one machine storage building, and formation of area of hardstanding for Mrs Mary Cornthwaite (Halton-with-Aughton And Kellet Ward)	Application Permitted



## LIST OF DELEGATED PLANNING DECISIONS

25/00068/FUL	50 Marine Drive, Hest Bank, Lancaster Erection of a two storey rear extension for Mr & Mrs J Fawcett (Bolton And Slyne Ward)	Application Permitted
25/00078/FUL	Contact One, 43B Princes Crescent, Morecambe Change of use of office and ancillary office building into two holiday lets, erection of a single storey rear extension and construction of balcony to the rear elevation and construction of canopy to the front elevation for Mr David Riley (Bare Ward)	Application Permitted
25/00098/FUL	11 Greenacre Road, Hest Bank, Lancaster Raising of roof and first floor level extension to create an additional storey and construction of dormers to front and rear elevations for Mr and Mrs Ian Walker (Bolton And Slyne Ward)	Application Permitted
25/00100/FUL	Dalton House, 9 Dalton Square, Lancaster Removal of chimney stack, erection of a single storey side extension and alterations to boundary wall for CPH Investments Ltd (Castle Ward)	Application Permitted
25/00101/LB	Dalton House, 9 Dalton Square, Lancaster Listed building application for the removal of chimney stack, erection of a single storey side extension, associated internal works including construction of internal walls, and alterations to existing boundary wall for CPH Investments Ltd (Castle Ward)	Application Permitted
25/00116/FUL	Park Hotel, 91 Regent Road, Morecambe Change of use and conversion of former hotel to create 14 apartments, including demolition of rear extensions, erection of a 4 storey extension and a single storey extension to the side, installation of solar panels to rear roof slope, creation of a garden area, car park and bin store and erection of 6 dwellings on land to the rear for Mr A Potocki (West End Ward)	Application Permitted
25/00118/FUL	2 Beecham Street, Morecambe, Lancashire Installation of roof-mounted solar panels to front elevation for Mr Dring (Poulton Ward)	Application Permitted
25/00122/FUL	109 Crag Bank Road, Carnforth, Lancashire Retrospective application for the conversion of existing garage to garage and ancillary living accommodation including construction of a hip to gable extension and installation of new rooflights, windows and doors for Mr Richard Sykes (Carnforth And Millhead Ward)	Application Permitted
25/00128/FUL	2 Ellis Drive, Morecambe, Lancashire Erection of a single storey rear extension, erection of single storey side extensions and alterations to roof with attic conversion for Mrs J Hunt (Bare Ward)	Application Refused
25/00020/DIS	Land To The Rear Of, 105 White Lund Road, Morecambe Discharge of conditions 3 and 4 on approved application 23/00553/FUL for Mr John Allison (Westgate Ward)	Application Permitted
25/00146/FUL	8 Hestham Parade, Morecambe, Lancashire Construction of a new pitched roof and gable wall to replace existing flat roof for Mr S Wooley (West End Ward)	Application Permitted
25/00150/FUL	Spokeshave, Post Horse Lane, Hornby Erection of a single storey rear extension and a single storey side/link extension and alterations to property to include cladding, windows and doors for Mr A Thwaite (Upper Lune Valley Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

25/00165/VCN	JD Wetherspoons, The Sir Richard Owen, 4 Spring Garden Street Relevant demolition of existing buildings and erection of a single storey side extension, a canopy, installation of windows and doors to the front and rear elevations, external steps and creation of an external seating and garden area (Pursuant to the variation of condition 2 on planning permission 23/01125/FUL to amend the approved plans) for JD Wetherspoon PLC (Castle Ward)	Application Permitted
25/00185/HLDC	Know Hill Barn, Shore Road, Silverdale Certificate of lawfulness for proposed works to a Listed Building for the installation of air source heat pump for Mr John Hammond (Silverdale Ward)	Application Permitted
25/00186/PAC	Former Tysons Antiques , Clark Street, Morecambe Prior approval for the change of use of commercial building into 11 flats for Mr B Drewery (Poulton Ward)	Prior Approval Granted
25/00187/VCN	Animal Care, Blea Tarn Road, Scotforth Erection of a 2-storey veterinary building (sui generis) in association with existing animal rescue centre with associated parking and drainage infrastructure and construction of a retaining wall (pursuant to the variation of condition 2 on planning permission 23/00485/FUL to vary the approved plans and to vary conditions 4,6,13,14 to agree details) for Mr Steve Hinde (Ellel Ward)	Application Refused
25/00188/VCN	2 Low Road, Middleton, Morecambe Erection of a two storey front and side extension and construction of a balcony to the front elevation (pursuant to the variation of conditions 2 and 3 on planning permission 21/00993/FUL to amend approved plans and update proposed materials) for Mr Christopher Ledger (Overton Ward)	Application Permitted
25/00189/FUL	Unit 1, Fellgate, Morecambe Change of use from a car show room to an industrial unit for Mr P Ward (Westgate Ward)	Application Permitted
25/00191/FUL	33 Anstable Road, Morecambe, Lancashire Construction of two dormer extensions to the front elevation for Mr M Benson (Bare Ward)	Application Refused
25/00192/FUL	22 Longmeadow Lane, Heysham, Morecambe Alterations to conservatory to create single storey rear extension, erection of a lower ground floor single storey extension with raised patio and glass balustrade above for Mr And Mrs Hainsworth (Heysham South Ward)	Application Refused
25/00193/FUL	22 Longmeadow Lane, Heysham, Morecambe Alterations to conservatory to create single storey rear extension, erection of a lower ground floor single storey extension, replacement of existing wooden balustrade for Mr And Mrs Hainsworth (Heysham South Ward)	Application Permitted
25/00196/FUL	40 Chester Place, Lancaster, Lancashire Demolition of existing conservatory and single storey extension and erection of a single storey rear extension for Miss Yasmin Dodd (Scotforth East Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

25/00198/FUL	42 - 46 Euston Road, Morecambe, Lancashire Installation of external plant room door to rear elevation for Mr Ola Popoola (Poulton Ward)	Application Permitted
25/00200/FUL	Old Glasson Farm, Dobs Lane, Glasson Dock Construction of two dormer extensions to rear roof elevation for Mr J Lamb (Ellel Ward)	Application Permitted
25/00201/FUL	34 Watery Lane, Lancaster, Lancashire Erection of single storey rear extension for Mr & Mrs Townson (Scale Hall Ward)	Application Permitted
25/00202/FUL	Banks Lyon Jewellers & Banks Lyon Shoes, 36 - 44 Church Street, Lancaster Installation of new main entrance and replacement of existing entrance with a new fixed shopfront window for Banks Lyon (Castle Ward)	Application Refused
25/00203/LB	Banks Lyon Jewellers & Banks Lyon Shoes, 36 - 44 Church Street, Lancaster Listed building application for the installation of new main entrance and replacement of existing entrance with a new fixed shopfront window for Banks Lyon (Castle Ward)	Application Refused
25/00208/FUL	Telephone Exchange , Cawthorne Street, Lancaster Installation of 3 antennas, 1 power supply unit within existing cabin, removal of existing remote radio units and mast head amplifiers and the installation of new remote radio units and associated apparatus for Cellnex UK (Castle Ward)	Application Permitted
25/00212/FUL	THE SEA LYNN, 29 West End Road, Morecambe Change of use of guest house into 10-bed house in multiple occupation for Mr A Tatarian (West End Ward)	Application Refused
25/00218/ELDC	Batty Hill Farm, Lancaster Road, Cockerham Existing lawful development certificate for an agricultural storage building for Mr Peter Hewitt (Ellel Ward)	Lawful Development Certificate Granted
25/00027/DIS	Methodist Church, Long Level, Cowan Bridge Part discharge of condition 3 on planning permission 24/00352/FUL for Mr Steve Goldie (Upper Lune Valley Ward)	Split Decision
25/00228/PLDC	22 Tibicar Drive East, Heysham, Morecambe Proposed lawful development certificate for the erection of an outbuilding for Mr Calvin Machulec (Heysham Central Ward)	Lawful Development Certificate Granted
25/00230/FUL	30 Emesgate Lane, Silverdale, Carnforth Alterations to boundary wall/vehicular access and installation of an entrance gate for Mr P Williams (Silverdale Ward)	Application Permitted
25/00231/ADV	4 Electric Drive, Carnforth, Lancashire Advertisement application for the display of three non illuminated fascia signs for Cadent Gas Limited (Halton-with-Aughton And Kellet Ward)	Application Permitted
25/00233/FUL	3 Ashford Close, Lancaster, Lancashire Erection of a single storey front and side extension for Mr K Brahney (Scotforth West Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

25/00235/ADV	The Co-operative , Quernmore Road, Lancaster Advertisement application for the display of an internally illuminated internal digital display screen for Ms Abbie Bannerman (Bulk Ward)	Application Permitted
25/00031/DIS	Tufton Warren , Brettargh Drive, Lancaster Discharge of conditions 4 and 7 on approved application 24/00441/FUL for Mr Phill Rowland (Scotforth West Ward)	Application Permitted
25/00245/ADV	25 Euston Road, Morecambe, Lancashire Advertising application for the display of a non illuminated fascia sign, a non illuminated projecting sign, new ATM surround and 2 vinyl window stickers for Nationwide Building Society (Poulton Ward)	Application Permitted
25/00246/FUL	1 Parklands, Parklands Drive, Caton Erection of a timber shed for Mrs Georgia Robinson (Lower Lune Valley Ward)	Application Permitted
25/00248/FUL	Perry Moor, Old Moor Road, Wennington Erection of agricultural livestock building and covered midden for Mr James McKinstry (Lower Lune Valley Ward)	Application Refused
25/00249/FUL	24 Kennedy Close, Lancaster, Lancashire Retrospective application for erection of boundary fence to west and south elevation for Mr Raphael Treffny (Marsh Ward)	Application Refused
25/00032/DIS	Lancaster University , Bigforth Drive, Bailrigg Discharge of condition 11 on approved application 24/00171/FUL for Lancaster University (University Ward)	Application Permitted
25/00256/FUL	6 The Sheiling, Arkholme, Carnforth Erection of a single storey rear extension for Mrs Sarah Stephenson (Halton-with-Aughton And Kellet Ward)	Application Permitted
25/00259/FUL	The Homestead, Capernwray Road, Over Kellet Demolition of part of boundary wall and creation of parking space and driveway for Mr Alex Wright (Halton-with-Aughton And Kellet Ward)	Application Refused
25/00260/LB	Thwaite Moss And Thwaite Moss Cottage, Thwaite Lane, Tatham Listed building application for the creation of a new internal opening for Mr Grant Meldrum & Mr Andrew Walker (Lower Lune Valley Ward)	Application Permitted
25/00262/FUL	3 Rushley Mount, Hest Bank, Lancaster Demolition or existing detached garage, conservatory and single storey rear extension, erection of single storey rear extension and attached rear garage for Mr and Mrs Jim Harmer (Bolton And Slyne Ward)	Application Permitted
25/00035/DIS	Hillam House Farm, Hillam Lane, Cockerham Discharge of conditions 2,3 and 4 on approved application 24/00547/PAA for Andrew Barker (Ellel Ward)	Split Decision
25/00267/PAH	9 Ardengate, Lancaster, Lancashire Erection of a 4.8 meters deep, single storey rear extension with a maximum roof height of 3.5 metres and a maximum eaves height of 2.6 metres for Dr Dee Hennessy (Scotforth West Ward)	Prior Approval Not Required

## LIST OF DELEGATED PLANNING DECISIONS

25/00269/ADV	28 Penny Street, Lancaster, Lancashire Advertisement application for the display of one externally illuminated projecting hanging sign and 2 externally illuminated fascia signs for Mr Alastair Rodda (Castle Ward)	Application Permitted
25/00270/PLDC	Site Of Former Lancaster Moor Hospital Cricket Ground, Campbell Drive, Lancaster Proposed lawful development certificate for the replacement of existing stone built culvert with a pipe culvert for Mr Damian Ashbrook (Bulk Ward)	Application Withdrawn
25/00278/PLDC	3 Pembroke Avenue, Morecambe, Lancashire Proposed lawful development certificate for construction of dormer roof extension to side elevation and rooflight window to front and rear elevations for Mr & Mrs Talbot (Bare Ward)	Lawful Development Certificate Granted
25/00282/FUL	54 Hest Bank Road, Morecambe, Lancashire Erection of a single storey extension to both sides and rear and conversion of garage into habitable room for Mr and Mrs Higginson (Bare Ward)	Application Permitted
25/00284/FUL	33 Euston Road, Morecambe, Lancashire Change of use of the ground floor from hairdressing salon into nail and beauty salon, retention of new shopfront and doorway leading to upper floor for Mr Duom Nhu Nguyen (Poulton Ward)	Application Refused
25/00290/PLDC	23 Lythe Fell Avenue, Halton, Lancaster Proposed lawful development certificate for the erection of a single storey rear extension and construction of a dormer extension to the rear roof slope for Mr A Parkinson (Halton-with-Aughton And Kellet Ward)	Lawful Development Certificate Refused
25/00291/PAH	21 Thorpe Avenue, Morecambe, Lancashire Erection of a 4 meters deep, single storey rear extension with a maximum roof height of 3 metres and a maximum eaves height of 3 metres for Steven Pinch (Torrisholme Ward)	Prior Approval Not Required
25/00292/AD	Cockhall Farm, Main Road, Thurnham Agricultural determination for the creation of four internal access tracks for Mr Joe Clarkson (Ellel Ward)	Prior Approval Granted
25/00296/PLDC	13 Anstable Road, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey extension to the rear and hip to gable loft conversion with rear dormer extension for Mr B Wilkinson (Bare Ward)	Lawful Development Certificate Granted
25/00297/FUL	60 Farmdale Road, Lancaster, Lancashire Conversion of garage into a habitable room for Mr And Mrs E Brady (Bowerham Ward)	Application Permitted
25/00300/FUL	Langstone, Starbank, Dolphinhholme Construction of pitched roof over existing front bay window for Mr D Dunn (Ellel Ward)	Application Permitted
25/00305/VCN	Land West Of Hunting Hill Lodge, Hunting Hill Road, Carnforth Erection of detached dwelling (pursuant to the variation of condition 2 on planning permission 24/00338/FUL to amend previously approved plans) for Mr Sharples (Carnforth And Millhead Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

25/00039/DIS	2 Bottoms Lane, Silverdale, Carnforth Discharge of condition 3 on approved application 24/00785/FUL for Sue Chapman and Trudy Hubbard (Silverdale Ward)	Application Permitted
25/00309/PAH	2 Croftlands, Brickcroft, Glasson Dock Erection of a 6 metre deep, single storey rear extension with a maximum roof height of 3.645 metres and a maximum eaves height of 2.5 metres for Mr & Mrs Wright (Ellel Ward)	Prior Approval Not Required
25/00322/NMA	HM Prison Lancaster Farms, Far Moor Lane, Lancaster Non-material amendment to planning permission 23/00818/GOV to revise the roof design of the workshop building for Ministry Of Justice (Bulk Ward)	Application Permitted
25/00325/FUL	12 Broadlands Drive, Bolton Le Sands, Carnforth Erection of a single storey side and rear extension and construction of raised terrace for J. Roddam & B. Plumley-Korab (Bolton And Slyne Ward)	Application Permitted
25/00331/PAH	8 Vale Road, Lancaster, Lancashire Erection of a 3.35 metre deep, single storey rear extension with a maximum roof height of 2.90 metres and a maximum eaves height of 1.90 metres for Mr Stephen Brandley (Skerton Ward)	Prior Approval Not Required
25/00044/DIS	Cragg House, Kirkby Lonsdale Road, Over Kellet Part discharge of condition 3 on approved application 22/00777/LB for Mrs Anna Elaine Stephenson (Halton-with-Aughton And Kellet Ward)	Split Decision
25/00045/DIS	32 Regent Road, Morecambe, Lancashire Discharge of condition 3 on approved application 23/00137/FUL for Mr Arulkumaran Kandasamy (West End Ward)	Application Permitted
25/00339/FUL	44 Hornby Bank, Hornby, Lancaster Construction of dormer extension to north elevation for Dr Rebecca Robinson (Upper Lune Valley Ward)	Application Permitted
25/00341/PLDC	17B Second Terrace, Sunderland Point, Morecambe Proposed lawful development certificate for roof mounted solar panels for Mr Mark Fletcher (Overton Ward)	Lawful Development Certificate Granted
25/00048/DIS	Silverdale Cricket Club, Cove Road, Silverdale Discharge of condition 3 on approved application 24/01263/FUL for Silverdale Cricket Club (Silverdale Ward)	Application Permitted
25/00362/PLDC	Ashridge, 89 Hest Bank Lane, Slyne Proposed lawful development certificate for the erection of a single storey side extension for Mr & Mrs M Rowlinson (Bolton And Slyne Ward)	Lawful Development Certificate Granted
25/00364/FUL	83 White Lund Road, Morecambe, Lancashire Erection of a single storey side/rear extension for Mr & Mrs J Miller (Westgate Ward)	Application Permitted
25/00366/PLDC	7 Sunningdale Crescent, Hest Bank, Lancaster Proposed Lawful Development Certificate for the erection of a single storey rear extension and construction of a dormer extension to the rear elevation for Mr And Mrs S Burke (Bolton And Slyne Ward)	Lawful Development Certificate Granted

## LIST OF DELEGATED PLANNING DECISIONS

25/00370/AD	Scargill Farm, Scargill Road, Halton Agricultural determination for the erection of a steel portal framed building for the storage of forage (hay) and machinery for Mr Iain Makinson (Halton-with-Aughton And Kellet Ward)	Prior Approval Not Required
25/00371/PLDC	125 Bowerham Road, Lancaster, Lancashire Conversion of a hip to gable extension with rear dormer, erection of a single storey rear extension and installation of rooflights to the front for Mr & Mrs Redshaw (Bowerham Ward)	Lawful Development Certificate Granted
25/00372/AD	Helks Farm, Main Road, Over Kellet Agricultural determination for the erection of an extension to existing storage building for Mr John Mason (Halton-with-Aughton And Kellet Ward)	Prior Approval Not Required
25/00376/PLDC	32 Farmdale Road, Lancaster, Lancashire Proposed lawful development certificate for the construction of a dormer extension to the rear elevation and installation of a window to the side elevation for Mr & Mrs S Holroyd (Bowerham Ward)	Lawful Development Certificate Granted
25/00377/PLDC	4 Lonsdale Place, Lancaster, Lancashire Proposed lawful development certificate for the conversion of existing coal shed incorporating part glass roof for Mr S Anderson (Bowerham Ward)	Lawful Development Certificate Granted
25/00394/NMA	Wood End, Woodwell Lane, Silverdale Non-material amendment to planning permission 24/00359/FUL to alter form and appearance of the two-storey extension including replacement roof to main house and alteration to new roof to the two-storey outbuilding to be clad in pantiles, alter finish of outbuilding to white render, retain existing chimney stack and alter finish of main house to white render for Mr Francis Glare (Silverdale Ward)	Application Refused
25/00051/DIS	Land North Of Manor Farm Barn, Chapel Lane, Overton Discharge of condition 6 and 7 on approved application 22/01295/FUL for Mrs Carol Vinaccia (Overton Ward)	Application Refused
25/00403/PAS	Langthwaite Heights, Langthwaite Road, Quernmore Prior approval for installation of roof mounted solar PV array to existing agricultural building for S Pye (Ellel Ward)	Prior Approval Granted
25/00409/AD	Quarry House Farm, Quarry Road, Brookhouse Agricultural determination for the erection of agricultural building for use as livestock housing, manure store and general purpose agricultural storage building for Mr David Gardner (Lower Lune Valley Ward)	Prior Approval Is Required
25/00413/EIR	Perry Moor, Old Moor Road, Wennington Screening request for the erection of agricultural livestock building and covered midden for Mr James McKinstry (Lower Lune Valley Ward)	ES Not Required
25/00420/NMA	8 Roman Crescent, Caton, Lancaster Non-material amendment to planning permission 23/01397/FUL for alterations to footprint, window, door and step position for Glenda Garry (Lower Lune Valley Ward)	Application Permitted
25/00422/FUL	3 - 5 Marine Drive, Hest Bank, Lancaster Installation of roof mounted solar photovoltaic panels to the north and south elevations for Mr Lester Bird (Bolton And Slyne Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

25/00430/AD	Sweetings Farm, Sandside, Cockerham Agricultural Determination for erection of three agricultural buildings for Mr Richard Lawson (Ellel Ward)	Prior Approval Refused
25/00442/EIR	Hill Top Farm, Hill Lane, Nether Kellet Screening opinion for the erection of four agricultural livestock buildings, one machine storage building, and formation of area of hardstanding for Mrs Mary Cornthwaite (Halton-with-Aughton And Kellet Ward)	ES Not Required
25/00449/AD	Scale House Farm, Scale House Lane, Wray Agricultural determination for the erection of a building to provide sheep isolation unit for Mr Daniel Towers (Upper Lune Valley Ward)	Prior Approval Refused
25/00451/EIR	Quarry House Farm, Quarry Road, Brookhouse Screening request for the erection of agricultural building for use as livestock housing, manure store and general purpose agricultural storage building for Mr David Gardner (Lower Lune Valley Ward)	ES Not Required
25/00452/EIR	Land North West And South East Off, Imperial Road, Morecambe Screening request for development to include industrial uses (B2), storage and distribution (B8) and offices, research and development or light industrial uses (Class E(g)), associated vehicular and pedestrian accesses, parking, landscaping and engineering works for Lancaster City Council And Lancashire County Council (Overton Ward)	ES Not Required
25/00458/NMA	Sidegarth, Sidegarth Lane, Halton Non-material amendment to planning permission 17/00877/FUL for amendments to cladding material to first floor of extension for Mr & Mrs M Swindlehurst (Halton-with-Aughton And Kellet Ward)	Application Refused
25/00483/EIR	Lunesdale View, Old Moor Road, Wennington Screening opinion for the erection of single storey side extension and change of use of agricultural land into domestic for Mr And Mrs Poulton (Lower Lune Valley Ward)	ES Not Required
25/00485/EIR	Scale House Farm, Scale House Lane, Wray Screening opinion for the erection of a building to provide sheep isolation unit for Mr Daniel Towers (Upper Lune Valley Ward)	Closed
25/00499/NMA	2 Bronte Cottages, Long Level, Cowan Bridge Non-material amendment to planning permission 15/00147/FUL to reduce scale of car port from a three-bay to two-bay structure for Professor Malik G Salameh (Upper Lune Valley Ward)	Application Permitted
25/00515/PLDC	23 Lythe Fell Avenue, Halton, Lancaster Proposed lawful development certificate for the erection of a single storey rear extension, construction of a dormer extension to the rear elevation and installation of skylights to the front roof elevation for Mr A Parkinson (Halton-with-Aughton And Kellet Ward)	Lawful Development Certificate Granted