



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 29 SEPTEMBER 2025

**Venue:** MORECAMBE TOWN HALL

**Time:** 10.30 A.M.

## A G E N D A

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

### 1 Apologies for Absence

### 2 Minutes

To receive as a correct record the Minutes of meeting held on 1<sup>st</sup> September 2025 (previously circulated).

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

### 4 Declarations of Interest

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

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

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

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

## Planning Applications for Decision

### Community Safety Implications

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

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

### Local Finance Considerations

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

### Human Rights Act

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

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|--|--|---|-----------------------------------|----------------------------|
| 5  | <a href="#"><u>23/01399/FUL</u></a> A5 | <b>Land North of Royal Oak Meadow<br/>Hornby Lancashire</b> | <b>Upper Lune<br/>Valley Ward</b> | <b>(Pages 4 -<br/>19)</b>  |
| Proposal Erection of 23 dwellings with associated vehicular and pedestrian access, internal roads, infrastructure, open space, drainage and landscaping. |  |   |                                   |                            |
| 6  | <a href="#"><u>25/00949/FUL</u></a> A6 | <b>30 Berwick Way Heysham<br/>Morecambe Lancashire</b>      | <b>Heysham<br/>South Ward</b>     | <b>(Pages 20 -<br/>23)</b> |
| Erection of a two storey rear extension, installation of windows, window alterations and internal configuration.   |  |   |                                   |                            |
| 7 <b>Planning Committee report September 2025 (Pages 24 - 33)</b>  |  |   |                                   |                            |
| 8 <b>Delegated List (Pages 34 - 41)</b>  |  |   |                                   |                            |

## **ADMINISTRATIVE ARRANGEMENTS**

### **(i)    Membership**

Councillors Sandra Thornberry (Chair), Dave Brookes (Vice-Chair), Louise Belcher, Martin Bottoms, 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 Wilson Colley (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,  
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Published on 17<sup>th</sup> September 2025.

<b>Agenda Item</b>	A5
<b>Application Number</b>	23/01399/FUL
<b>Proposal</b>	Erection of 23 dwellings with associated vehicular and pedestrian access, internal roads, infrastructure, open space, drainage and landscaping
<b>Application site</b>	Land North of Royal Oak Meadow Hornby Lancashire
<b>Applicant</b>	Hornby Developments Limited
<b>Agent</b>	Daniel Addis
<b>Case Officer</b>	Ms Kate Henry/Mr Robert Clarke
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval subject to conditions and completion of Section 106 Agreement. Delegate back to Chief Planning Officer to finalise legal agreement.

## 1.0 Application Site and Setting

- 1.1 The application site is a roughly triangular site, which measures approximately 1.08 hectares, located on the northern periphery of the village of Hornby. It is a former greenfield site, previously used for grazing livestock, which benefits from an extant planning permission for 23 dwellings. Work has commenced on site pursuant to the extant planning permission.
- 1.2 The A683 (Melling Road) borders the site to the north and west. The built-up part of Hornby is to the south and the site is otherwise surrounded by open countryside.
- 1.3 Access to the site is via Royal Oak Meadow (at its northern end), a residential street, which itself is accessed from the A683 (Melling Road) further to the south.
- 1.4 The application site is within the Forest of Bowland National Landscape (formerly known as Area of Outstanding Natural Beauty). It is also on land designated as Open Countryside which defines the rural areas of the district. The site is specifically allocated in the adopted Local Plan for housing (policy reference H2.1).
- 1.5 The application site is in Flood Zone 1. The western part of the site is at medium risk of groundwater flooding. The south-west corner of the site is at medium and high risk of surface water flooding now and in the future when incorporating climate change allowances. The application site is also located within the high-risk urban drainage catchment (Wenning - Lower). The River Lune is approximately 360 metres to the west and the River Wenning is approximately 800 metres to the south. Part of the site is within a Minerals Safeguarding Area.
- 1.6 The site is within approximately 80 metres of ancient woodland (Baines Park Wood, to the north-east) and approximately 300 metres from the River Lune Biological Site (to the north-west).

## 2.0 Proposal

- 2.1 Planning permission is sought for the erection of 23 dwellings with associated vehicular and pedestrian access, internal roads, infrastructure, open space, drainage and landscaping.
- 2.2 The proposed layout is the same as that approved pursuant to outline planning permission reference 15/01593/OUT, dated 18/04/2016, and the associated reserved matters approval reference 19/00320/REM, dated 19/10/2020. Together, these represent the extant permission at the site which is currently being implemented. The key difference between that extant permission and this current application relates to the level of affordable housing provision. The extant permission for 23 dwellings includes 9 on-site affordable units, whereas permission is now sought to provide 6 on-site affordable units, instead of 9.

### Amendments

- 2.3 When the application was initially submitted, it included neither affordable housing nor a financial contribution towards public open space, citing viability constraints. However, during the course of its determination, the proposal was revised to include six affordable units and a financial contribution towards off-site public open space enhancements.

## 3.0 Site History

- 3.1 A number of applications relating to this site have previously been received by the Local Planning Authority. The following are of relevance:

Application Number	Proposal	Decision
15/01593/OUT	Outline application for the erection of up to 23 residential dwellings with associated new access	Permitted 18/04/2016
18/01611/FUL	Erection of 28 dwellings (C3) and associated access	Refused 25/04/2019
19/00320/REM	Reserved matters application for the erection of 23 dwellings	Permitted 19/10/2020
23/00354/VLA	Variation of legal agreement attached to planning permission 15/01593/OUT to remove the provision of affordable housing and open space contributions	Withdrawn
23/01436/VLA	Variation of legal agreement attached to planning permission 15/01593/OUT to remove the provision of affordable housing and open space contributions	Pending determination

## 4.0 Consultation Responses

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

Consultee	Response
Hornby Parish Council	<b>Objection</b> due to loss of green space and affordable housing.
Forest of Bowland National Landscape	No comments received.
Natural England	<b>No objection.</b>
United Utilities	<b>No objection</b> subject to condition relating to foul and surface water drainage.
RSPB	No comments received.
The Woodland Trust	No comments received.
NHS	Request for financial contribution towards an extension and reconfiguration at the Lunesdale Surgery.

<b>Lead Local Flood Authority</b>	<b>No objection</b> subject to conditions relating to final surface water drainage details, construction surface water management plan, drainage system operation and maintenance manual and drainage verification report.
<b>County Active Travel</b>	No comments received.
<b>County Highways</b>	<p><b>No objection</b> in principle but need to address a shortfall in off-street parking and achieve an acceptable surface water drainage strategy.</p> <p>Need to secure relevant measures to support sustainable travel and mitigate the impact of the development on the highway network (upgrade of bus stop; implementation of “Gateway Treatment Measures” to improve vehicle speeds along A683; improvements to alignment and lining of Hornby Bank / A683 junction.</p> <p>Suggested conditions relating to details of the future maintenance and management of the proposed new streets; wheel cleaning facilities during construction period; scheme for off-site highway works as part of s278 agreement.</p>
<b>County Archaeology</b>	<b>No objection</b> subject to planning condition to secure a programme of further archaeological assessment.
<b>County Minerals</b>	No comments received.
<b>County Education</b>	<b>No objection.</b> No financial contribution required.
<b>Environmental Health</b>	<b>No objection</b> subject to conditions relating to EV charging points, contaminated land and dust control.
<b>Strategic Housing</b>	No comments received.
<b>Fire Safety Officer</b>	Reference to relevant Building Regulations requirements.
<b>Waste &amp; Recycling</b>	No comments received.
<b>Tree Officer</b>	<b>No objection</b> , subject to relevant updated landscaping plan being included.
<b>Public Realm</b>	No objection subject to a financial contribution being secured.
<b>Sustainable Growth</b>	Employment & Skills Plan does not meet formal policy targets. Can be secured by condition.

4.2 9 letters of objection have been received, summarised as follows:

- Impact from traffic on Royal Oak Meadow / Hornby Bank (poor road surface, narrowness, parked vehicles, access for emergency vehicles, children’s safety).
- Access into Hornby Bank is too tight for larger vehicles / conflict with nearby uses such as bus stop and swimming pool.
- Access directly onto Melling Road would be preferable (i.e. move speed limit further along).
- Insufficient parking provision.
- Need affordable housing.
- Current state of site.
- Developer should not have started work if they knew it was not viable.

## 5.0 Analysis

5.1 The key considerations material to the determination of this application are as follows:

- Principle of development (including background)
- Housing (including affordable housing and viability, dwelling mix and housing standards)
- Landscape impact
- Design / layout (including sustainability)
- Trees and landscaping / green and blue infrastructure
- Ecology and biodiversity
- Open space provision
- Highways and transport
- Flood risk and drainage
- Amenity

- Mineral safeguarding
- Archaeology

5.2 **Consideration 1 – Principle of development** – NPPF Chapter 2 (Achieving sustainable development); Chapter 4 (Decision-making); Chapter 5 (Delivering a sufficient supply of homes); Chapter 8 (Promoting healthy and safe communities); Strategic Policies and Land Allocations DPD Policies SP1 (Presumption in favour of sustainable development); SP2 (Lancaster district settlement hierarchy); SP3 (Development strategy for Lancaster district); SP6 (The delivery of new homes); SP9 (Maintaining strong and vibrant communities); H2 (Housing delivery in rural areas of the district); Review of the Development Management DPD Policies DM1 (New residential development and meeting housing needs); DM4 (Residential development outside main urban areas); DM6 (Housing provision in the Forest of Bowland AONB); DM46 (Development and landscape impact)

*Background / site history*

5.2.1 There is an extant permission at the application site to build 23 dwellings (pursuant to outline permission reference 15/01593/OUT, dated 18/04/2016, and reserved matters approval reference 19/00320/REM, dated 19/10/2020). This current application proposes the same site layout as that already approved. The only difference is the reduction in the provision of affordable housing units from 9 to 6.

5.2.2 The outline permission was originally granted on the basis of the Council's housing land supply shortfall at the time; the fact that Hornby is a Sustainable Settlement where the Council will generally support new housing; the fact that the development was not considered to represent major development in the context of Paragraph 190 and associated footnotes of the Framework; and due to the fact the scheme was considered to be well-related to and proportionate in scale to Hornby. The same can still be said of this latest application, in all respects.

*Changes since the original grant of permission*

5.2.3 In the current Local Plan, the application site is allocated for 23 dwellings (reference H2.1), on the basis that planning permission has already been granted. Policy DM6 now sets higher affordable housing targets in the Forest of Bowland National Landscape (see next section of this report). However, there is nothing in the current Local Plan to suggest that the principle of development would not be acceptable, subject to the detailed considerations set out in this report.

5.2.4 Additionally, the Levelling-up and Regeneration Act 2023 has strengthened the Council's statutory duty in relation to the Forest of Bowland National Landscape. The Council must now "seek to further" the statutory purposes of protected landscapes (i.e. conserving and enhancing the natural beauty, wildlife and cultural heritage therein), rather than the previous duty to "have regard to" such purposes. In practice, this means the Council must be satisfied that the proposed development would leave the natural beauty, wildlife and cultural heritage of the National Landscape unharmed (see landscape impact section).

5.2.5 To conclude this section, taking into consideration the extant permission, and the fact the site is formally allocated for housing in the current Local Plan, the principle of development is acceptable, subject to the detailed considerations outlined below.

5.3 **Consideration 2 – Housing (including affordable housing and viability, dwelling mix and housing standards)** – NPPF Chapter 5 (Delivering a sufficient supply of homes); Review of the Development Management DPD Policies DM1 (New residential development and meeting housing needs); DM2 (Space and accessibility standards); DM3 (The delivery of affordable housing); DM6 (Housing provision in the Forest of Bowland AONB); DM46 (Development and landscape impact)

*Affordable housing*

5.3.1 Policy DM1 of the Local Plan relates to new residential development and meeting housing needs. The policy notes that the Council will support proposals that seek to promote balanced communities and meet evidenced housing needs by supporting proposals that accord with the Council's latest Strategic Housing Market Assessment (SHMA).

- 5.3.2 Policy DM3 relates to affordable housing and notes that the Council will continue to support and promote the delivery of new affordable housing within the district. Policy DM6 relates specifically to housing provision in the Forest of Bowland National Landscape (FoBNL). The policy requires that, within the FoBNL, the number, size, types and tenures of all homes provided should closely reflect identified local needs in accordance with current housing needs evidence at the time of the application. With regards to affordable housing provision, the policy states that proposals for new housing development will be supported where they deliver no less than 50% affordable housing. Only where this is demonstrably unachievable will a lower percentage be supported (e.g. viability issues must be demonstrated through a financial viability appraisal).
- 5.3.3 It is worth noting that the extant scheme provides 39% affordable housing (9 dwellings out of 23) as the outline permission was granted before the current Local Plan (including Policy DM6) was adopted and 40% represented a policy-compliant scheme at that time. In order to provide at least 50% affordable housing, the scheme would now need to deliver 12 of the 23 dwellings (52%) as affordable, to accord with Policy DM6.
- 5.3.4 The supporting text to Policy DM6 highlights that, as the FoBNL is a protected landscape, sites that are suitable for housing should be developed specifically to meet local affordable or other locally identified housing needs. To do otherwise would fail to address these needs, which could then only be met by releasing more sensitive sites, causing harm and compromising the primary purpose of the landscape designation.
- 5.3.5 At the time of submission, the applicant provided a Financial Viability Assessment (FVA) and accompanying Addendum, prepared by Continuum, to demonstrate that the scheme could not viably support the provision of affordable housing or a financial contribution towards public open space. The February 2023 FVA [which was written to support an earlier (withdrawn) application to vary the section 106 contribution (reference 23/00354/VLA) and is based on the extant permission which provides 40% affordable housing] presents two development scenarios. The first scheme provides 40% affordable housing and the second is a 100% market housing scheme. Both generate a Residual Land Value (RLV) which is lower than the Benchmark Land Value (BLV), which means they are deemed to be unviable. However, despite the 100% market housing scheme also being unviable, the FVA states that the developer is nevertheless committed to delivering the scheme.
- 5.3.6 The FVA Addendum (dated November 2023) was written specifically to support this current application and acknowledges that a policy-compliant scheme at the site would now need to provide 50% affordable housing (i.e. 12 units). The appraisal was still based on February 2023 figures; however, the author notes that changes to the market in the meantime have most likely further reduced the viability of the proposed scheme. The FVA Addendum demonstrates that the 50% affordable housing scheme would generate a negative RLV of -£100,419 and is therefore deemed to be unviable.
- 5.3.7 The February 2023 FVA and November 2023 Addendum were independently reviewed on behalf of the Council by viability consultants CPV. Within their initial response (dated 5<sup>th</sup> February 2024), CPV considered that a number of adjustments to the applicant's appraisal were necessary. Following these adjustments, CPV's appraisal generated a RLV of £414,934. As this is above their BLV of £400,000, CPV considered a policy compliant proposal to be viable.
- 5.3.8 Subsequent correspondence and negotiation regarding various parameters between the applicant, the Council and CPV ensued. This included the submission and assessment of additional appraisals and associated rebuttals. One of the key areas of disagreement was over the sales values of three of the proposed house types (House Type I, J and J+). Following discussions on this matter, at the suggestion of CPV, it was agreed between all parties that a balanced approach of taking the middle ground point between the associated house values for the three house types in question should be adopted. This approach results in the scheme being able to provide 6 on-site affordable units (three affordable rented and three shared ownership units) which equates to a provision of 26.09%. This approach also results in the development being able to secure the financial contribution towards off-site public open space enhancements.
- 5.3.9 As noted above, Policy DM6 of the Local Plan is clear that proposals for new housing development in the FoBNL will be supported where they deliver no less than 50% affordable housing, and only where this is demonstrably unachievable will a lower percentage be supported. In this case, officers are satisfied that it has been demonstrated that it is not viable to provide 50% affordable housing at the site (i.e. 12



units) and, taking into account the evidence submitted by both parties in relation to viability, officers consider the provision of 6 on-site affordable units to be acceptable in this case, particularly in the interests of allowing work to continue on site and to enable affordable housing (albeit fewer units) to be provided. The application is therefore considered to be acceptable in this respect. The proposed site plan confirms that plots 1, 2 and 3 would be the affordable rented units, whilst plots 4, 5 and 9 would be the affordable shared ownership units. This affordable housing layout will form part of the approved plans condition.

### *Dwelling mix*

5.3.10 As noted above, Policy DM6 of the Local Plan requires that, within the FoBNL, the number, size, types and tenures of all homes provided should closely reflect identified local needs in accordance with current housing needs evidence at the time of the application. Similarly, Policy DM1 of the Local Plan supports development that seeks to promote balanced communities and meet evidenced housing needs by supporting proposals that accord with the Council's latest Strategic Housing Market Assessment (SHMA).

5.3.11 The only evidence available for Hornby at this time is the 2018 SHMA, which does not provide detailed evidence to parish level. The application site is in the Kellet and Upper Lune Valley sub-area, wherein demand is highest for 3 bed units (34.6% blend aspiration/expectation), followed by 4 / 4+ bed units (26.9% blend aspiration/expectation), then bungalows (19.5% blend aspiration/expectation), and then 1 / 2 bed units (11.3% blend aspiration/expectation).

5.3.12 The application proposes the following mix:

No. of bedrooms	Total	Percentage
2	9	39
3	3	13
4	11	48
<b>Total</b>	<b>23</b>	<b>100</b>

5.3.13 The proposed housing mix fails to prioritise 3-bed units (13%), instead prioritising 4-bed units (48%) and then 2-bed units (39%). However, this is largely because the applicant wishes to build the same development as that already approved and so the provision of 4-bed units is accepted in this instance.

### *Housing standards*

5.3.14 Policy DM2 of the Local Plan requires that all new dwellings meet the Government's Nationally Described Space Standard (NDSS) and it also expects that at least 20% of new affordable housing and market housing on schemes of more than ten dwellings should meet Building Regulations Requirement M4(2) Category (accessible and adaptable dwellings).

5.3.15 Six different house types are proposed on the site (F, G, I, J, J+, K). Type F is a 2-bed-3-person dwelling, either terraced (Plots 1-5) or semi-detached (Plots 9, 10, 21, 22); type G is a 3-bed-5-person detached dormer bungalow (Plots 17, 18, 19); type I is a 4-bed-6-person detached dwelling (Plot 23); type J is a 4-bed-6-person dwelling, either semi-detached (Plots 11, 12, 15, 16), or detached (Plots 8, 14, 20); type J+ is a 4-bed-6-person detached dwelling (Plot 13); and type K is a 4-bed-6-person detached dwelling with an attached garage (accessed from the rear) (Plots 6, 7).

5.3.16 All the dwellings would meet the NDSS, which is acceptable. The proposed plan confirms that plots 8, 14, 17, 18, 19 and 20 would be M4(2) compliant, which represents 26% of the total, which is also acceptable. This M4(2) housing layout plan will form part of the approved plans condition.

5.3.17 To conclude this section, the application is considered to be acceptable overall in terms of affordable housing provision, dwelling mix and housing standards.

5.4 **Consideration 3 – Landscape impact – NPPF Chapter 15 (Conserving and enhancing the natural environment); Strategic Policies and Land Allocations DPD Policies EN2 (Areas of outstanding natural beauty); EN3 (The open countryside); Review of the Development Management DPD Policies DM6 (Housing provision in the Forest of Bowland AONB); DM46 (Development and landscape impact)**

- 5.4.1 The NPPF seeks to protect and enhance valued landscapes. Paragraph 189 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes, which have the highest status of protection in relation to these issues. Similarly, Policy EN2 of the Local Plan states that the landscape character and visual amenity of the district's AONBs (now National Landscapes) and their settings will be conserved and enhanced; and Policy DM46 requires proposals within National Landscapes to be sustainable, consistent with the primary purpose of the designation, and to support the special qualities of the National Landscape. The policy goes on to state that development proposals should, through their siting, scale, massing, materials, landscaping, vernacular style and design seek to contribute positively to the conservation and enhancement of the protected landscape and its setting.
- 5.4.2 Furthermore, as noted above, the Levelling-up and Regeneration Act 2023 now requires the Council to “seek to further” the statutory purposes of protected landscapes (i.e. conserving and enhancing the natural beauty, wildlife and cultural heritage therein), which means the Council must be satisfied that the proposed development would leave the natural beauty, wildlife and cultural heritage of the National Landscape unharmed.
- 5.4.3 Policy DM6, which relates to housing provision in the FoBNL, states that proposals for major development will not be permitted in the AONB (now National Landscape), unless the proposal can be demonstrated to be in the public interest and exceptional circumstances exist. It goes on to clarify that whether or not a proposed development constitutes major development will be a matter for the relevant decision taker, taking into account the individual characteristics and circumstances of the proposal and the local context. At the time of the outline permission, officers concluded that the proposal did not constitute major development, given its size, positioning and limited visual impact. This remains the case.
- 5.4.4 At the time of the outline and reserved matters applications the impact on the FoBNL was considered to be acceptable. It was acknowledged that the site would be highly visible from the A683 as one enters the village from the north, and the impact would be significant; however, this is unavoidable as the site would be altered from a greenfield site. On the contrary, it was noted that, in longer range views, the new development would be seen in the context of the village rather than being viewed in isolation and it would relate well to the existing built form. Officers retain the view that the proposed development would relate well to the existing built form of the village of Hornby and consider that the proposed development would leave the natural beauty, wildlife and cultural heritage of the FoBNL unharmed. The application is therefore considered to be acceptable in this respect.
- 5.5 **Consideration 4 – Design / layout (including sustainability) – NPPF Chapter 8 (Promoting healthy and safe communities); Chapter 11 (Making effective use of land); Chapter 12 (Achieving well-designed places); Chapter 14 (Meeting the challenge of climate change, flooding and coastal change); Review of the Development Management DPD Policies DM29 (Key design principles); DM30a (Sustainable design and construction); DM30b (Sustainable design and construction – Water efficiency); DM30c (Sustainable design and construction – Materials, Waste & Construction); DM46 (Development and landscape impact)**
- 5.5.1 The NPPF seeks to achieve healthy, inclusive and safe places which promote social interaction, which are safe and accessible, and which enable and support healthy lives (chapter 8). It also promotes the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (chapter 11). Chapter 12 promotes the creation of high-quality, beautiful and sustainable buildings and places. Chapter 14 relates to climate change and supports the transition to net zero by 2050.
- 5.5.2 Policy DM29 of the Local Plan expects new development to make a positive contribution to the surrounding landscape and / or townscape. The policy states that development should contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palette of materials, separation distances, orientation and scale. Similarly, Policy DM46 requires that careful attention be paid to siting, scale, massing, materials, landscaping, vernacular style and design in National Landscapes.
- 5.5.3 The CERLP expands the requirements of Policy DM29. The policy now also requires that development should ensure opportunities are taken to optimise solar gain and solar electric / solar thermal energy generation through the site layout and building orientation and design for the purpose of energy efficiency and energy generation; optimise the efficient use of land and density; and ensure that roads are designed to prioritise the safety of the most vulnerable road users. Newly added policies DM30a, DM30b and

DM30c of the CERLP relate to sustainable design and construction; water efficiency and materials, waste and construction, respectively.

- 5.5.4 At the time of the reserved matters application, the proposed design and layout was amended in response to officers' comments, until it was considered to be acceptable. The officer's report for the reserved matters application notes that the new road would extend Hornby Bank, with dwellings to either side, and that on the western side of the site dwellings would face outwards towards Melling Road (A683), beyond a landscaped strip, to avoid turning their backs to the main road. The mixture of house designs and indicative proposed materials was also considered to be acceptable in the context of the FoBNL.
- 5.5.5 The proposed road layout and house designs have not been altered since the previous permission. The Design & Access Statement which accompanies this application states that the site comfortably accommodates 23 units with sufficient space for parking, private garden space, open space, access and manoeuvring. It also states that the single-sided road (to allow for properties to face onto Melling Road) largely dictates the layout. Officers remain of the view that the proposed design and layout is acceptable. The new road forms a logical extension to the existing residential streets immediately to the south and there is sufficient space to provide landscaping to soften its appearance and add to the quality of the character and appearance of the development (see also next section of this report on trees and landscaping).
- 5.5.6 Furthermore, the house types and proposed palette of materials are still considered to be acceptable in the context of the village and the FoBNL. A materials schedule document has been provided in support of this application. For the most part, the suggested materials are supported in principle. However, with respect to those house elevations which are to comprise a stone finish, the schedule indicates the use of back bedded limestone walling. This would not be an appropriate finish within the FoBNL, instead a random coursed sandstone with flush or slightly recessed pointing would be a more coherent material finish within this landscape. For that reason, final details and samples for the stonework, in addition to the quoins, stone window surrounds, slate, roughcast render can be secured by condition. The remaining details relating to the ridge tile, rooflight, dry verge, barge boards and soffits, guttering and downpipes, hipped roof dormer, doors and garage door and windows, and paving as detailed within the materials schedule document are largely acceptable. However, given the landscape sensitivity and the need to secure a development that complies with relevant landscape policy and legislative requirements, further specific detailed drawings of these materials will be necessary. A condition is recommended to ensure that these details, informed by the currently submitted materials schedule, are provided for agreement by the Local Planning Authority.
- 5.5.7 With respect to boundary treatments, the materials schedule and proposed site plan indicates the use of 1.8m timber hit and miss fencing forming boundaries between rear gardens. Furthermore, the materials schedule also proposes 1 metre high estate fencing to the front gardens, whilst the proposed site plan indicates 450mm high timber knee rails. In principle, these boundary treatments could be supported, however, the submitted boundary plan is not the clearest with respect to the location of these boundary treatments within the site. There are also some prominent boundaries such as those to Plots 1, 7, 17, 18, 22 and 23 where the timber fencing would be obtrusive. During initial discussions with the developer, initial agreement to the use of stone walling to these boundaries has been provided, which would be more appropriate in design terms. It has been recommended that a final boundary treatments condition be imposed, to secure final boundary details and importantly their locations within the site.
- 5.5.8 Also, officers are satisfied that the proposed layout prioritises the safety of the most vulnerable road users (as per the new requirements of Policy DM29) as the pavement extends along the full extent of the road, which allows for safe pedestrian access to every dwelling (Plots 18 and 19 would have a private shared driveway, accessed from the pavement) and there are speed humps to discourage speeding.
- 5.5.9 With regards to the additional requirements of the CERLP, Policy 30a sets out specific carbon emission targets (75% reduction against Part L in this case) and the policy requires the submission of a Sustainable Design Statement and Energy and Carbon Statement to demonstrate how the requirements of the policy will be met. This application was submitted prior to the adoption of the CERLP and was therefore not accompanied by a Sustainable Design Statement and Energy and Carbon Statement.
- 5.5.10 A request was made for the applicant to provide some commentary on compliance with Policies DM30a, DM30b and DM30c of the CERLP; however, none has been forthcoming. Nevertheless, given the specific circumstances relevant to this application (namely the fact there is an extant permission for the same

built development; and the fact there is a question over the viability of the current proposal), it is not considered to be reasonable or appropriate to require adherence to higher standards as part of this application, particularly as it is likely that this would further impact viability and the affordable housing provision.

5.5.11 To conclude this section, taking into consideration the extant permission, the application is considered to be acceptable in this respect.

5.6 **Consideration 5 – Trees and landscaping / green and blue infrastructure – NPPF Chapter 12 (Achieving well-designed places); Chapter 14 (Meeting the challenge of climate change, flooding and coastal change); Chapter 15 (Conserving and enhancing the natural environment); Strategic Policies and Land Allocations DPD Policy SP8 (Protecting the natural environment); Review of the Development Management DPD Policies DM43 (Green and Blue Infrastructure); DM45 (Protection of trees, hedgerows and woodland)**

5.6.1 The NPPF recognises the important contribution that trees make to the character and quality of urban environments, and it requires that opportunities are taken to incorporate trees in developments; that appropriate measures are in place to secure the long-term maintenance of newly-planted trees; and that existing trees are retained wherever possible.

5.6.2 As noted above, the CERLP expands the requirements of Policy DM29. The added text requires that development incorporates green and blue infrastructure as an integral part of the development to maximise the functionalities, benefits and values that green and blue infrastructure can provide and enhance with regards to climate change, recreation, ecology, landscape, active travel, the historic environment, and water management. Similarly, the CERLP alters Policy DM43 (Green and Blue Infrastructure). The policy requires that new development seeks to integrate green and blue spaces, corridors and chains and forge linkages with the existing wider green and blue infrastructure network. The design of development proposals must consider the value green and blue infrastructure can provide in terms of recreation, active travel, water management, landscape, biodiversity and the historic environment, and ultimately contribute towards climate change mitigation and adaptation.

5.6.3 Policy DM45 of the Local Plan supports the protection of existing trees, hedgerows and woodland; the incorporation of existing trees and hedgerows into new development; and the planting of new trees, hedgerows and woodland, in an effort to mitigate against the effects of climate change and to enhance the character and appearance of the district. Additional text in the CERLP requires the provision of street trees, where possible, and that buildings and other structures should be sited allowing adequate space for a tree's natural development.

5.6.4 At the time of the outline application, the Arboricultural Impact Assessment indicated that the site could be developed with minimal interference to trees. The Tree Officer at the time raised concerns about root protection zones, and at the time of the reserved matters application the layout was amended to allow for areas of public open space near to protected trees. The Council's Tree Officer has reviewed the current application and is satisfied with the proposals, provided that the planting plan is the same version as previously approved (the planting plan has been revised accordingly). A final detailed landscaping scheme is to be conditioned given there are to be some minor variations to boundary treatment details as described above.

5.6.5 The proposed site layout does not incorporate street trees; however, street trees are not characteristic of the adjacent residential streets to which the new road would join (other than some trees within front gardens which have canopies which spread into the street) and there would be tree planting within the site, which would contribute to mitigating the effects of climate change to some degree. Furthermore, the hedgerow along Melling Road would be strengthened and there would be low level planting in front gardens and between some of the plots which would contribute positively to the character and appearance of the street.

5.6.6 With regards to green and blue infrastructure, the proposed site layout incorporates areas of greenery, including the area of public open space between Plots 22 and 23, and the green strip along the western boundary of the site would extend an existing green strip between Royal Oak Meadow and Melling Road (to the south). It is not considered that the green infrastructure at the site would provide much in terms of recreation opportunities or a contribution to active travel. Furthermore, there is no blue infrastructure provision at the site as the SUDs are below ground level. Nevertheless, the size and constraints of the

site are recognised in this regard, as is the extant permission, and the proposal is considered to be acceptable insofar as the green infrastructure would provide landscape, biodiversity and climate mitigation benefits. A Green Infrastructure Management and Maintenance Plan can be secured by condition, as per the requirements of Policy DM43.

5.6.7 Overall, the application is considered to be acceptable in this respect.

5.7 **Consideration 6 – Ecology and biodiversity – NPPF Chapter 14 (Meeting the challenge of climate change, flooding and coastal change); Chapter 15 (Conserving and enhancing the natural environment); Strategic Policies and Land Allocations DPD Policy SP8 (Protecting the natural environment); Review of the Development Management DPD Policies DM43 (Green and Blue Infrastructure); DM44 (The protection and enhancement of biodiversity)**

5.7.1 The NPPF requires that development minimises the impacts on and provides net gains for biodiversity. As this application was submitted before Biodiversity Net Gain became mandatory, it is not subject to the mandatory 10% enhancement.

5.7.2 Policy DM44 of the Local Plan relates to the protection and enhancement of biodiversity. Regardless of whether mandatory BNG applies, development proposals should protect and enhance biodiversity and/or geodiversity, to minimise both direct and indirect impacts. There should, as a principle, be a net gain of biodiversity assets wherever possible.

5.7.3 At the time of the outline permission, it was noted that the Council's appointed ecology advisors raised no objections, due to the fact the site was dominated by species poor improved agricultural grassland and wet grassland typical of the area. They recommended that trees and hedgerow be retained, wherever possible, and that a high-quality landscape plan be prepared for the site, incorporating biodiversity enhancement measures. This was then secured at reserved matters stage.

5.7.4 An Ecology Report and Ecological Appraisal accompanies the current application. The report states that the feature of highest nature conservation value on the site is individual trees and it recommends that they be retained where possible and protected during construction. A planning condition can ensure that the development is undertaken in accordance with the submitted Arboricultural Impact Assessment and that retained trees are protected during the construction period.

5.7.5 The report also states that there will be biodiversity net loss as a result of the loss of the species-poor modified grassland, but that ecological enhancement could be achieved through measures such as the use of native species appropriate to the local area for boundary planting; enhancement of connective habitats through planting of new hedgerow and / or trees along the site boundary; prioritisation of nectar and pollen rich plants and nut producing species within formal planting schemes; provisions for roosting bats and nesting birds; creation of log piles etc. for amphibians / invertebrates. Such measures can be secured through a Post-construction Biodiversity Mitigation Plan, secured by condition.

5.7.6 A further condition is suggested to ensure that the development is implemented in accordance with the measures set out in the Ecology Report.

5.7.7 Overall, subject to the suggested conditions, the application is acceptable in this respect.

5.8 **Consideration 7 – Open space provision – NPPF Chapter 8 (Promoting healthy and safe communities); Chapter 11 (Making effective use of land); Chapter 12 (Achieving well-designed places); Chapter 15 (Conserving and enhancing the natural environment); Review of the Development Management DPD Policies DM27 (Open space, sports and recreational facilities), DM29 (Key design principles); DM 43 (Green and Blue Infrastructure);**

5.8.1 The NPPF encourages the provision of, and good access to, open space, due to the benefits for health and well-being. Policy DM27 of the Local Plan requires that development proposals in areas of recognised open space, sports and recreational facility deficiency should make an appropriate contribution towards open space, sports and recreational provision, either through provision on-site or a financial contribution toward the creation of new or the enhancement of existing open spaces, sports and recreational facilities off-site.

- 5.8.2 At the time of the outline application, 3 dwellings were removed from the proposals to allow for amenity space to be provided on site. The officer's report for the reserved matters application refers to: "a *significant landscaped strip between the estate road and Melling Road and two areas of public open space to protect the setting of protected trees*". A financial contribution of £42,490 towards off-site public open space was also secured by legal agreement.
- 5.8.3 The proposed site layout is the same as that already approved and therefore the on-site provision of public open space is considered to be acceptable, still, albeit the CERLP now makes specific reference to the need for a Green and Blue Infrastructure Management and Maintenance Plan to detail how green and blue infrastructure assets will be managed to ensure their long-term benefits. As noted above, this can be secured by condition. The provision and on-going future maintenance of the on-site open space areas will also form a requirement of the associated legal agreement.
- 5.8.4 The requirements for off-site open space provision have changed since the granting of the previous permission due to the adoption of a new Local Plan and most recently updated evidence base. The Council's Public Realm reviewed the current application and has requested a total financial contribution of £74,794.45 towards off-site public open space.
- 5.8.5 The applicant has confirmed that they are agreeable to providing the full £74,794.45 as requested. This is to be directed towards the village play area to make meaningful enhancements to the facilities at this site. The Council's Public Realm Team has confirmed that play area needs improvement, as most of the equipment is soft pine and has become dated and worn.
- 5.8.6 A clear and meaningful project has been identified, it is considered appropriate and reasonable to secure the agreed £74,794.45 by s106 legal agreement. The application is therefore considered to be acceptable in this respect.
- 5.9 **Consideration 8 – Highways and transport – NPPF Chapter 9 (Promoting sustainable transport); Strategic Policies and Land Allocations DPD Policies SP10 (Improving transport connectivity); T2 (Cycling and walking network); Review of the Development Management DPD Policies DM60 (Enhancing accessibility and transport linkages); DM61 (Walking and cycling); DM62 (Vehicle parking provision); DM63 (Transport Efficiency and Travel Plans)**
- 5.9.1 The NPPF promotes sustainable transport and requires that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. The NPPF also promotes walking, cycling and public transport use.
- 5.9.2 Policies SP10 and DM60 of the Local Plan seek to ensure that development proposals, particularly those that will generate significant footfall and motorised vehicle journeys, are located where sustainable travel patterns can be achieved. At the time of the outline application, it was noted that Hornby is a sustainable settlement. This remains the case as it is identified as a sustainable rural settlement in the current Local Plan (Policy SP2).
- 5.9.3 Policy DM60 also requires that matters of highway safety are addressed to the satisfaction of the local highway authority and the CERLP has inserted a new requirement into the policy for streets to be designed to prioritise the safety of vulnerable road users (this additional requirement also applies to Policy DM29 – see comments above). Lancashire County Council has commented on the application. They note that the internal road proposed is intended to remain private and therefore this does not matter, as long as details are provided of the future management and maintenance of the roads, which could be secured by the s106 agreement. The County Council also requests that the Construction Method Statement is adhered to throughout the construction period, which can also be secured by condition.
- 5.9.4 The County Council Highways team is generally satisfied that there would be no unacceptable impact on highway safety and that the residual cumulative impacts on the road network would not be severe, subject to a number of issues being addressed, as follows. Firstly, they note that there is a shortfall in off-street parking. Secondly, in line with the previous consent, they require off-site highways works to be secured.
- 5.9.5 Looking first at parking, Policy DM60 of the CERLP requires appropriate provision for parking in accordance with Policy DM62 and Appendix E of the Local Plan. The shortfall in off-street parking identified by the County Council is due to the fact that house types J, J+ and K (10 dwellings in total) are 4-bed dwellings which require 3 car-parking spaces each, yet they each only provide 2 spaces, which

equates to a shortfall of 10 spaces overall. However, the shortfall is not considered to represent a reason in itself to refuse permission, as the extant permission allows for the same level of parking provision, and it is not considered that the shortfall would result in undue harm to highway safety. This is because, as noted above, the site layout caters for the most vulnerable road users by providing pavements alongside the whole extent of the road, and there are speed humps to discourage speeding.

- 5.9.6 Looking next at the off-site highways works requested by the County Council. These are the same as agreed previously and include upgrades to a nearby bus stop, implementation of “Gateway Treatment Measures” to improve vehicle speeds along A683 and improvements to the alignment and lining of the Hornby Bank / A683 junction. The applicant is agreeable to securing these by condition and a separate Section 278 agreement with the County Council, as Local Highway Authority.
- 5.9.7 Policies T2 and DM61 of the Local Plan relate to walking and cycling. The CERLP has amended the wording of the policy to ensure that pedestrians and cyclists are prioritised and that the pedestrian and cycling environments are accessible to all. The new road would connect to Royal Oak Meadow to allow pedestrians and cyclists access to existing routes in the village. Furthermore, the proposed development would not impact on any existing pedestrian / cyclist networks.
- 5.9.8 Policy DM63 supports proposals that maximise opportunities for the use of sustainable modes of travel, in order to assist in reducing carbon emissions and address climate change. There is a bus stop on Melling Road, within approximately 150 metres from the site, which is served by bus routes 81 (Lancaster to Kirby Lonsdale, multiple times a day) and 582 (High Bentham to Hornby, twice a week).
- 5.9.9 Overall, the proposal is considered to be acceptable in this respect.
- 5.10 **Consideration 9 – Flood risk and drainage – NPPF Chapter 14 (Meeting the challenge of climate change, flooding and coastal change); Strategic Policies and Land Allocations DPD Policy SP8 (Protecting the natural environment); Review of the Development Management DPD 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)**
  - 5.10.1 The application site is in Flood Zone 1. The western part of the site is at medium risk of groundwater flooding. The south-west corner of the site is at medium and high risk of surface water flooding. Parts of the site (south-west corner and eastern edge) are also at medium risk of surface water flooding in the future due to climate change.
  - 5.10.2 Policy DM33 of the Local Plan makes reference to the NPPF, stating: “*New development will need to satisfy the requirements of the sequential test and exception test where necessary in accordance with the requirements of national planning policy and any other relevant guidance...*” The NPPF seeks to direct development away from areas at the highest risk of flooding (whether existing or future risk). It states that a sequential risk-based approach should be taken to individual applications in areas known to be at risk now or in future from any form of flooding, with the aim of steering new development to areas with the lowest risk of flooding from any source.
  - 5.10.3 The NPPF states: “*The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)*”. In this case, there would be some built development located on areas at risk of flooding (now and in the future), which triggers the need for a sequential test; however, the applicant has failed to undertake a sequential test, on the basis of the extant permission and the site allocation.
  - 5.10.4 The NPPF also states: “*Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again.*” (emphasis added). In this case, however, the site was not allocated through a sequential test. The Level 1 SFRA Local Plan Sites Assessment document, dated September 2021, does not make a recommendation for the site on the basis that the site already benefitted from planning permission. Therefore, the fact the site is allocated for housing in the Local Plan does not negate the need for a sequential test in this case.

- 5.10.5 Similarly, arguably, the fact there is an extant planning permission at the site does not negate the need for a sequential test either because the extant permission cannot reasonably be considered as a “fallback” if it is unviable for the applicant to develop the site pursuant to the extant permission.
- 5.10.6 Nevertheless, the failure of the sequential test (i.e. the fact the applicant has failed to demonstrate that there are no alternative sites available for the proposed development, at lower risk of flooding) must be considered in the context of the specific circumstances relating to the site, namely the fact that planning permission has already been granted to put houses on the site (setting aside the question of viability for this precise scheme); work has commenced, leaving an unsightly site and uncertainty for neighbouring occupiers until such a time that a viable solution is found; the site is allocated for housing in the Local Plan (and it seems unlikely that this would change in the next Local Plan given the Council’s current lack of a 5 year housing supply); and granting permission for this proposal would allow the provision of 6 affordable housing units. Cumulatively, it is considered that these reasons outweigh the failure of the sequential test.
- 5.10.7 Policy DM33 of the Local Plan requires the submission of a site-specific Flood Risk Assessment (FRA). The FRA submitted in support of this application does not identify the medium groundwater flood risk, nor the increased risk of surface water flooding in the future. However, it does identify that the development can be made safe from the present-day surface water flood risk through mitigation. This includes the raising of finished floor levels by 300mm to provide sufficient freeboard for those units located within the flood risk areas. This would also provide suitable mitigation against the increased risk in the future, given the nominal increase in flood risk extent, as well as the identified groundwater flood risk, given the relatively low level of risk from this source. In addition to this, safe access to and from the site is available from Hornby Bank. The proposal also provides a drainage strategy, which demonstrates the site cannot be drained via infiltration or a connection to an existing watercourse. It is therefore proposed to utilise below ground attenuation with a controlled discharge to a nearby existing United Utilities combined sewer. The Lead Local Flood Authority and United Utilities have raised no objections on flood risk/drainage grounds; subject to appropriate conditions to secure final details of the suitable scheme design and implementation.
- 5.11 **Consideration 10 – Amenity – NPPF Chapter 12 (Achieving well-designed places); Review of the Development Management DPD Policy DM29 (Key design principles)**
- 5.11.1 The NPPF seeks to create places with a high standard of amenity for existing and future users. Policy DM29 of the Local Plan requires that new development ensures there is no detrimental impact to amenity in terms of overshadowing, visual amenity, privacy, overlooking, massing and pollution.
- 5.11.2 At the time of the reserved matters application, the design and layout was amended in response to officer’s comments. The officer’s report concluded that there would not be a detrimental impact to the amenity of existing and future occupiers. This remains the case and the application is therefore considered to be acceptable in this respect.
- 5.12 **Consideration 11 – Minerals safeguarding – NPPF Chapter 17 (Facilitating the sustainable use of minerals); The Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy M2 (Safeguarding Minerals)**
- 5.12.1 Part of the site is allocated as a Minerals Safeguarding Area in the Joint Lancashire Minerals and Waste Local Plan. The NPPF states that, when determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy. It states that local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.
- 5.12.2 Policy M2 of the Joint Lancashire Minerals and Waste Local Plan notes that planning permission will not be supported for any form of development that is incompatible by reason of scale, proximity and permanence with working the minerals unless certain criteria is met.
- 5.12.3 At the time of the outline permission the officer’s report stated: *“It is highly unlikely that the site would be able to commercially worked for aggregate given the size of the site and secondly its relationship with residential properties. Given this it is considered that the proposed development is unlikely to sterilize any minerals.”* This remains the case and the application is therefore considered to be acceptable in this respect.



5.13 **Consideration 12 – Archaeology – NPPF Chapter 16 (Conserving and enhancing the historic environment); Review of the Development Management DPD Policy DM42: Archaeology**

5.13.1 Application 15/01593/OUT was subject to a planning condition to secure a programme of archaeological investigation in accordance with a written scheme of investigation. This condition was in part discharged through a subsequent discharge of condition application. This application is accompanied by an Excavation Report which summarises the findings of the on-site archaeological excavations. The County Council Historic Environment Team have reviewed this document and have confirmed that regionally significant prehistoric remains have been identified. It is requested that a further exercise of post excavation analysis of acquired samples be undertaken. It is also requested that on-site archaeological supervision be undertaken for works including stripping of soils in southeast corner of the site.

5.13.2 In light of works commencing on site pursuant to the previously approved development, it is not possible to secure the on-site archaeological supervision for works in southeast corner of the site. Furthermore, the originally agreed Written Scheme of Investigation documents approved through subsequent discharge of condition applications did not incorporate provision for on-going supervision. However, given the samples acquired as part of the excavation works are considered to be of regional significance, securing the further exercise of post excavation analysis of these samples is reasonably necessary to mitigate the impacts of the development upon archaeological interests identified. This can be secured by planning condition.

5.14 **Other matters**

5.14.1 **NHS** – Within its consultation response, the NHS has requested a financial contribution of £17,823 to be directed towards the extension and reconfiguration of the Lunesdale surgery to enable increased capacity. Unless secured, the NHS have confirmed that it would raise an objection to this proposal. It remains unclear as to the exact nature of the proposed extension and reconfiguration of the surgery, including its location, expected delivery timescales and status other necessary permissions, such as planning permission. As such, there is uncertainty at the present time that this request is directly related to the proposed development. For this reason, reluctantly, the local planning authority cannot be satisfied that the contribution would meet the statutory tests set out in legislation and in paragraph 58 of the NPPF. Therefore, the authority is unable to support the NHS's request at this time.

5.14.2 **Employment Skills Plan** – Policy DM28 requires that proposals of 20 or more new dwellings provide 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. Whilst an initial Employment and Skills Plan document has been provided in support of this current application, the Councils Sustainable Growth team has confirmed that this does not meet the formal policy requirements. It goes on to state that a final policy compliant Employment and Skills Plan could be secured by pre-commencement condition. However, works have now commenced on site pursuant to extant permissions 15/01593/OUT and 19/00320/REM which themselves did not secure an Employment and Skills Plan. In light of the particular circumstances of this application, the fact works have already commenced on site, and the fact that the proposal is only 3 units over the 20-unit threshold, adopting a pragmatic approach, it is considered reasonable not to insist on securing an Employment and Skills Plan as part of this proposal.

5.14.3 **Environmental Health** – The Councils Environmental Health Officer has provided a consultation response indicating that no objections are raised subject to identified conditions, these being the provision of electric vehicle charging points, contaminated land precautionary measures, and dust control. With respect to electric vehicle charging points, this is now a matter dealt with by building regulations and so does not need to be a matter controlled as part of this planning permission. The condition for dust control measures would be dealt with by the imposition of the approved Construction Method Statement. Finally, the precautionary contamination measures would be appropriately dealt with by the unforeseen contamination condition.

5.14.4 **Education** – Paragraph 100 of the NPPF requires local planning authorities to take a proactive, positive and collaborative approach to ensuring there is sufficient choice of education places available and great weight should be given when there is a need to create, expand or alter educational facilities in plan-making and decision-taking. Accordingly, the local planning authority has consulted Lancashire County Council Schools Planning Team who have confirmed there is no requirement for an education contribution as part of this proposal.

## 6.0 Planning obligations

6.1 With Committee's support, Officers seek delegation to secure a Section 106 Agreement to secure the below requirements:

- The provision of 6 on-site affordable units (3x affordable rented and 3x shared ownership)
- £74,794.45 Public Open Space contribution towards Hornby Play Area.
- On-site public open space provision and management.
- On-site estate roads management.
- On-site drainage system management.

## 7.0 Conclusion and planning balance

7.1 The Council's current housing land supply stands at 2 years, as identified in the 2024 Interim Housing Land Supply Statement & Trajectory document. The Council acknowledges that this represents a significant shortfall in housing supply, whilst the importance of boosting housing delivery across the District is also noted. It is in this context that this proposal has been considered. In this case, there are footnote 7 policies that would be engaged (flood risk), therefore, paragraph 11d(ii) is relevant, meaning a normal balance is utilised in the overall planning balance. Accordingly, the proposal would deliver both affordable and market housing that would to a degree help address the significant shortfall in the five-year housing land supply position. This attracts significant weight in favour of the proposal in the overall planning balance. There would also be a range of social and economic benefits, including construction jobs and increased spending for local services and facilities, this is afforded limited weight.

7.2 The failure to perform a sequential test represents a conflict with national and local planning policy, however, in this instance, there is an extant planning permission on this site which has been implemented. For the reasons identified within this report, despite this conflict, there are concluded to be overriding reasons for which the proposed development should be supported. The current housing land supply situation of the Council means that some conflicts with policy is inevitable, and this to a degree lessens the overall weight which is to be applied to this conflict, though the conflict is still important to weigh within the overall balance. Furthermore, the submitted flood risk assessment indicates that the development can be made safe subject to the identified mitigation.

7.3 Overall, due to the site specific characteristics of this development site, combined with the importance and significant weight to be afforded to the provision of housing, it is concluded that the identified policy conflicts and associated harms are outweighed by the significant benefits that would be achieved through the delivery of the proposal when assessed against policies of the NPPF and the Development Plan taken as a whole.

## Recommendation

That Planning Permission **BE GRANTED** following the satisfactory completion of a Legal Agreement within 3 months of the date of this Committee meeting. In the event that a satisfactory Section 106 Agreement is not concluded within the timescale above, or other agreed extension of time, delegate authority to the Chief Officer – Planning and Climate Change to refuse planning permission on the grounds that the obligations which make the development acceptable have not been legally secured.

The legal agreement shall secure:

- The provision of 6 on-site affordable units (3x affordable rented and 3x shared ownership)
- £74,794.45 Public Open Space contribution towards Hornby Play Area.
- On-site public open space provision and management.
- On-site estate roads management.
- On-site drainage system management.

The approval is also to be subject to the following planning conditions:

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

3	Construction surface water management plan	Prior to commencement
4	Final surface water sustainable drainage strategy	Prior to commencement
5	Foul drainage strategy	Prior to commencement
6	Details of site access and off-site highway improvements	Prior to commencement
7	Material samples	Prior to above ground works
8	Material details	Prior to above ground works
9	Details and provision of all boundary treatments	Prior to above ground works
10	Landscaping and Green Infrastructure Management and Maintenance Plan	Prior to above ground works
11	Scheme for external lighting	Prior to above ground works
12	Precise scheme for ecology/habitat enhancement	Prior to above ground works
13	Archaeology analysis	Prior to occupation
14	Sustainable Drainage System Operation and Maintenance Manual	Prior to occupation
15	Verification Report of Constructed Sustainable Drainage System	Prior to occupation
16	Details and provision of covered and secure cycle storage	Prior to occupation
17	Garage and car parking provision	Prior to occupation
18	Construction Method Statement	Control
19	Ecological mitigation	Control
20	Flood risk mitigation	Control
21	M4(2) compliance	Control
22	Arboricultural Impact Assessment	Control
23	Unforeseen contamination	Control
24	Removal of permitted development rights	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>	A6
<b>Application Number</b>	25/00949/FUL
<b>Proposal</b>	Erection of a two storey rear extension, installation of windows, window alterations and internal configuration
<b>Application site</b>	30 Berwick Way Heysham Morecambe Lancashire
<b>Applicant</b>	Mr and Mrs Herring
<b>Agent</b>	Miss Jo Clark
<b>Case Officer</b>	Ms Charlotte Hutton
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approve with conditions, subject to the consultation period expiring and consideration of any submitted comments.

(i) **Procedural Matters**

This form of development would normally be dealt with under the Council's the scheme of delegation. However, the applicant is an employee of Lancaster City Council and therefore the application is required to be determined by the Planning Regulatory Committee.

**1.0 Application Site and Setting**

- 1.1 The application site relates to 30 Berwick Way. It is a detached two-story dwelling located in the residential area of Heysham. The property is finished externally in red brick underneath a slate roof and is fitted with white upvc windows and doors. The property benefits from off street parking to the front with a private garden to the rear. Neighbouring dwellings are of similar form and appearance.

**2.0 Proposal**

- 2.1 The application seeks planning permission for a two-storey rear extension measuring approximately 4.5 metres in width and 4 metres in depth. The extension will feature a pitched roof with an eaves height of 4.8 metres and a ridge height of 6.7 metres. External materials will match the existing dwelling, including brickwork and white uPVC windows and doors.
- 2.2 There are two windows proposed to the first floor side elevations, both white upvc to match the existing windows in the dwelling.

### 3.0 Site History

- 3.1 The application site has a limited planning history. The only relevant permission relates to the development of the proposed property and the wider residential estate in the late 1980s. This is referenced below. The proposal has also been subject to pre-application advice earlier this year.

Application Number	Proposal	Decision
1/88/0088	Erection of residential development for 58 dwellings	Permitted

### 4.0 Consultation Responses

- 4.1 At the time of compiling this report the consultation period has not expired. It expires on the 18 September 2025. To date, the following responses have been received from statutory and internal consultees:

Consultee	Response
Parish	At the time of compiling this report, no response has been received. A verbal update will be provided.
County Highways	<b>No objection</b> to the principle however, requested for 3 off-street parking spaces to be provided.

- 4.2 At the time of compiling this report, the consultation period has not expired. To date, no responses have been received from members of the public or the immediate neighbours. If comments are received a verbal update will be provided.

### 5.0 Analysis

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

- Design
- Residential Amenity
- Highways
- Ecology

- 5.2 **Design** (NPPF paragraphs 131, 132 and 135 and policy DM29 of the Development Management DPD)

- 5.2.1 Policy DM29 expects all new development to '*contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palate of materials, separation distances, orientation and scale*'. This is echoed in the NPPF which clearly states good design is a key aspect of sustainable development.

- 5.2.2 The extension is located to the rear of the property. However, due to the orientation and position of the dwelling within the street, some aspects of the development will be visible from public vantage points.

- 5.2.3 The extension extends across the full width of the existing dwelling and projects 4 metres into the rear garden. It is a sizable extension which, combined with an internal reconfiguration of living and bedroom accommodation, provides a five bedroom property (an increase of one bedroom).

- 5.2.4 In order to ensure the design is suitable and responds well to the character and form of the existing dwelling and wider streetscene, the extension has been set down from the main ridge to provide sufficient subserviency. It features a matching roof form and shall be built in materials to match, thereby providing a cohesive design to the host property.

- 5.2.5 While the street scene is relatively uniform in terms of its material palette, properties differ in design, as such the proposal would not appear out of place. The proposed insertion of windows to the side

elevations are consistent with those within the existing dwelling. The overall development respects the existing character and material palette and is considered acceptable in terms of design and visual amenity, in accordance with the national and local planning policy.

5.3 **Residential Amenity** (NPPF paragraphs 131, 132 and 135 and policy DM29 of the Development Management DPD)

5.3.1 Policy DM29 requires all new development to '*ensure there is no significant detrimental impact to amenity in relation to overshadowing, visual amenity, privacy, overlooking, massing and pollution.*'

5.3.2 The rear outlook from the proposed extension is considered comparable to the existing arrangement, primarily overlooking the applicant's own rear garden. While there is some mutual overlooking between neighbouring properties at first-floor level due to their orientation, the development does not introduce any greater impact than currently exists. Windows are proposed on the ground floor side elevations of the extension. Due to the limited outlook at ground floor level and the presence of existing high boundary treatments, the proposal is considered acceptable with regard to privacy impact.

5.3.3 A first floor side-facing habitable window is proposed; however, due to the dwelling's position forward of No. 32, the window will not result in overlooking of any sensitive areas. Its orientation towards the property's open frontage and the street ensures no direct overlooking or loss of privacy.

5.3.4 A further first floor side-facing window, along the east elevation, is proposed. This serves a non-habitable room (bathroom) and will be conditioned to be obscure glazed to safeguard residential amenity.

5.3.5 The rear extension does not intersect the 45-degree line from the rear habitable room windows of the adjacent properties (No.28 and No.32 Berwick Way). Therefore, it is considered that the development will not adversely impact the amenity of these properties in terms of overbearingness and loss of light. Given the absence of habitable windows on the side elevations of neighbouring properties, along with their orientation and set-back, the scale of the extension is deemed acceptable in relation to neighbouring amenity. The development is considered to comply with the amenity requirements of policy DM29 and the NPPF.

5.4 **Highways** (NPPF paragraphs 115 and 116 and policy DM62 of the Development Management DPD).

5.4.1 Policy DM62 deals with the provision of parking for new development. It requires the design of proposals to incorporate provision for car and cycle parking in accordance with the levels and layout requirements set out in Appendix E of the DM DPD.

5.4.2 The proposal would increase the property from four to five bedrooms. Under Appendix E, the maximum parking standard for a five-bedroom dwelling is three off-street spaces. Highways officers raised concerns and requested an amended plan demonstrating provision for three spaces. The submitted proposal retains two off-street parking spaces. Given that the standards are expressed as maximums and considering the site's sustainable location, it is considered that the provision of two spaces is acceptable and would not result in significant harm or conflict with relevant planning policy.

5.5 **Ecology** (NPPF paragraphs 187 and 188 and policy DM44 of the Development Management DPD)

5.5.1 Policy DM44 states that '*proposals will not be permitted where there is an adverse effect on priority species and priority habitat or sites of a local or regional importance for biodiversity and/or geology, unless the benefits of the proposal outweigh the potential adverse effects.*'

5.5.2 A bat preliminary roost assessment and presence / absence survey accompanies this application given the dwelling is located within 100m of a woodland and the works involve the disturbance to an existing roof. The survey was undertaken by WildEye Environmental dated August 2025. The conclusions of this assessment confirmed the bat emergence survey returned no bat roosting behaviour. As such, it is considered highly unlikely that the proposed development will impact

protected bat species. The report recommended no further survey work or the need for any mitigation. Accordingly, the development is not considered to impact protected species and would not be a constraint to development. There is no conflict with policy DM44 or the NPPF in this regard.

## 6.0 **Conclusion and Planning Balance**

- 6.1 The proposal will provide an extension and alterations to an existing dwellinghouse with no adverse impacts upon the visual amenity of the street, residential amenity of neighbouring properties, highway impacts and ecology. As such, the proposal is considered compliant with 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 planning permission timescales	Control
2	Development in accordance with approved plans	Control
3	External finishes to match	Control
4	Window detailing to match	Control
5	Obscure glazing to side (east)	Control

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

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

### **Background Papers**

None

<b>Agenda Item</b>	A7
<b>Purpose of report</b>	To update members on the Planning Enforcement and Applications Team performance.
<b>Report Author:</b>	Service Manager – Development Management
<b>Summary of Recommendation</b>	That the report be noted

## 1.0 Purpose of report

1.1 The purpose of the report is to share with members the performance of the Development Management function since April 2024. It is the intention moving forwards that each quarter a report will be presented to members setting out the team's performance, and how it compares with government timescales. The report will also provide information on planning and enforcement appeals. This report contains details on Q4 2024-2025 (January – March 2025) and also Q1 2025-2026 (April to June 2025). Quarter two performance which is from July – September 2025 will be shared with members from October 2025.

## 2.0 Planning Applications

2.1.1 The planning applications team comprises of a Planning Applications Manager, 3 Principal Planning Officers, 1 Senior Planning Officer, 2 Planning Officers, 3 Planning Assistants, 1 Graduate Planning Officer and a Section 106 Monitoring Officer. The team determines in the region of 1500 applications a year (amongst the applications noted below, this also includes the likes of discharge of planning conditions, non-material amendments and the Councils pre-application offering). The Planning and Enforcement Teams (together with the Councils Building Control function) are supported by our planning and building technical team who play a pivotal role in supporting the success of the services.

2.1.2 There are different types of applications for which government assess local authorities on in terms of performance, these are broken down below. The majority of the schemes that come before members at Committee are major applications.

### 2.1.3 Major

Major applications are applications which fall into the following categories:

- Dwellings - 10+ dwellings or cover a site area of 0.5ha+
- Offices/Retail & Distribution/Light Industry -cover over 1,000m<sup>2</sup> or floor space or a site area of 1ha+
- General Retail Distribution and Servicing – 1,000m<sup>2</sup>+ or floor space or site area of 1ha+
- Gypsy and Traveller sites – 10+ pitches
- All other major developments – all other uses, whether in a use class or sui generis uses – 1,000m<sup>2</sup>

### 2.1.4 Minor applications

These are applications which fall into the following categories:

- Dwellings – 1-9 dwellings. Or site area of less than 0.5ha
- Offices/Retail & Distribution/Light Industry – less than 1,000m<sup>2</sup> floor space or less than 1 ha site area



- General Industry and Distribution and Servicing – less than 1,000m2 floor space or less than 1ha site area
- Gypsy and Traveller sites – 1-9 pitches
- All other minor developments – less than 1,000m2 floor space or less than 1ha site area

### 2.1.5 Other Developments

These applications include the below.

- Change of Use – going from one class use to another
- Householder developments - extensions, conservatories, garages etc within the domestic curtilage of the property
- Advertisements
- Listed Building Consent

## 2.2 Performance

2.2.1 Performance has traditionally been measured in terms of time taken to determine a planning application. The target is 13 weeks for major applications, and 8 weeks for householder and other applications. This is calculated from the date of validation to the date of the decision notice being issued. There is also an opportunity to negotiate an extension of time for applications where it is clear that the statutory target cannot be met.

2.2.2 Currently the Government has set Local Planning Authority performance targets (Improving Planning Performance: Criteria for Designation Updated 2020) as follows:- 60% of Major Applications to be determined within 13 weeks or the agreed time extension 70% of Minor Applications and Others to be determined within 8 weeks or the agreed time extension. As can be seen from the statistics below the service is exceeding the timescales imposed by government

2.2.3 Quarter 4 – 2024/2025 (January- March 2025)

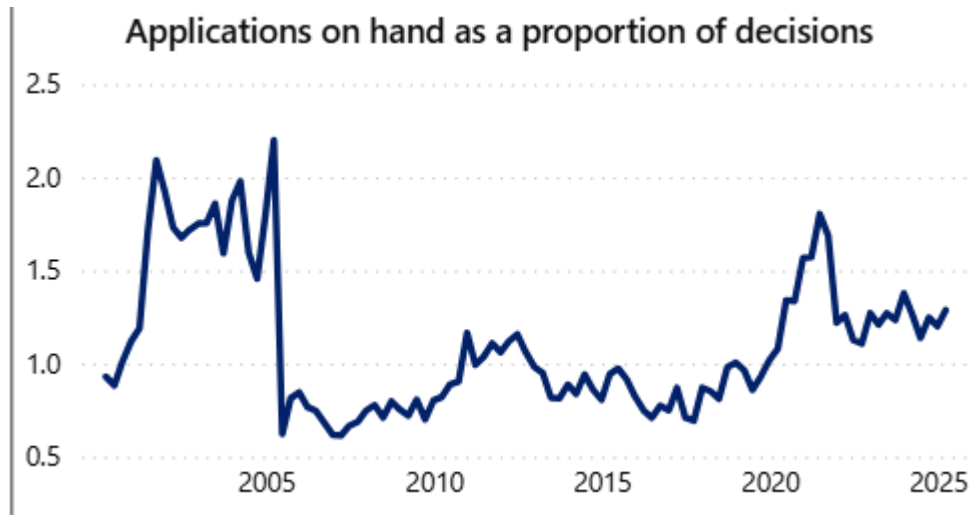
- Majors 92% within 13 weeks or within agreed time extension
- Minors 78.05% within 8 weeks or within agreed time extensions
- Others 86.32% within 8 weeks or within agreed time extensions

Quarter 1 – 2025/2026 (April – June 2025)

- Majors: 100% within 13 weeks or within agreed time extension
- Minors: 86.27% within 8 weeks or within agreed time extension
- Others: 91.30% within 8 weeks or within agreed time extension

2.2.4 The table below shows the number of applications received since the start of 2024, and those determined. Members will note the vast majority of decisions are delegated, and historically the figure is around 93% of applications are delegated to officers to determine. As of 30 March 2025, the Councils applications on hand/decisions figure is 1.29 which is a slight increase from the previous quarter of 1.25, however bodes well when compared against the North-West Average of 1.89. The spike in 2021 was due to the significant planning application backlog the council faced.

	January – March 2024	April -June 2024	July – September 2024	October – December 2024	January – March 2025	April – June 2025
Applications received	215	206	200	189	211	192
Applications determined	219	231	182	194	170	220
Percentage delegated	93%	90%	95%	93%	93%	92%



## 2.3 Planning Appeals

There are three main types of planning/enforcement appeals.

These are written representations, Hearings and Inquiries.

### 2.3.1 Written Representation

Most planning appeals are decided by the written representations route. With this procedure the Planning Inspector will consider written evidence from the appellant, the local planning authority (LPA) and anyone else who has an interest in the appeal. The written evidence usually takes the form of a statement of case by the main parties (the appellant and the LPA), and there is also the opportunity to comment on each other's statements.

For householder appeals there is a slightly different process. There are no opportunities to submit further information once the original appeal form has been submitted and the Local Authority will provide a copy of either the officers delegated/ committee report rather than a separate statement.

### 2.3.2 Hearing

A planning hearing is an appeal in which there is normally no legal representation. Statements are submitted by both parties and there is an open, informal discussion on the key issues. A hearing is usually a day event.

### 2.3.3 Public Inquiry

An Inquiry is more formal process and there is normally legal representation who cross examine witnesses. Public Inquiries will last more than a couple of days.

- 2.3.4 The following planning and enforcement appeal decisions were issued between 1 January to 30 June 2025. A separate list is appended to this report detailing the schemes that have been subject of the appeal and the outcomes.

Planning/Enforcement Appeals Determined	Number	Allowed	Dismissed
Written Representations	19	5	14
Hearings	3	1	1
Inquiry	1	1	0
<b>Total</b>	<b>23</b>	<b>7</b>	<b>15</b>

The percentage of planning appeals allowed stands at 33% and therefore above the quality indicator of Major and Non-Major Development which stands at 10%. Only one enforcement appeal was determined in the last two quarters and that was dismissed. Whilst this figure for planning applications is slightly above the government target there is no cause for concern. There was a hearing planned for 25/00008/REF however that appeal was withdrawn.

#### 4.0 Planning Enforcement

- 4.0. The Planning Enforcement Team (which consists of 1 Senior Planning Enforcement Officer, 3 Planning Enforcement Officers and 1 Graduate Planning Enforcement Officer) and are responsible for investigating alleged breaches of planning control and taking action to remedy breaches of planning control and harm arising.
- 4.0. The team receive on average 350 complaints per year, and until 2021 the Council only employed 2 Planning Enforcement Officers, and 1 Graduate Planning Enforcement Officer. As part of the Development Management Review in 2021, two additional Planning Enforcement Officers posts were created employed to assist in managing caseloads and to help reduce the backlog of cases that had built up over time.

#### 4.1 Historic Case Review and Management of the Backlog

- 4.1. Over the past 24 months one of the key priorities has been to work on the review and clearance of historic enforcement cases. Some of these cases date back to 2010. A large number of these cases have been reviewed, and a large number of those cases have been closed, either that it is not proportionate to take action, action has been taken, the breach is de minimis or that through the passage of time the breach is immune from enforcement action. The table below shows the progress in terms of clearing historic cases. The team have worked hard to resolve and close active files. In January 2023 we had 342 active cases from the past decade still active, the figure in July 2025 is 126, this is down from 140 the previous quarter. The work has been undertaken in addition to ongoing investigations.

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Live Cases July 2025	1	0	0	2	3	2	7	16	22	28	45
Live Cases January 2023	1	1	2	6	5	7	22	53	61	64	120

4.1. A review of cases has also occurred for the recent years of 2021-2025. These are higher in terms of  
2 open cases, but closed cases are also much higher, these take into closure of cases from previous years.

4.1.  
3

	2021	2022	2023	2024	2025
Overall number of cases received	384	355	310	391	198
Closed Cases	299	176	439	420	206
Open Cases July 2025	70	70	85	143	112
Review of ongoing enforcement cases – The review shows figures for the years 2021-2025. The table illustrates the change in the number of live cases received.					

4.1. In 2025 to date (January to the end of June 2025) a total of 198 cases have been received, and 206  
4 cases have been closed. This is illustrated below.

	2025
Open Cases	198
Closed Cases	81
Cases received January 2024-December 2024	391

4.1. The Local Authority currently have 638 live planning enforcement cases. Between 1 January to 30  
5 June 2025 we received 198 new complaints. The Local Planning Enforcement Plan sets out a case management system as set out below. The local planning authority have committed to monitoring the performance against the action targets. The new plan adopted by the Planning and Regulatory Committee in 2024 set out a new expediency test aimed at assessing the breach, remedying breach, resolving the breach and formal action to resolve the breach if this is indeed required. The new system is designed to be more focussed and allow time for others to pursue the breaches of planning control that require action to be taken.

<b>'Red' Cases</b>	Cases that involve significant or irreparable harm. These include unauthorised works to a listed building, the felling of a protected tree, development likely to adversely impact public safety, or development likely to cause adverse impacts to sensitive habitats (e.g. Sites of Special Scientific Interest and similar designations).	The Planning Enforcement Officer will aim to visit these cases, or otherwise pursue appropriate action within <b>1 working day</b> of receipt of the case.
<b>'Amber' Cases</b>	All other cases where there is a breach of planning control.	The Planning Enforcement Officer will aim to visit these cases, or otherwise pursue appropriate action within <b>15 working days</b> of receipt of the case.
<b>'Green' Cases</b>	Cases where there is no breach of planning control, or where it is proven at Stage 1 and 2 of the Expediency Test that the breach does not warrant enforcement action.	These cases will <b>not be investigated further</b> .

4.1. It can be seen from the figures below (January to June 2025) that both red and amber cases are being  
6 visited broadly within the timescales. The team itself are now heavily involved in enforcement appeals associated with the serving of the various notices and court appearances associated with the prosecution process. The figures are positive in light of this. There have been some recruitment challenges early on in 2025, however all roles are now filled which will be positive for the future. Given the team are now fully resourced it is the intent to visit 90% of amber sites within the 15 working days.

	Received	Initial visit within target	Average days taken	Percentage in time
Red Case	6	5	<1	83.33%

<b>Amber</b>	182	156	10.1	85.71%
<b>Green</b>	10			

- 4.1. In terms of enforcement action taken in 2025 there have been 30 notices served in the last 6 months.  
7 These are noted below.

<b>Action</b>	<b>Number of Actions</b>
<b>Breach of condition notice</b>	0
<b>Enforcement injunctions</b>	0
<b>Enforcement Notice</b>	13
<b>Injunctive Applications refused</b>	0
<b>Planning Contravention Notice</b>	17
<b>Listed Building Temporary Stop Notice</b>	0

## 5.0 Conclusion

- 5.1 The Development Management Team are working above expected government targets in terms of timescales. Quality of decision making for the last two quarters is slightly above the 10% endorsed by government, however the Authority over the course of the last two years have performed well in terms of quality of decision making. There are no concerns on the quality of decision making.
- 5.2 The Planning Enforcement Team are reducing the significant backlog that was peaked in December 2022 when 797 open cases were held on 1<sup>st</sup> January 2023 whereas the figure now is 638 (20% reduction). There has been a significant effort by officers to deal with beaches of planning control, with a number of notices issued over the course of the last 24 months to remedy breaches, and associated prosecution for failure to adhere to notices.

Planning & Enforcement Appeal outcomes January  
– June 2025

Appeal Ref	App Ref	Address	Description	Status
<b>24/00017/REF</b>	23/00975/FUL	11 Fulmar Crescent Heysham Morecambe Lancashire LA3 2TG	Partially retrospective application for the change of use of open space to residential land in association with 11 Fulmar Crescent and erection of a boundary fence	DISMIS
<b>24/00021/REF</b>	24/00089/FUL	Greenbank Farm Hornby Road Cloughton Lancaster Lancashire LA2 9JD	Erection of an agricultural livestock building silage clamp and midden	DISMIS
<b>24/00027/REF</b>	23/01215/FUL	Batty Hill Farm Lancaster Road Cockerham Lancaster Lancashire LA2 0DZ	Appeal relating to retrospective application for the construction of a roof over existing silage pit	DISMIS
<b>24/00028/ENF</b>		Field Off Littlefell Lane Lancaster Lancashire	Appeal against enforcement notice for the carrying out of development associated with camping activities on the Land	DISMIS
<b>24/00030/REF</b>	23/01248/FUL	66 Kellet Road Carnforth Lancashire LA5 9LP	Erection of a dwelling (C3) and associated access	DISMIS
<b>24/00031/REF</b>	24/00034/FUL	Land To The North Of Capernwray House Hobsons Lane Capernwray Carnforth Lancashire LA6 1AE	Change of use of agricultural land to site six holiday lodges with associated hardstanding and internal access road installation of a package treatment plant and drainage infrastructure	DISMIS
<b>24/00032/REF</b>	23/01470/FUL	Land West Of Sea View Drive Hest Bank Lancashire	Erection of 27 specialist bungalows for older people with detached garage and associated access internal roads infrastructure open space landscaping and parking	ALLOW

<b>24/00033/REF</b>	24/00114/ADV	The Shore Car Park Shore Road Silverdale Lancashire LA5 0TP	Advertisement application for the display of 1 x sign on camera column 1 wall mounted sign 2 x pole mounted signs on new poles and 2 x pole mounted signs on existing pole	DISMIS
<b>24/00035/REF</b>	PP-12746460	22 Clarence Street Morecambe Lancashire LA4 5EX	Retrospective application for change of use of building into dwelling (C3) and the retention of replacement windows and doors and proposed demolition of part of building to create external amenity area	DISMIS
<b>24/00036/REF</b>	24/00200/FUL	Field North Of Birkland Barrow Road Nether Kellet Lancashire	Part retrospective application for the change of use from agricultural land to equine space with associated hardstanding and erection of a double timber stable and 2 sheds	DISMIS
<b>24/00037/REF</b>	24/00113/FUL	The Shore Car Park Shore Road Silverdale Lancashire LA5 0TP	Retrospective application for a pole mounted light/camera and associated cabinet	DISMIS
<b>24/00038/REF</b>	24/00508/FUL	Back Lane Tunstall Lancashire	Construction of new access road off Back Lane	DISMIS
<b>24/00039/HAS</b>	23/00484/FUL	2 Pemberton Drive Morecambe Lancashire LA4 6SL	Demolition of existing conservatory with erection of replacement single storey front extension with canopy installation of solar panels to east roof slope construction of hip to gable roof and dormer extension to rear elevation including the installation of solar panels (pursuant to the variation of condition 2 on approved application 23/00484/FUL to amend the approved plans)	ALLOW
<b>24/00041/REF</b>	22/01463/OUT	Land East Of Arkholme Methodist Church Kirkby Lonsdale Road Arkholme Lancashire	Outline application for the development of up to 23 residential dwellings and creation of a new access	ALLOW

<b>24/00046/REF</b>	23/00973/OUT	Land Off Willey Lane Cockerham Lancashire	Outline application for the erection of a dwelling with associated access	DISMIS
<b>24/00051/REF</b>	23/00800/FUL	Throstle Croft Main Road Thurnham Lancaster Lancashire LA2 0DP	Part retrospective application for the change of use of agricultural store/workshop to agricultural engineering (B2)	ALLOW
<b>24/00052/REF</b>	23/00946/FUL	Bridge End Farm Brookhouse Road Brookhouse Lancaster Lancashire LA2 9NW	Refurbishment of existing farmhouse demolition of existing extensions and erection of a replacement single storey rear extension conversion of outbuildings to annexe conversion of existing barn to a dwelling erection of 2 new dwellings to the land to the south and 1 new dwelling to land to the north	ALLOW
<b>25/00001/HAS</b>	24/01054/FUL	Wingates Westbourne Drive Lancaster Lancashire LA1 5EE	Demolition of existing single storey rear extension and garage erection of a single-story side extension and two-storey rear extension installation of roof lights and solar panels	ALLOW
<b>25/00002/REF</b>	23/00750/VCN	Land At Grid Reference E346580 N452460 Lancaster Road Cockerham Lancashire	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access and pedestrian access to Willey Lane (pursuant to the variation of condition 11 on planning permission 23/00750/VCN to amend the accommodation schedule)	ALLOW
<b>25/00003/REF</b>	24/01104/FUL	2 Allandale Gardens Lancaster Lancashire LA1 5JN	Change of use of dwelling (C3) into house in multiple occupation (C4) and retrospective application for conversion of garage into habitable room	DISMIS
<b>25/00004/REF</b>	24/01144/FUL	Ireby Green Caravan Park Woodman Lane Ireby Carnforth Lancashire LA6 2JH	Change of use of agricultural land to form 12 seasonal touring caravan pitches and associated ground works	DISMIS



Planning & Enforcement Appeal outcomes January  
– June 2025

<b>25/00007/REF</b>		Land And Buildings At Grid Reference E362045 N475610 Woodman Lane Cowan Bridge Lancashire	Demolition of existing barn change of use and conversion of an existing barn to one dwelling (C3) erection of three dwellings (C3) installation of sewage treatment plant construction of boundary walls and associated parking and landscaping	DISMIS
<b>25/00008/REF</b>	24/00940/RCN 17/00708/FUL	Diviny Livery Stables Middleton Road Middleton Lancashire	Erection of a detached dwelling for equestrian worker (pursuant to the removal of condition 8 on planning permission 17/00708/FUL to allow for the retention of the existing static caravan)	WDNA

## LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
23/00041/DIS	1 - 3 Osborne Grove, Morecambe, Lancashire Discharge of conditions 3, 4, 5, 6, 7 on approved application 18/00137/FUL for Mr N Palamountain (Harbour Ward 2015)	Split Decision
23/00279/FUL	Foxholes, Hollins Lane, Bay Horse Erection of a detached two storey dwelling for Mr Wells (Ellel Ward)	Application Permitted
24/01257/FUL	Former British Legion Club, 29 - 31 Edward Street, Morecambe Change of use and conversion of building to 11 apartments (use class C3), erection of a single storey side extension and bin store, installation and alterations to windows and doors and replacement roof for Mrs Sarah Hurst (Poulton Ward)	Application Permitted
24/01313/OUT	Strathmore Hotel , Marine Road East, Morecambe Outline application for demolition of existing hotel and erection of a 7-storey building for use as an aparthotel (access, appearance, scale, and layout) for HY Hotels (Poulton Ward)	Application Refused
24/01374/FUL	The Coach House, Foundry Lane, Halton Demolition of existing conservatory, erection of two storey rear extension with pitched roof and associated work to existing house and landscaping for Mr & Mrs O'Neill (Halton-with-Aughton And Kellet Ward)	Application Permitted
25/00002/DIS	Part Of Former St Georges Works (Pump House), Abram Close, Lancaster Discharge of condition 10 on approved application 23/00571/FUL for Mr Nick Langford (Marsh Ward)	Application Permitted
25/00002/FUL	Land Between Northern Terrace And Haweswater Cottage, Moss Lane, Silverdale Demolition of existing buildings and erection of a replacement agricultural building for Mr Kenneth Gregory (Silverdale Ward)	Application Permitted
25/00074/FUL	Hill Top Farm, Hill Lane, Nether Kellet Erection of an agricultural storage building for Mrs Mary Cornthwaite (Halton-with-Aughton And Kellet Ward)	Application Permitted
25/00097/DIS	Cinder Lane Nurseries , Cinder Lane, Lancaster Discharge of condition 3 and 4 on approved application 24/00462/REM for Mr R Leaman (Scotforth West Ward)	Application Permitted
25/00098/DIS	Cinder Lane Nurseries , Cinder Lane, Lancaster Discharge of conditions 5, 8, 9, 12 and 13 on approved application 22/01518/OUT for Mr R Leaman (Scotforth West Ward)	Application Permitted
25/00112/DIS	Land At Grid Reference 350900 470170, Leapers Wood Road, Over Kellet Discharge of condition 10 on approved application 22/00562/VCN for Ms Tracy Clavell-Bate (Halton-with-Aughton And Kellet Ward)	Application Refused

## LIST OF DELEGATED PLANNING DECISIONS

25/00114/DIS	Pattys Farm, Hillam Lane, Cockerham Discharge of conditions 5, 6, 7 on approved application 23/01410/FUL for Mr Chris Parry (Ellel Ward)	Split Decision
25/00120/DIS	Part Of Former St Georges Works (Pump House), Abram Close, Lancaster Discharge of conditions 11,12,13,14,15 and 16 on approved application 23/00571/FUL for Mr Nick Langford (Marsh Ward)	Application Permitted
25/00122/DIS	Yew Tree Cottage, Selby Lane, Melling Discharge of condition 6 on approved application 22/00867/FUL for Mr & Mrs D Gordon (Upper Lune Valley Ward)	Application Permitted
25/00125/DIS	The Friary , 116 St Leonards Gate, Lancaster Discharge of conditions 3 and 4 on approved application 22/00768/FUL for Mr Bargh (Castle Ward)	Application Withdrawn
25/00126/DIS	The Friary , 116 St Leonards Gate, Lancaster Discharge of condition 3 on approved application 22/00769/LB for Mr Bargh (Castle Ward)	Application Withdrawn
25/00127/DIS	Thwaite Gate Farm , Lancaster Road, Carnforth Discharge of conditions 2, 3, 4 and 5 on approved application 23/00058/PAA for Mr K Whittingham (Carnforth And Millhead Ward)	Application Permitted
25/00128/DIS	Lancaster University , Bigforth Drive, Bailrigg Discharge of condition 6,8,9 and 10 on approved application 24/00171/FUL for Anna Cockman (University Ward)	Application Permitted
25/00129/DIS	Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Discharge of condition 3 on approved application 21/00363/FUL for Mr Mark Drinkall (Halton-with-Aughton And Kellet Ward)	Application Permitted
25/00130/DIS	Proposed Solar Farm, Grimeshaw Lane, Quernmore Discharge of conditions 3, 5 ,6 ,7 ,10 and 16 and part of condition 15 on approved application 22/00017/FUL for Alexander Miejimolle (Lower Lune Valley Ward)	Application Permitted
25/00130/FUL	21 The Drive, Carnforth, Lancashire Retrospective application for the change of use of land to domestic garden in association with 21 The Drive with landscaping and erection of a shed for Mrs Lucy Owen (Carnforth And Millhead Ward)	Application Permitted
25/00133/DIS	Land North Of Bulk Road And East Of Parliament Street, Lancaster, Lancashire, Discharge of condition 18 on approved application 22/00332/FUL for PPG Lancaster (Bulk)	Application Permitted
25/00134/DIS	Land North Of Bulk Road And East Of Parliament Street, Lancaster, Lancashire, Discharge of condition 24 on approved application 22/00332/FUL for PPG Lancaster (Bulk)	Application Permitted
25/00136/DIS	129 North Road, Carnforth, Lancashire Discharge of condition 3 on approved application 24/00320/LB for Ms Danielle Frazer (Carnforth And Millhead Ward)	Application Permitted
25/00137/DIS	Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Discharge of condition 3 on approved application 21/00358/LB for Mr Mark Drinkall (Halton-with-Aughton And Kellet Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

25/00138/DIS	Ghyll House, Aughton Brow, Aughton Discharge of condition 4 on approved application 25/00061/FUL for Jack Johnson (Halton-with-Aughton And Kellet Ward)	Split Decision
25/00139/DIS	Land South Of Burrow Beck, Bailrigg Lane, Lancaster Discharge of conditions 7 and 16 on approved application 25/00173/VCN for Mr Elliott Grimshaw (University Ward)	Application Permitted
25/00141/DIS	Land North Of Bulk Road And East Of Parliament Street, Lancaster, Lancashire, Discharge of condition 11 on approved application 22/00332/FUL for PPG Lancaster (Bulk)	Application Permitted
25/00142/DIS	Ghyll House, Aughton Brow, Aughton Discharge if condition 3 on approved application 25/00062/LB for Jack Johnson (Halton-with-Aughton And Kellet Ward)	Split Decision
25/00144/DIS	Broadgate Garage, Middleton Road, Middleton Discharge of condition 3 on approved application 25/00493/FUL for Mr Elliot Casson (Overton Ward)	Application Refused
25/00148/DIS	Land At Bambers Farm, Moss Lane, Thurnham Discharge of conditions 4 and 7 on approved application 23/01420/FUL for Mr T Ayrton (Ellel Ward)	Application Permitted
25/00149/DIS	Land North Of Bulk Road And East Of Parliament Street, Lancaster, Lancashire, Discharge of condition 23 on approved application 22/00332/FUL for PPG Lancaster (Bulk)	Application Permitted
25/00150/DIS	Land North Of Bulk Road And East Of Parliament Street, Lancaster, Lancashire, Discharge of condition 20 on approved application 22/00332/FUL for PPG Lancaster (Bulk)	Application Permitted
25/00380/FUL	Lower Tatham Barn, Kirkby Lonsdale Road, Arkholme Erection of a two storey rear extension for Mr & Mrs Mellows (Halton-with-Aughton And Kellet Ward)	Application Permitted
25/00538/LB	Banks Lyon , 36 - 44 Church Street, Lancaster Listed building application for the remedial structural works to repair existing structural members, under-boardings of ceilings and dry-lining to walls, internal finishes to floors, walls and ceilings, installation of mechanical and electrical services, installation of fire mitigation measures, installation of fire alarm and security system, works to shopfront windows, doors and stonework to front facade, minor changes to internal room layouts for Mr Rodney Banks-Lyon (Castle Ward)	Application Refused
25/00553/FUL	3 Parklands, Parklands Drive, Caton Erection of an outbuilding for Janet Singleton (Lower Lune Valley Ward)	Application Permitted
25/00576/FUL	Hill Top Farm, Hill Lane, Nether Kellet Part retrospective application for erection of an agricultural livestock building for Mrs Mary Cornthwaite (Halton-with-Aughton And Kellet Ward)	Application Permitted
25/00578/FUL	8 Hornby Bank, Nether Kellet, Carnforth Construction of a balcony to the rear elevation for Mrs Thelma Aye (Halton-with-Aughton And Kellet Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

25/00597/FUL	4 Armitage Way, Galgate, Lancaster Erection of single storey rear extension and replacement of ground floor rear window with patio doors for Mr & Mrs Riley (Ellel Ward)	Application Permitted
25/00605/PLDC	13 Dumbarton Road, Lancaster, Lancashire Proposed lawful development certificate for construction of a dormer extension to the rear for Mr And Mrs Ismail (John O'Gaunt Ward)	Application Withdrawn
25/00611/FUL	10 Hornbeam Road, Lancaster, Lancashire Installation of plant equipment for Tesco Stores Ltd (Marsh Ward)	Application Permitted
25/00630/FUL	89 Crag Road, Lancaster, Lancashire Demolition of garage, conservatory and porch and erection of a single storey rear extension and front porch and erection of a two storey side extension for D. Littler & A. MacPherson (Bulk Ward)	Application Permitted
25/00644/FUL	11 And 11A Longlands Lane, Heysham, Morecambe Change of use and conversion of two flats into single dwelling and erection of a single storey rear extension for Mr Michael Butterworth (Heysham Central Ward)	Application Permitted
25/00662/FUL	13 Gloucester Avenue, Lancaster, Lancashire Conversion of garage to utility room and bathroom for Mr Young-Soo Choi (Scotforth East Ward)	Application Permitted
25/00682/EIO	Central Promenade Regeneration Site, Marine Road Central, Morecambe EIA Scoping Opinion request relating to proposed changes to the approved development which comprises the demolition of existing buildings and the proposed construction of major mixed leisure development in association with Eden Project, outdoor arena, public realm, landscaping works, cycle parking, detached shelter and energy pods, and associated infrastructure and engineering operations for Eden Project International (Poulton Ward)	Closed
25/00706/FUL	9 Alexandra Road, Morecambe, Lancashire Change of use from a hairdressers into a 7-bed house in multiple occupation for Mr Jack Welsh (West End Ward)	Application Refused
25/00709/CU	Morecambe & Heysham Sea Cadets, T S Duke Of Lancaster, Pedder Street Change of use of morecambe sea cadets to the sale of antiques for Mr Roy Drinkall (Poulton Ward)	Application Permitted
25/00712/FUL	59 Yorkshire Street West, Morecambe, Lancashire Change of use of retail unit to residential and removal of shopfront with alteration to windows for Mr Bryan Long (West End Ward)	Application Refused
25/00715/FUL	Sunderland Point Mission Heritage Centre, The Lane, Sunderland Point Installation of an array of ground mounted solar panels with associated cabling and equipment for Edward Levey (Overton Ward)	Application Permitted
25/00716/LB	Sunderland Point Mission Heritage Centre, The Lane, Sunderland Point Listed building application for installation of an array of ground mounted solar panels with associated internal cabling and equipment for Edward Levey (Overton Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

25/00717/FUL	57 Yorkshire Street West, Morecambe, Lancashire Change of use of retail unit to residential and removal of shopfront with alteration to windows for Mr Bryan Long (West End Ward)	Application Refused
25/00718/FUL	61 Yorkshire Street West, Morecambe, Lancashire Change of use of retail unit to residential and removal of shopfront with alteration to windows for Mr Bryan Long (West End Ward)	Application Refused
25/00721/EIR	Land North Of, Quernmore Road, Quernmore Screening opinion for the erection of 125 dwellings (C3) with associated access, landscaping, public open space, electricity substation, foul water pumping station, sustainable urban drainage, and associated infrastructure for Bellway Homes & William Airey, Pauline Ainley & Nathan Airey (Lower Lune Valley Ward)	ES Not Required
25/00724/LB	Yew Tree House, Kirkby Lonsdale Road, Over Kellet Listed building application for the removal of cementitious render from front elevation and point stonework with lime mortar for Mr M Nockels (Halton-with-Aughton And Kellet Ward)	Application Withdrawn
25/00725/VCN	Banks Lyon Jewellers, 36 - 44 Church Street, Lancaster Listed building application for alterations to the existing shop front and alterations to the internal layout and repair works (pursuant to the variation of condition 2 and 3 on listed building consent 24/00684/LB to alter the design and detail of the shopfront) for Mr Rodney Banks Lyon (Castle Ward)	Application Refused
25/00730/FUL	6 Coastal Drive, Hest Bank, Lancaster Demolition of existing side extension and erection of a single storey wrap around extension for Kirsty Strendale-Bennett (Bolton And Slyne Ward)	Application Permitted
25/00732/FUL	15 Winchester Avenue, Morecambe, Lancashire Erection of a two storey side extension for Mr And Mrs Thompson (Bare Ward)	Application Refused
25/00733/PLDC	100 Coulston Road, Lancaster, Lancashire Proposed lawful development for construction of a rear dormer for Mr And Mrs Edmondson (Bowerham Ward)	Lawful Development Certificate Granted
25/00742/VCN	Banks Lyon Jewellers & Banks Lyon Shoes, 36 - 44 Church Street, Lancaster Alterations to the existing shop front (pursuant to the variation of condition 2 and 3 on planning permission 24/00683/FUL to alter the design and detail of the shopfront) for Mr Rodney Banks Lyon (Castle Ward)	Application Refused
25/00747/FUL	22 Prospect Drive, Hest Bank, Lancaster Part retrospective application for the erection of a single storey rear extension, a open porch canopy to the front and construction of a raised patio/steps in the rear garden for Mr & Mrs Gribben (Bolton And Slyne Ward)	Application Permitted
25/00758/ADV	52 Market Street, Lancaster, Lancashire Advertisement application for the display of non-illuminated lettering/logo for Mr Antonio Martinez (Castle Ward)	Application Permitted
25/00761/FUL	77 Farmdale Road, Lancaster, Lancashire Construction of a dormer extension to the front elevation for Mr James Ward (Bowerham Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

25/00763/FUL	24 Artlebeck Road, Caton, Lancaster Construction of a dormer extension to the rear elevation for Mr Aidan Richardson (Lower Lune Valley Ward)	Application Refused
25/00771/FUL	50 Swallow Close, Bolton Le Sands, Carnforth Erection of single storey rear extension for Mr and Mrs Scott (Bolton And Slyne Ward)	Application Permitted
25/00773/FUL	33 Euston Road, Morecambe, Lancashire Change of use from hairdressing salon to nail and beauty salon and installation of a replacement shop front for Mr Duom Nhu Nguyen (Poulton Ward)	Application Permitted
25/00779/LB	188B Main Street, Warton, Carnforth Listed building application for the installation of a rooflight to the north east elevation for Mr & Mrs Lauretani (Warton Ward)	Application Permitted
25/00788/PLDC	Carnforth Railway Station , Warton Road, Carnforth Proposed lawful development certificate for replacement of two existing customer information screens and installation of one new customer information screen and associated infrastructure for Mr Jacob Lamb (Carnforth And Millhead Ward)	Lawful Development Certificate Granted
25/00789/AD	Tatham Hall, Wennington Road, Tatham Agricultural determination for the erection of an agricultural storage building for Mr Frank Towers (Lower Lune Valley Ward)	Prior Approval Granted
25/00791/PLDC	Heysham 1 Power Station, Princess Alexandra Way, Heysham Proposed lawful development certificate for the groundworks at Heysham 1 Power Station to infill a redundant former chemical clean lagoon for Mr Martyn Mills (Overton Ward)	Lawful Development Certificate Granted
25/00794/FUL	3 Slyne Road, Bolton Le Sands, Carnforth Erection of a car port for Dr David Fyfe (Bolton And Slyne Ward)	Application Permitted
25/00795/FUL	Spokeshave, Post Horse Lane, Hornby Erection of a two storey front extension for Mr A Thwaite (Upper Lune Valley Ward)	Application Permitted
25/00798/FUL	8 Saxon Heights, Heysham, Morecambe Erection of a two storey side extension for Mr Matthew Entwistle (Heysham South Ward)	Application Permitted
25/00802/FUL	4 Hall Park, Lancaster, Lancashire Conversion of garage into habitable room and associated alterations for Mr & Mrs Fogg (Scotforth West Ward)	Application Permitted
25/00804/FUL	Broadband For The Rural North Limited, Station Yard, Melling Road Temporary siting of two existing demountable units for use as office accommodation for Broadband For The Rural North (B4RN) (Upper Lune Valley Ward)	Application Refused
25/00807/FUL	Appletree Basin, Quernmore Brow, Quernmore Change of use of land into residential curtilage, conversion of pump house into one dwellinghouse, creation of a lower ground floor and extension, access, drainage and landscaping for Mr C Beddis (Lower Lune Valley Ward)	Application Refused

## LIST OF DELEGATED PLANNING DECISIONS

25/00810/FUL	15 Coleman Drive, Lancaster, Lancashire Installation of solar panels to the front and side and installation of an inverter and batteries to the side for Mr and Mrs Cowey (Bulk Ward)	Application Permitted
25/00817/FUL	3 Pembroke Avenue, Morecambe, Lancashire Erection of an outbuilding for Mr Dennis Talbot (Bare Ward)	Application Permitted
25/00818/LB	52 Market Street, Lancaster, Lancashire Listed building application for the fixing of a lettering/logo onto existing fascia for Tony Martínez (Castle Ward)	Application Permitted
25/00819/FUL	Brades Farm, Farleton Old Road, Farleton Change of use of a former dairy and refrigeration room to an educational meeting room with accessible toilet for Mr John Towers (Upper Lune Valley Ward)	Application Permitted
25/00820/NMA	Lancaster University , Bigforth Drive, Bailrigg Non-material amendment to planning permission 24/00171/FUL for the removal of the retaining wall and introduction of the land being battered back, reinstatement of the car park to the south of the Energy Centre and rerouting of the footpath to accommodate the Energy Centre and land levels for Anna Cockman (University Ward)	Application Permitted
25/00821/FUL	31 Meadow Park, Galgate, Lancaster Erection of a single storey wrap around extension to side and rear for Mr And Mrs A Simmill (Ellel Ward)	Application Permitted
25/00836/FUL	38 Manor Lane, Slyne, Lancaster Demolition of existing conservatory, front porch and garage, erection of a single storey rear extension, incorporating covered porch, installation of new side entrance with external steps, construction of hip to gable extension and raised roof to provide first floor accommodation, including the installation of 2 new windows on each gable end and installation of 5no. rooflights and windows and construction of external terrace and paved steps for Mr Clifford Elley (Bolton And Slyne Ward)	Application Permitted
25/00837/FUL	3 Dutton Drive, Lancaster, Lancashire Conversion of loft and installation of rooflights to the front and rear roof elevation for Mrs Eleni Fitsiou (Bulk Ward)	Application Permitted
25/00848/FUL	48 South Road, Morecambe, Lancashire Erection of a single storey rear extension, construction of hip to gable extension and dormer extension to the rear elevation for Mr C Murphy (Bare Ward)	Application Permitted
25/00854/FUL	15 Tibicar Drive West, Heysham, Morecambe Erection of a single storey rear extension for Mr Williams (Heysham Central Ward)	Application Permitted
25/00855/FUL	74 South Road, Morecambe, Lancashire Erection of a single storey side extension, construction of a hip to gable extension and dormer extension to the rear elevation for Mr / Mrs Fell (Bare Ward)	Application Permitted
25/00868/FUL	6 Lindbergh Avenue, Lancaster, Lancashire Erection of a single storey rear extension for Mr Wahidullah Mayar (Scotforth West Ward)	Application Permitted



## LIST OF DELEGATED PLANNING DECISIONS

25/00872/PLDC	195 Westminster Road, Heysham, Morecambe Proposed lawful development certificate for the construction of a rear dormer extension and loft conversion for Mr Muhib Rahman (Heysham North Ward)	Lawful Development Certificate Refused
25/00873/FUL	20 Lake Grove, Morecambe, Lancashire Erection of single storey side extension for Mrs Pauline Lamb (West End Ward)	Application Permitted
25/00878/PAH	23 Langdale Road, Carnforth, Lancashire Erection of a 5 meter deep, single storey rear extension with a maximum roof height of 3.15 metres and a maximum eaves height of 2.97 metres for mr and mrs head (Carnforth And Millhead Ward)	Prior Approval Refused
25/00893/PAA	White Cottage, Shippon Hill, Langthwaite Road Prior approval for the change of use of an agricultural building to a single dwelling for Mr Donald Deering (Ellel Ward)	Application Refused
25/00895/PLDC	148 Bare Lane, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension, construction of hip to gable extension and dormer extension to the rear elevation for Mr G Silverwood (Torrisholme Ward)	Lawful Development Certificate Refused
25/00900/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 Is Required
25/00902/PLDC	56 Twemlow Parade, Heysham, Morecambe Proposed lawful development certificate for the erection of a single storey rear extension for Mr Dennis Bailey (Heysham Central Ward)	Lawful Development Certificate Refused
25/00916/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)	ES Not Required
25/00937/EIR	Brades Farm, Farleton Old Road, Farleton Screening opinion for the change of use of a former dairy and refrigeration room to an educational meeting room with accessible toilet for Mr John Towers (Upper Lune Valley Ward)	ES Not Required
25/00945/EIR	Rigg House, Rigg Lane, Quernmore Screening request for the construction of roof over existing cattle yard for Mr Garwood Kelsall (Lower Lune Valley Ward)	ES Not Required
25/00955/EIR	Redfields, Wyresdale Road, Quernmore Screening opinion for the demolition of existing dwelling and erection of replacement dwelling with associated landscaping for Mr Anthony Gardner (Lower Lune Valley Ward)	ES Not Required
25/00966/NMA	McDonalds Restaurant, Hilmore Way, Morecambe Non-material amendment to planning permission 25/00316/FUL to revise roof arrangement and install external plant fixtures for McDonald's Restaurants Ltd (West End Ward)	Application Permitted
25/0123/TPO	The New Bungalow, Caton Green Road, Caton Green Chestnut (T8) - Crown raise to a height of four metres above the access road for Mr Andrew Young (Lower Lune Valley Ward)	Application Permitted