



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 12 JANUARY 2026

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 the meeting held on 15th December 2025 (previously circulated).

3 Items of Urgent Business authorised by the Chair

4 Declarations of Interest

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

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

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

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

Planning Applications for Decision

Community Safety Implications

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

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

Local Finance Considerations

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

Human Rights Act

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

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|---|--|---|------------------------------|-----------------------|
| 5 | A5 <u>25/01229/FUL</u> | Cafe And Shop Williamson Park
Quernmore Road Lancaster | John O'Gaunt
Ward | (Pages 4 - 8) |
| | | Relevant demolition of cafe and shop, laying of paving and erection of fencing. | | |
| 6 | A6 <u>25/01181/LB</u> | Ashton Memorial Williamson Park
Quernmore Road Lancaster | John O'Gaunt
Ward | (Pages 9 - 11) |
| | | Listed building application for a replacement platform lift and replacement of lift railing with glazed balustrade. | | |
| 7 | Delegated List (Pages 12 - 17) | | | |
| 8 | Updates (Pages 18 – 20) | | | |

Relevant updates to applications due to be considered at this meeting have been included and published here on 8th January 2026.

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.

(iv) Changes to Membership, substitutions or apologies

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

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

Published on 30th January 2026 (and re-published with updates on 8th January 2026).

Agenda Item	A5
Application Number	25/01229/FUL
Proposal	Relevant demolition of cafe and shop, laying of paving and erection of fencing
Application site	Cafe And Shop Williamson Park Quernmore Road Lancaster
Applicant	Stuart McMinn
Agent	HPA Architects
Case Officer	Mrs Petra Williams
Departure	No
Summary of Recommendation	Approve, subject to conditions.

(i) **Procedural Matters**

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

1.0 Application Site and Setting

- 1.1 This application relates to the café and adjoining shop which is located within Williamson Park. The timber framed building which dates from 1987 is of a pavilion design with finial details to the glazed roof. The building is no longer open to public due to the deterioration of the structural condition rendering it unsafe. There is an outdoor seating area to the front of the building which has a mix of surface treatments (paving, cobbles and tarmac) and partially enclosed by white fencing. To the rear is a Mini Zoo with associated structures and to the north of the building there is a timber pitched roof cabin which provides an area for Council staff.
- 1.2 The Butterfly House is located to the south of the café and shop. This building is Grade II listed. The Ashton Memorial is sited approximately 50 metres to the west and is a Grade I listed building. Williamson Park is also a Grade II listed Registered Park and Garden but the subject building sits just outside this designation. The site lies within the Williamson Park Conservation Area.
- 1.3 Williamson Park is designated as Open Space (Recreation and Leisure) and Key Urban Landscape.

2.0 Proposal

- 2.1 The proposal is to demolish the café and shop building on the grounds of health and safety risks. It is proposed that the cleared site will be finished with York stone paving to be enclosed by a white

picket fence, pending the finalisation of a longer-term plan for the site. Planning permission is required for the demolition given the location of the site within the Conservation Area.

- 2.2 The submission sets out that the proposed works are the first stages of a redevelopment scheme which Lancaster City Council are currently exploring.

3.0 Site History

- 3.1 There are no relevant applications relating to this specific site within Williamson Park.

4.0 Consultation Responses

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

Consultee	Response
Lancaster Civic Vision	Regrets the loss of this building but accepts that the structure is no longer fit for purpose. We ask that a full photographic record is made before demolition. We regret that there no proposals for a replacement of the café, shop and toilets and trust that work will be put in hand as soon as possible to provide appropriate facilities (even if only temporary) ahead of the next tourist season.
Historic England	Advised that the views of the Councils Conservation Team should be sought.
Gardens Trust	Do not wish to comment on the proposal but this does not in any way signify either our approval or disapproval of the proposals.
Conservation Team	No objection - the proposal would result in a minor enhancement to the character and appearance of the Conservation Area, and of the significance of the Registered Park and Garden and would not result in harm to the significance of the Listed Buildings via their respective settings.
Tree Protection Officer	No comments to make in respect of this application.
Public Realm	No comments received

- 4.2 No representations have been received from members of the public.

5.0 Analysis

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

- Design and Heritage Impacts
- Landscape Designation
- Open Space
- Ecology

- 5.2 **Design and Heritage Impacts** NPPF sections 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment); Strategic Policies and Land Allocations DPD policy SP7 (Maintaining Lancaster District's Unique Heritage); Development Management (DM) DPD policies DM29 (Key Design Principles), DM38 (Development affecting Conservation Areas), DM39 (The Setting of Designated Heritage Assets) and DM40 (Registered Parks and Gardens)

- 5.2.1 The issues to be considered in the context of this site are the potential impact the works would have on the character and appearance of the Conservation Area, on the significance of the Registered Park and Garden, and on the significance of neighbouring Listed Buildings via their settings.

- 5.2.2 The Local Planning Authority has a statutory duty to consider the impact of these proposals on the Conservation Area under section 72 of the Planning (Listed Buildings and Conservations Areas) Act (1990) and to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. This is supported by paragraphs 212-215 of the National Planning Policy

Framework (NPPF), and by policy DM38 (Development affecting Conservation Areas) of the Local Plan. Policy DM38 requires that proposals preserve or enhance the character and appearance of the Conservation Area. Registered Parks and Gardens are designated heritage assets, and paragraphs 212-215 similarly apply in assessing impact of proposals on their significance, and policy DM40 (Registered Parks and Gardens) is relevant in this context.

- 5.2.3 The café building was erected in Williamson Park in 1987, having been reused following its erection at the National Gardens Festival in Stoke on Trent in 1986. While in its original form the structure may have shared a common architectural vocabulary with the nearby Butterfly House, subsequent alterations and deterioration have been such that it now sits as a harmful element in the context of all of the affected heritage assets.
- 5.2.4 The submission states that the building is structurally unsafe and has been closed to the public for some time. It suffered extensive storm damage earlier this year and is now considered a serious risk to public safety. The building consists of five structural bays with a lightweight steel frame clad in glazed timber. Its condition has worsened due to defective or missing guttering and downpipes, allowing rainwater to penetrate the structure. Timber framing and surrounding windows are badly deteriorated, with widespread rot and failure. As a result, the glazing, cladding, and overall structural integrity are compromised. With increased wind pressures expected over winter, the building is highly vulnerable to collapse.
- 5.2.5 The dangerous condition of the building has resulted in the Council's Building Control department serving a section 78 (s.78) Dangerous Building - Emergency Notice under the Building Act. This notice sets out that the structure is wholly dangerous and requires its demolition to remove the danger it currently represents to the public. As Councillors will be aware, the Building Act is a regulatory regime which is separate to planning. Notwithstanding this, the fact the Council's Building Control service deem the building dangerous reaffirms the applicants position that the buildings are structurally unsound and unfit for purpose. It is considered that the proposed demolition has been robustly justified.
- 5.2.6 Following demolition, the submission sets out that the site (including existing tarmac areas) would be finished with York stone paving. It is considered that the proposed paving would represent an enhancement of the significance of the heritage assets and provide a safe level area for the use of park visitors. White painted timber fencing at approximately 1.9 metres high is proposed around the footprint of the former building in order to separate the mini zoo to the rear of the site from the wider parkland. There will gated access to the Butterfly House to the south and the staff areas to the north. The proposed boundary fencing is similar to that visible elsewhere in the immediate surroundings.
- 5.2.7 In this case, the proposals would not result in harm to the significance of the Listed Buildings, Conservation Area and the Registered Park and Garden via their respective settings and would instead sustain their significance. Overall, the proposals would result in a minor enhancement of the significance of all heritage assets. As such it is considered that the scheme accords with the provisions of policies SP7, DM38, DM39 and DM40.
- 5.3 **Landscape Designation** National Planning Policy Framework Section 2 (Achieving sustainable development) Strategic Policies and Land Allocations Policies SP1 (Presumption in favour of sustainable development) and EN5 (Local Landscape Designations) Policy DM46 (Development and Landscape Impact)
- 5.3.1 This site lies within a Key Urban Landscape designation (Williamson Park). Policy EN5 states that development proposals within these areas will only be permitted where they preserve the open nature of the area and the character and appearance of its surroundings. The preamble goes on to state that the Council attaches great weight to maintaining the open nature of the Key Urban Landscapes (KULs) and will look to protect them from inappropriate development. Policy DM47 sets out that the contribution that KUL designations make to the character and setting of the urban areas will be conserved and important natural features safeguarded, providing particular regard to the historic townscape and built form of the urban areas. Within these areas the Council will only support development that preserves the open nature of the area and the character and appearance of its surroundings.

- 5.3.2 The application relates to an existing developed area within the KUL designation. The demolition and replacement hard landscaping would provide enhancements to the character of the area and would not, therefore, result in any conflict with the purposes of policies EN5 and DM47.
- 5.4 **Open Space** National Planning Policy Framework Section 2 (Achieving sustainable development) and Section 8 (Promoting healthy and safe communities); Strategic Policies and Land Allocations DPD Policies SP1 (Presumption in favour of sustainable development) and SC3 (Open Space, Recreation and Leisure); Development Management DPD Policies DM27 (Open Spaces, Sports and Recreational Facilities) and DM29 (Key Design Principles).
- 5.4.1 The site is located within an area of designated Open Space (Parks and Recreation typology), which policies SC3 and DM27 seek to protect. Policy SC3 states that existing open space identified for recreation, environmental and/or amenity value will be protected from inappropriate development. Policy DM27 states that 'development proposals that are adjacent to designated open spaces, sports and recreational facilities will be required to incorporate design measures that ensure that there are no negative impacts on amenity, landscape value, ecological value and functionality of the space. The Council will only permit development that has identified negative impacts on open space, sports and recreational facilities where appropriate mitigation measures or compensation measures have been provided'.
- 5.4.2 The application relates to an existing developed area within the Open Space designation and does not propose a net loss of open space. It is considered that the scheme would provide enhancements as identified within section 5.2 of this report and would not result in adverse impacts on the landscape and ecological value or the functionality of the space. As such it is considered that the proposal would not conflict with the aims of policies SC3 and DM27.
- 5.5 **Ecology** (National Planning Policy Framework Section 15 (Conserving and enhancing the natural environment); Strategic Policies and Land Allocations DPD SP8 (Protecting the Natural Environment); Development Management DPD DM44 (The Protection and Enhancement of Biodiversity) and DM45 (Trees and Woodland)
- 5.5.1 Given the materials, form and construction of the building, it is considered to be unsuitable to provide roosting opportunities for bats. Notwithstanding the substantial tree coverage within Williamson Park, it is considered that the removal of the building, laying of paving and installation of fencing will not result in adverse impact to trees. The submission includes a Construction Design and Management (CDM) plan which sets out the access route (from Quernmore Road) for site operatives during the demolition phase as contractor welfare and parking area and location for the siting of skips. It is considered that the CDM will ensure that surrounding trees are not impacted by the demolition operation.
- 5.5.2 Due to the scale and nature of the proposal the scheme is exempt from BNG requirements. The development does not conflict with national or local planning policy in relation to ecological impacts.

6.0 Conclusion and Planning Balance

- 6.1 The removal of the building, which is in a dangerous and poor state of repair, followed by the laying of new York paving and the erection of fencing will serve to enhance the appearance of the site and that of the Conservation Area as well as the Registered Park and Garden. Furthermore, the proposal will not result in harm to the setting of the surrounding listed buildings and will not compromise the Open Space or KUL designations.

Recommendation

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

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

3	Development in accordance with the CDM	Control
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Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

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

Background Papers

None

Agenda Item	A6
Application Number	25/01181/LB
Proposal	Listed building application for a replacement platform lift and replacement of lift railing with glazed balustrade
Application site	Ashton Memorial Williamson Park Quernmore Road Lancaster
Applicant	Stuart McMinn
Agent	HPA Architects
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approve, subject to conditions.

(i) **Procedural Matters**

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

1.0 Application Site and Setting

- 1.1 The Ashton Memorial is a Grade I listed structure (List Entry Number: 1288429) of square plan, 150 feet tall, and built in an elevated position in an Edwardian Baroque style. It was built between 1906 and 1909 in memory of Lord Ashton's late wife and it was designed to showcase Lord Ashton's wealth and prominence at the time. The memorial features Portland stone over brick, with balustrades of Cornish granite, steps of Hopton Wood limestone, and dome roof clad with copper. A long flight of steps leads down the slope to the west and divides near the bottom to sweep around a fountain set in front of a screen wall with two Tuscan columns. Internally, the lower chamber has a floor of white marble inlaid with black. Today, the Memorial is a popular visitor attraction and event venue, hosting community events, concerts, educational programmes, weddings, and private functions, while offering extensive views of the surrounding area. Grade I listing is reserved for buildings of exceptional interest, making up only 2.5% of all listed buildings.
- 1.2 The site is within Williamson Park, a Grade II listed park and garden (List Entry Number: 1000942) located to the east of Lancaster city centre on steeply sloping landscape, overlooking Lancaster and Morecambe Bay. It is a formal park established in the late 19th century, which originated from a sandstone quarry. Today, the park is one of the top attractions in Lancaster and stretches across 54 acres of parkland with woodland walks, play areas and views to the Fylde Coast, Morecambe Bay and the Lake District fells.

- 1.3 The site is also located within the Williamson Park Conservation Area. The site is designated (by the Local Plan) under the Williamson Park Local Landscape Designation and an area of designated Open Space, Recreation and Leisure.

2.0 Proposal

- 2.1 This application seeks Listed Building consent for a replacement platform lift and replacement of lift railing with glazed balustrade. The existing platform lift is a “full height” structure, with glazed door and in a white colour. The existing lift is beyond its working life and is now prone to breaking down with risks of users getting stuck.
- 2.2 The proposed replacement platform lift will be an “open top” design of a reduced height, with the enclosure measuring 1.3m above floor level. The proposal, as amended, seeks to use a “grey black” finish. The adjoining balustrade railings will also be replaced with glazing.

3.0 Site History

- 3.1 The Memorial and Williamson Park have an extensive planning history. The most relevant and recent applications include:

Application Number	Proposal	Decision
97/01176/LB	Listed Building Application for alterations for provision of a new access for the disabled and provision of a platform lift at ground floor level at Ashton Memorial	Approved
25/01140/FUL	Installation of Air Source Heat Pumps and associated enclosure, removal of redundant plant, construction of new enclosure to house packaged plant and new air handling unit, installation of a new heat pump gantry enclosure and upgrades to the Building Energy Management Systems and associated development.	Resolved to be Approved at Planning Regulatory Committee 15.12.2025
25/01141/LB	Listed building application for the installation of Air Source Heat Pumps and associated enclosure, removal of redundant plant, construction of new enclosure to house packaged plant and new air handling unit, installation of a new heat pump gantry enclosure, installation of new radiators, emitters, replacement of the existing pipework distributions, upgrades to the Building Energy Management Systems	Resolved to be Approved at Planning Regulatory Committee 15.12.2025

4.0 Consultation Responses

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

Consultee	Response
Historic England	No comment.
Conservation Team	No objection. Minor amendments to design recommended.

- 4.2 At the time of writing this report, no responses have been received from members of the public.

5.0 Analysis

- 5.1 The key considerations in the assessment of this application are:
- Heritage
- 5.2 Heritage (NPPF Section 16 (Conserving and enhancing the historic environment)); Policies SP7 (Maintaining Lancaster District's Unique Heritage) and DM37 (Development Affecting Listed Buildings)

- 5.2.1 In accordance with the Planning (Listed Building and Conservation Areas) Act 1990, when considering any application that affects a Listed Building, Conservation Area or their setting, the local planning authority must pay special attention to the desirability of persevering or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by the heritage policies of the Local Plan.
- 5.2.2 The existing lift is, though necessary, a harmful intrusive element in the lower interior space of the Listed Building, which disrupts its design symmetry, impedes visibility of the tall arched window behind it, and dilutes the designed aesthetic value of the space via its utilitarian appearance. Its replacement with an open top half-height lift would see a minor reduction in the level of harm which has already been caused by this intervention by reinstating some visibility of the niche and window.
- 5.2.3 Notwithstanding, the original scheme included some details which could be amended in order to mitigate the harm further to this Grade I Listed Building. The originally proposed Anthracite Grey finish was considered by the Conservation Team to be too blue toned to properly complement the surrounding marble flooring.
- 5.2.4 Following negotiations between the Conservation Team and the Applicant, a darker shade “Black Grey” has been selected, which is considered to avoid the blueness of Anthracite, and better complements the colours of the existing marble floor. The proposed plans have been amended accordingly.
- 5.2.5 Overall, the proposed works, as amended, would result in a minor enhancement of the significance of the Listed Building.

6.0 Conclusion and Planning Balance

- 6.1 Disability is a protected characteristic under s4 of the Equality Act 2010 and Officers have had due regard to the Public Sector Equality Duty (PSED) contained under s149 of the Act, which sets out the need to eliminate unlawful discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it. Committee Members must also have due regard to the PSED in reaching a decision. Improving the accessibility of the Ashton Memorial through provision of a safer, modern platform lift would be consistent with the aims of the PSED and is given positive weight as a public benefit.
- 6.2 The proposed works, as amended, would result in a minor enhancement of the significance of the Listed Building, and any harm is outweighed by the public benefits, and is also clearly and convincingly justified. As a result, the proposal would be acceptable in terms of impact on the Listed Building, complying with the relevant local and national policies and as such is recommended for approval.

Recommendation

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

Condition no.	Description	Type
1	Standard Listed Building Consent Timescale	Control
2	Works in Accordance with Amended Plans and Details	Control

Background Papers

None

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
20/01220/VCN	Land South East Of Church Bank, Church Bank, Over Kellet Outline application for the erection of up to 15 dwellings and creation of a new access (pursuant to the variation of condition 2 on approved application 16/01572/OUT to amend the red edge of the approved location plan) for Mr Lee Ogley (Kellet Ward 2015)	Application Withdrawn
25/00172/DIS	Belmount Farm, Hasty Brow Road, Slyne Submission of Biodiversity Gain Plan on approved application 25/00679/FUL for Mr Johnny Hoggarth (Bolton And Slyne Ward)	Application Permitted
25/00180/DIS	18 Victoria Street, Morecambe, Lancashire Discharge of conditions 3,4 and 5 on approved application 24/01317/FUL for Mr Christopher Sutton (Poulton Ward)	Application Permitted
25/00182/DIS	Land Adjacent, Bowerham Hotel , Bowerham Road Discharge of condition 11 on approved application 23/01216/FUL for Mr Adam Thomson (Bowerham Ward)	Application Permitted
25/00184/DIS	33 Euston Road, Morecambe, Lancashire Discharge of condition 3 on approved application 25/00773/FUL for Mr Duom Nhu Nguyen (Poulton Ward)	Application Permitted
25/00186/DIS	Winter Gardens Arcade, Marine Road Central, Morecambe Discharge of conditions 3 and 4 on approved application 25/00489/FUL for Scott Robson (Poulton Ward)	Split Decision
25/00188/DIS	Royal Station Hotel , Market Street, Carnforth Discharge of condition 3 on approved application 19/01445/FUL for Mr Glen Pearson (Carnforth And Millhead Ward)	Application Refused
25/00189/DIS	Land Off, Green Lane, Heaton With Oxcliffe Discharge of condition 2 on approved application 23/00919/FUL for Mr S Lee (Westgate Ward)	Application Permitted
25/00190/DIS	Car Park, Nelson Street, Lancaster Discharge of condition 3, 4, 5, 6, 7, 8 and 9 on approved application 25/00615/FUL for Martha Shields (Castle Ward)	Split Decision
25/00196/DIS	Land North Of Bulk Road And East Of Parliament Street, Lancaster, Lancashire, Discharge of part of condition 10 on approved application 22/00332/FUL for PPG Lancaster (Bulk)	Application Permitted
25/00293/LB	Downy Field House And Cottage, Downeyfield Road, Heaton With Oxcliffe Listed building application for the replacement of uPVC windows with timber framed windows to the front and side elevations for Mr Michael Gorry (Overton Ward)	Application Withdrawn

LIST OF DELEGATED PLANNING DECISIONS

25/00525/VCN	Tag Foods Ltd, 10 Hornbeam Road, Lancaster Change of use from a warehouse (B8) to convenience store (E) and erection of a single storey rear extension (pursuant to the variation of condition 4 on planning permission 24/00934/FUL to extend the approved opening hours) for EdgePlan Ltd (Marsh Ward)	Application Refused
25/00529/FUL	Lower Kit Brow Farm, Kit Brow Lane, Ellel Change of use of 2 agricultural buildings to 3 holiday cottages with building operations and associated development including garden area, parking area, package treatment plant and bin/cycle store for Mr Robert Rhodes (Ellel Ward)	Application Permitted
25/00540/FUL	Batty Hill Farm, Lancaster Road, Cockerham Construction of an agricultural storage shed for Mr Peter Hewitt (Ellel Ward)	Application Refused
25/00585/FUL	12 Ancliffe Lane, Bolton Le Sands, Carnforth Demolition of dwelling and erection of replacement self-build dwelling for Mr And Mrs Welsh (Bolton And Slyne Ward)	Application Permitted
25/00621/FUL	Land To The South West Of 2 The Paddocks, Hest Bank, Lancashire Erection of a dwelling for Mr Lee Grant (Bolton And Slyne Ward)	Application Permitted
25/00659/FUL	Field At Grid Reference E341995 N458560, Carr Lane, Middleton Change of use of grassland for equine use, erection of single storey stable block with associated hardstanding and access track for Mr Myles McCarthy (Overton Ward)	Application Permitted
25/00668/FUL	Land East Of Station Road, Hornby, Lancashire Erection of 16 dwellings with associated access and landscaping for Mr P Norris (Upper Lune Valley Ward)	Application Refused
25/00719/FUL	Old Village School, Whitebeck Lane, Priest Hutton Installation of replacement windows for Miss Tracey Bamber (Warton Ward)	Application Refused
25/00799/FUL	Volker Stevin Ltd, Whitegate, White Lund Industrial Estate Demolition of existing office building, re-location and erection of part two storey, part single storey modular buildings and erection of fencing for Mr Jonathan Archer (Westgate Ward)	Application Permitted
25/00838/FUL	London Midland Railway Clubs Association , Warton Road, Carnforth Change of use to general industrial use and partial demolition, upwards extension and alterations to windows and doors and construction of boundary treatments for Mr Proctor (Carnforth And Millhead Ward)	Application Permitted
25/00880/FUL	Land Adj Redesmere, Green Lane, Heaton With Oxcliffe Retrospective change of use of land to residential caravan site, including the siting of four static caravans/mobile homes and renewal of existing hardstanding for Mr Sean Lee (Westgate Ward)	Application Refused
25/00896/FUL	94 Beaufort Road, Morecambe, Lancashire Construction of dormer extension to the front elevation for Mr T Wilson (Bare Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

25/00933/LB	Nat West Bank, 68 - 70 Church Street, Lancaster Listed building application for the fixing of 3 non illuminated fascia signs and 2 letter plate signs, 2 wall mounted signs, vinyl window sign and internal wall graphics to be upgraded and replacement flooring for McAteer (Castle Ward)	Application Permitted
25/00950/FUL	Shop Unit 5, Royal Station Hotel, Market Street Conversion of the first floor of existing shop unit 5 into self contained staff accommodation, installation of roof lights and construction of a raised roof for Mr Glen Pearson (Carnforth And Millhead Ward)	Application Permitted
25/00952/VCN	Land To The West Of Oakwood Way , Carnforth Business Park, Kellet Road Erection of building for manufacturing (B2), distribution (B8) and office (E(g)(i)) and associated infrastructure (pursuant to the variation of condition 2 on planning permission 23/01354/FUL to amend previously approved plans) for Mr Robin Graham (Carnforth And Millhead Ward)	Application Permitted
25/00953/FUL	14 Eden Grove, Bolton Le Sands, Carnforth Erection of a single storey extension to the front elevation for Mr Ian Hargreaves (Bolton And Slyne Ward)	Application Permitted
25/00980/FUL	Far Barn, Back Lane, Gressingham Demolition of single storey extensions, erection of single storey side/rear extension and installation of replacement windows for Mr & Mrs Chadwick (Halton-with-Aughton And Kellet Ward)	Application Permitted
25/01025/FUL	Glendavian, Dykes Lane, Yealand Conyers Erection of a rear extension and single storey side infill extension, removal of existing garage door and installation of window. for Mr Tristan James (Warton Ward)	Application Refused
25/01027/FUL	4 Old Station Buildings, Red Bridge Lane, Silverdale Installation of air source heat pump to rear for Mr David Foy (Silverdale Ward)	Application Permitted
25/01052/FUL	Seal Rock, Hillam Lane, Cockerham Change of use and conversion of existing agricultural building to a holiday let with associated access for Mr P Hewitt (Ellel Ward)	Application Permitted
25/01075/ADV	Volvo Truck And Bus Centre, Volvo Group UK Limited, Newgate Advertisement application for the display of 3 internally illuminated fascia signs, 1 internally illuminated pylon sign, 1 directional sign, parking signs and vinyl letters for Mr Andrew Watson (Westgate Ward)	Application Permitted
25/01089/FUL	3B Main Road, Nether Kellet, Carnforth Erection of a single storey rear/side extension and construction of a rear dormer extension for Mr Hoyle (Halton-with-Aughton And Kellet Ward)	Application Permitted
25/01093/FUL	26 Beech Road, Halton, Lancaster Erection of a single storey rear extension and construction of a dormer extension to the front roof elevation for Ms J Allsop (Halton-with-Aughton And Kellet Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

25/01100/FUL	Box Tree Escapes, Ravens Close Road, Wennington Construction of 3 padel courts with roof cover over central court and associated landscaping in association with existing holiday site for Mr Ian Armour (Upper Lune Valley Ward)	Application Withdrawn
25/01114/PLDC	Lee End Cottage, Wyresdale Road, Quernmore Proposed lawful development certificate for the installation of window and door for Summer Longton (Lower Lune Valley Ward)	Lawful Development Certificate Granted
25/01116/FUL	3 Coleman Drive, Lancaster, Lancashire Retrospective application for the erection of a single storey rear extension for Mrs Guo (Bulk Ward)	Application Permitted
25/01117/FUL	105 Twemlow Parade, Heysham, Morecambe Erection of a two storey rear extension for Mr and Mrs Hadwin (Heysham Central Ward)	Application Permitted
25/01122/FUL	7 Parklands, Parklands Drive, Caton Erection of a shed for Mr Jeremy Marriott (Lower Lune Valley Ward)	Application Permitted
25/01125/FUL	91 Alexandra Road, Morecambe, Lancashire Change of use from a dwelling house to 1 maisonette and 1 self contained flat for Doris Dupeola Hassan (West End Ward)	Application Permitted
25/01133/LB	The Storey , Meeting House Lane, Lancaster Listed building application for the installation of pipework and hoarding in connection with the siting of a temporary boiler for Lancaster City Council (Castle Ward)	Application Withdrawn
25/01148/FUL	6 Thirsk Road, Lancaster, Lancashire Erection of two storey side extension and construction of front porch for Mr & Mrs S Atkinson (Scotforth East Ward)	Application Permitted
25/01149/PLDC	21 Penrhyn Road, Lancaster, Lancashire Proposed lawful development certificate for erection of single storey side extension for Miss Weatherill (Scale Hall Ward)	Lawful Development Certificate Granted
25/01153/FUL	Tidal Reach, Corricks Lane, Conder Green Erection of a single storey side extension, construction of dormer extensions to the front and rear elevations, construction of raised balcony area to the front and conversion and extension of the existing garage to create an annexe in association with the main dwelling for Mr Mark Crowther (Ellel Ward)	Application Permitted
25/01155/PLDC	45 Sand Lane, Warton, Carnforth Proposed Lawful Development Certificate for the erection of a single storey rear extension and replacement pitched roof to detached garage for Mr & Ms Matthew & Hannah Rushton & Fyfe (Warton Ward)	Lawful Development Certificate Refused
25/01164/PAC	3 Deansgate, Morecambe, Lancashire Prior approval for the change of use of a commercial premises to a dwellinghouse for Mr Ross Riding (Poulton Ward)	Application Permitted
25/01171/FUL	23 Longfield Drive, Carnforth, Lancashire Erection of a single storey rear extension for Mr & Mrs M Tatnall (Carnforth And Millhead Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

25/01175/LB	Cragg Hall, Cragg Road, Wray Listed building application for the replacement of a roof on existing barn for Mrs Verena Bowyer (Lower Lune Valley Ward)	Application Permitted
25/01177/RCN	Croftlands, Caton Green Road, Caton Green Removal of condition 2 on planning permission 2/5/2796 relating to occupancy by an agricultural worker for Mrs Karen Labrum (Lower Lune Valley Ward)	Application Refused
25/01183/FUL	15 Blea Tarn Place, Morecambe, Lancashire Erection of single storey front and side extensions, alterations to shop front and installation of an external staircase for Mrs Jeyanthini Sutha (Westgate Ward)	Application Permitted
25/01184/AD	Pastordale Farm, Kellet Lane, Over Kellet Agricultural determination of the erection of an agricultural storage building for Ms Bellamy (Halton-with-Aughton And Kellet Ward)	Prior Approval Not Required
25/01185/ADV	Honda Showroom, Vickers Way, Heaton With Oxcliffe Advertisement application for the display of two totem signs for D Cox (Westgate Ward)	Application Permitted
25/01187/PLDC	15 Eden Grove, Bolton Le Sands, Carnforth Proposed lawful development certificate for loft conversion and extensions including hip to gable extensions and a rear dormer extension for Mr Ryan Bird (Bolton And Slyne Ward)	Lawful Development Certificate Granted
25/01189/PAM	Land Off Paragon Way, Lune Business Park, Lancaster Prior approval application for the erection of a 25m lattice tower with associated works for Mr Damian Hosker (Marsh Ward)	Prior Approval Not Required
25/01190/ELDC	Land North Of A683 And Heysham Substation, Lancaster Morecambe Bypass, Morecambe Existing lawful development certificate for the lawful commencement of planning permission 21/01069/FUL for Mr Brynmor Hughes (Heysham South Ward)	Lawful Development Certificate Granted
25/01200/LB	Lancaster Central Library , Market Street, Lancaster Listed building application for the replacement of existing slates and associated lead valley and box gutter linings, hip and ridge roll cover flashings and abutment flashings and soakers for Mr Damian Parker (Castle Ward)	Application Permitted
25/01203/FUL	3 Evesham Close, Heysham, Morecambe Erection of a single storey rear extension and alterations to patio for Mr & Mrs Wallwork (Heysham South Ward)	Application Permitted
25/01204/PIP	Badgers Wood, Brettargh Drive, Lancaster Permission in principle application for the demolition of existing dwelling and erection of up to two dwellings for Mr Gary Rycroft (Scotforth West Ward)	Application Permitted
25/01223/LB	The Storey , Meeting House Lane, Lancaster Listed building application for relocation of air conditioning condensing unit for Lancaster City Council (Castle Ward)	Application Withdrawn

LIST OF DELEGATED PLANNING DECISIONS

25/01226/AD	Field At Grid Reference 351950 471570, Netherbeck, Carnforth Agricultural determination for the erection of agricultural storage building for Mr Andrew Thompson (Halton-with-Aughton And Kellet Ward)	Prior Approval Refused
25/01233/PLDC	10 Dutton Drive, Lancaster, Lancashire Proposed lawful development certificate for the erection of a detached single storey garden room for Dr. Richard Dewar (Bulk Ward)	Lawful Development Certificate Refused
25/01239/PLDC	Memorial Hall, Hanging Green Lane, Hest Bank Proposed lawful development certificate for the removal of metal vents on the roof for Mr David Atkinson (Bolton And Slyne Ward)	Lawful Development Certificate Granted
25/01241/NMA	11 Fern Bank, Lancaster, Lancashire Non-material amendment to planning permission 24/00284/FUL for the simplification of the rear elevation to retain and raise the existing kitchen window and replace the proposed oriel window with a standard window for Clare Dixon (Scotforth West Ward)	Application Permitted
25/01263/PLDC	29 Sunnybank Road, Bolton Le Sands, Carnforth Proposed lawful development certificate for erection of single storey rear extension for Mr Max Gleadow (Bolton And Slyne Ward)	Lawful Development Certificate Granted
25/01285/PLDC	33 Fairlea Avenue, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension and a loft conversion for Mr and Mrs Kelly (Torrisholme Ward)	Lawful Development Certificate Granted
25/01297/EIR	The Co-operative Food, 16 Emesgate Lane, Silverdale Screening request for the replacement of existing refrigeration plant with 2 new AC units to side elevation/yard area, blocking up of 3 windows, installation of replacement front entrance door and redecoration of shopfront for Co-op (Silverdale Ward)	ES Not Required
25/01321/PLDC	45 Sand Lane, Warton, Carnforth Proposed lawful development certificate for the erection of a single storey rear extension for Mr Matthew Rushton And Ms Hannah Fyfe (Warton Ward)	Lawful Development Certificate Granted
25/01332/EIR	Land Between 31 And 33, Emesgate Lane, Silverdale Screening opinion for erection of a dwelling with associated access for Mr. Jim Sharp (Silverdale Ward)	ES Not Required



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 12 JANUARY 2025

Venue: MORECAMBE TOWN HALL

Time: 10.30 A.M

PLANNING REGULATORY COMMITTEE UPDATE REPORT

Any additional information received since the main agenda was printed and published is contained in this report. Officers have prepared a summary update for each application on this agenda where further information, additional representations, points of clarification, or corrections are relevant to the determination of the application.

This report must be read in conjunction with the agenda available [here](#) and the [main written reports pack](#) together with our approach in relation to Community Safety implications, Local Finance Considerations and Human Rights, as set out in the main agenda.

Update Reports

Update reports have been provided for the following planning applications. Where no updates are available, this is noted in the list below:

Agenda Item	Application reference	Address	Update
A5	25/01229/FUL	Cafe And Shop, Williamson Park, Quernmore Road, Lancaster	Update (page 2)
A6	25/01181/LB	Ashton Memorial, Williamson Park, Quernmore Road, Lancaster	No update

Date published: Thursday 8 January 2026

Planning Regulatory Committee

Written Update

Agenda Item: A5 **Application reference:** 25/01229/FUL
Site Address: Cafe And Shop
Williamson Park
Quernmore Road
Lancaster
Proposal: Relevant demolition of cafe and shop, laying of paving and erection of fencing

Further Information

N/A

Additional Representations

Further to the completion of the main report it has come to light that The Twentieth Century Society have provided comments in respect of the above application. Although the submitted comments refer to an incorrect planning application number (and were consequently mis-filed) it is clear from the content that they relate to the above proposal.

The Twentieth Century Society object to the application on the following grounds:

- The café building holds historic and communal value and falls within the Williamson Park conservation area and should therefore be considered a non-designated heritage asset.
- There is currently no plan in place for the building's replacement except for with hardstanding which we do not feel is grounds for demolishing the building in its current form.
- We see the building as important for being a remnant from the 1986 National Gardens Festival and one of the few surviving examples of the architecture from that festival.
- The application fails to provide adequate justification for the demolition of the non-designated heritage asset.

Corrections to report / matters of clarification:

None

Officer Assessment/Comments

Officers, including the conservation team, are satisfied the building is not a Non-Designated Heritage Asset. The proposed demolition of the building is due to health and safety reasons as it is structurally unsafe. The dangerous condition of the building has resulted in the Council's Building Control department serving a section 78 (s.78) Dangerous Building - Emergency Notice under the Building Act. This notice sets out that the structure is wholly dangerous and requires its demolition to remove the danger it currently represents to the public. As such demolition is justified. Lancaster City Council are currently exploring options for the long term redevelopment of the site.

The building is not listed or curtilage listed and as such The Twentieth Century Society is not a statutory consultee.

<u>RECOMMENDATION</u>
As recommended – no changes to the main report.