

<b>Agenda Item</b> A14	<b>Committee Date</b> 12 December 2011	<b>Application Number</b> 11/00881/CON
<b>Application Site</b> Castle Engineering St Georges Quay Lancaster Lancashire	<b>Proposal</b> Demolition of 2 industrial units	
<b>Name of Applicant</b> Lancaster City Council	<b>Name of Agent</b>	
<b>Decision Target Date</b> 22 December 2011	<b>Reason For Delay</b> N/A	
<b>Case Officer</b>	Mr Andrew Drummond	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval	

### **1.0 The Site and its Surroundings**

- 1.1 The application site is situated immediately to the east of Carlisle Bridge at the northern edge of Quay Meadow. It can be accessed from the western end of River Street or from New Quay Road to the north. The site shares a boundary to the west with the West Coast Mainline, to the south with a tree lined Quay Meadow and to the north and east with new residential properties. The site falls within Lancaster Conservation Area (designated in May 2011 - previously within Castle Conservation Area).

### **2.0 The Proposal**

- 2.1 The application seeks Conservation Area Consent for the demolition of 2 industrial units to create a gateway from the east into the wider Luneside East development. The industrial units are derelict and are an eyesore on the surrounding areas. Due to their dereliction, they attract anti-social behaviour and are therefore a management issue for the City Council and for Places for People (the owners of the properties to the north). The short to medium term aspiration for the site is to develop a small residential scheme with improved pedestrian routes, though this will be subject to a separate application.

### **3.0 Site History**

- 3.1 There are a number of planning applications relevant to this proposal:

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>01/01287/OUT</b>	Outline application for comprehensive mixed use development as an urban village comprising of up to 350 residential units and up to 8,000 square metres of business floor space and ancillary leisure uses and other support uses	Approved
<b>06/00126/FUL</b>	Modification of conditions 1 and 12 attached to outline planning 01/01287/OUT - to extend the time limit for the	Approved

	submission of reserved matters	
<b>07/00442/REM</b>	Reserved Matters Application For Phase 1a Of Luneside East Masterplan: Buildings 5, 7, 8, 9, 12 and 14 only. 11,000 sq.m Office Space, Ground Floor Retail Space and Residential Flats, and Discharging of Condition Nos 2, 10, 12, 14, 17, 22, 24, and 30 on Application 01/01287/OUT in respect of Phase 1a	Approved
<b>07/00773/REM</b>	Reserved matters application for phase 1A of Luneside East Masterplan for refurbishment of building 13 (pump house) - and erection of cycle/bin store/substation	Approved
<b>07/00775/FUL</b>	Demolition of 2 No. Industrial units and continuation of proposed landscaping of reserved matters application (07/00442) to tie in with link from Quay Meadow	Approved
<b>07/00776/CON</b>	Conservation Area Consent for the demolition of 2 No. Industrial units	Approved
<b>07/01588/REM</b>	Reserved matters application for the residential phase of the Luneside East outline permission (01/01287/OUT) 327 units - mix of apartments and houses, with associated roads, footpaths and landscaping	Pending
<b>10/01134/RENU</b>	Renewal of Outline application - 01/01287/OUT as amended by 06/00126/FUL for comprehensive mixed use development	Approved
<b>11/00885/FUL</b>	Phase 1 of Luneside East Masterplan including external works, car parking and all related demolition and remedial works	Pending

#### **4.0 Consultation Responses**

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

<b>Consultee</b>	<b>Response</b>
<b>Lancaster Civic Society</b>	No comments received during the statutory consultation period.
<b>Network Rail</b>	Network Rail would request that the applicant provide method statements and plans to the Network Rail Asset Protection engineer detailing the works to be undertaken during demolition and the method of working when undertaking site remediation of the two industrial units. No works are to commence on site without the approval of the Network Rail Asset Protection Engineer.
<b>Environmental Health</b>	No objection subject to the following conditions: <ul style="list-style-type: none"> <li>▪ Hours of Construction – 0800-1800 Mon to Fri, 0800-1400 Sat</li> <li>▪ Dust control</li> </ul> Also advice notes are required regarding asbestos removal and burning of waste
<b>Conservation</b>	No objections to this application.  Whilst Conservation Officers would usually expect to see a full application accompany a Conservation Area Consent application for demolition, they can see that even if the works resulted in a gap site (which is the purpose of this approach), it would not have a detrimental impact on the appearance of this Conservation Area, and would probably improve it, given the construction and condition of these buildings.
<b>County Archaeology</b>	No concerns.
<b>North Lancashire Bat Group</b>	The group requests that the recommendations of the Bat Survey are conditioned in the determination.

## **5.0 Neighbour Representations**

5.1 No comments received during the statutory consultation period.

## **6.0 Principal Development Plan Policies**

### **6.1 Planning Policy Statements (PPS) and Guidance notes (PPG)**

**PPS5** (Planning for the Historic Environment) - outlines the Government's overarching aim for the conservation and enjoyment of the historic environment and its heritage and states that in considering the impact of a proposal on any heritage asset (e.g. Conservation Area) local planning authorities should take into account the particular nature of the heritage asset.

### **6.2 Lancaster District Local Plan (saved Policies) - adopted April 2004**

Policy **E37** (Demolition in Conservation Areas) - total or substantial demolition of an unlisted building will only be permitted where it does not make a positive contribution to the architectural or historic interest of a Conservation Area. Proposals to demolish any building within a Conservation Area will only be approved where detailed planning permission has been given for a scheme of redevelopment which would preserve and enhance the Conservation Area, including effective guarantees of early completion.

### **6.3 Lancaster District Core Strategy - adopted July 2008**

Policy **E1** (Environmental Capital) - refers to the importance of conserving and enhancing the built heritage and minimising the adverse effects of development on such assets.

## **7.0 Comment and Analysis**

7.1 The site is fairly enclosed by trees on the south side, and Carlisle Bridge on its west. To its north and east are modern residential units. Whilst the Local Planning Authority would normally expect a replacement scheme to be submitted alongside a proposal for demolition within a Conservation Area, the site is well screened and therefore the "gap" that would result from the demolition would not detract from the setting of the Conservation Area. In fact the removal of these 2 derelict buildings would enhance the heritage asset.

7.2 The application was accompanied by a Bat Survey which has been assessed by North Lancashire Bat Group. This consultee has requested that the recommendations within the Survey are conditioned as part of any granted consent.

7.3 In order to protect the amenity of local residents, Environmental Health has requested 2 conditions relating to noise (hours of works) and air quality (dust control). The works should be undertaken in accordance with the submitted demolition method statement to ensure safe working practices, including access arrangements, fencing, and removal of waste material. The asbestos roofing panels will be removed by a licensed asbestos removal contractor and disposed at a licensed tip facility. Details of the finished surface treatment should be provided for approval to ensure the site is left in a safe condition post demolition.

7.4 The demolition works are proposed to remove 2 unusable structures. In conclusion, this proposal does not adversely affect the character of the Conservation Area and will act to enhance the City's heritage asset. The proposed works are considered sympathetic and complies with the policy principles of PPS5, Policy E1 of the Core Strategy and saved Policy E37 of the Lancaster District Local Plan, which guide development in relation to heritage assets. It is on this basis that Members are advised that this application can be supported.

## **8.0 Planning Obligations**

8.1 There are no planning obligations to consider as part of this application.

## **9.0 Conclusions**

9.1 For the reasons above, it is recommended that consent is granted.

## **Recommendation**

That Conservation Area Consent **BE GRANTED** subject to the following conditions:

1. Standard Conservation Area consent timescale
2. Works to be undertaken in accordance with the submitted demolition method statement
3. Hours of construction/demolition - 0800-1800 Mon to Fri, 0800-1400 Sat
4. Dust control
5. Finished surface treatment - details required
6. Recommendations of the bat survey to be implemented in full

## **Human Rights Act**

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

## **Background Papers**

None.