

Agenda Item A7	Committee Date 31 May 2016	Application Number 16/00298/REM
Application Site Former Cricket Pitch Campbell House Campbell Drive Lancaster	Proposal Reserved matters application for the landscaping and drainage of the former cricket pitch area in front of Campbell House	
Name of Applicant Mr Andrew McMurtrie	Name of Agent	
Decision Target Date 23 June 2016	Reason For Delay N/A	
Case Officer	Mr Andrew Drummond	
Departure	No	
Summary of Recommendation	Approval	

1.0 The Site and its Surroundings

- 1.1 This c1.4 hectare application site is situated on the east side of the Lancaster Moor site, which is accessed off Quernmore Road about 1.75km to the east Lancaster city centre. The M6 motorway runs north-south on higher ground further to the east beyond 2 agricultural fields. The Grade II Listed buildings, known as the Annexe and Campbell House, are located on higher ground to the west. The site comprises the old cricket pitch which served the old hospital complex.
- 1.2 In terms of designations affecting the site, the site is allocated as Urban Greenspace and Outdoor Playing Space. There are 2 further constraints on the site, namely a Tree Preservation Order (No.381) that affects the whole site and the Mineral Safeguarding Area that covers about three-quarters of it.

2.0 The Proposal

- 2.1 The application seek approval of a landscaping scheme for the old cricket pitch at Lancaster Moor, a matter reserved following the granting of the outline planning permission in 2008 (and renewed in 2011). The proposal includes works to improve the drainage of the open space as well as planting of additional trees and a wildflower meadow. Mass root removal is proposed to strip away the existing low standard tuft and grass seed will be applied to enhance the surface. Up to 200mm of topsoil will be imported to improve the quality of the ground to support the growth and durability of the grass and wildflowers.

3.0 Site History

- 3.1 The wider site at Lancaster Moor has a fairly extensive planning history, including the renewal of the original 2007 outline consent for up to 440 dwellings and the subsequent Reserved Matters approval for 197 dwellings, which included a woodland trail with play equipment:

Application Number	Proposal	Decision
11/00379/RENU	Extension of time limit on application 07/00556/OUT for outline planning application for residential use (up to 440 dwellings) involving the residential conversion of the annexe and Campbell House, demolition of existing buildings and associated access, car parking and landscaping	Permitted
13/00233/REM	Reserved matters application (layout, scale and appearance) of 197 dwellings, associated internal road layout, car parking, boundary treatments and landscaping	Permitted

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No objection but the landscape plan must show the outline of the pavilion accurately and ideally include a perimeter path from Campbell House to the pavilion (both are now included in the amended plan).
Tree Officer	No objection subject to a condition requiring the implementation in full of the Landscape Master Plan and the Landscape & Wildlife Management Plan
Public Realm Officer	No objection but benches and bins should ideally be included (the former is now incorporated into the amended plan).
Environment Agency	No comment to make on the application as no statutory requirement to consult the Agency.
Local Lead Flood Authority	No objection.
Shell Pipelines	No objection. Confirms that none of the Essar Pipelines, or Shell Operational Pipelines, from the Stanlow complex should be affected by the proposed works.

5.0 Neighbour Representations

5.1 3 pieces of correspondence have been received. One neutral comment cites that residents will be able to use the field for recreational purposes. The supportive response states that the proposal will improve the outlook from Campbell House, and the objector is concerned about the quality of the grass surface. All 3 items of correspondence question the future plans for the pavilion.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

The National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development (**paragraph 14**). The following paragraphs of the NPPF are relevant to the determination of this proposal:

Paragraphs **56, 58** and **60** – good design

Paragraph **74** – open space, sports and recreational buildings and land

Paragraphs **131, 132** and **134** – heritage

6.2 Development Management DPD

Policy **DM25** Green spaces and green corridors

Policy **DM26** Open spaces, sports and recreational facilities

Policy **DM29** Protection of trees, hedgerows and woodland

Policy **DM32** Setting on designated heritage assets

Policy **DM35** Key design principles

6.3 Lancaster District Core Strategy
Policy **SC5** Achieving quality in design
Policy **ER2** Regeneration priority areas

6.4 Lancaster District Local Plan
Saved policy **E29** Urban greenspace
Saved policy **R1** Outdoor playing space

6.5 Joint Lancashire Minerals and Waste Local Plan
Policy **M2** Safeguarding minerals

6.6 Whilst Supplementary Planning Guidance and Documents (SPGs and SPDs) do not form part of the Development Plan, they are a material consideration. The Council's Supplementary Planning Guidance 2 (Lancaster Moor Development Brief – June 1998) is therefore relevant to the consideration of this application.

7.0 Comment and Analysis

7.1 The key issue to consider is the quality of the landscaping scheme to preserve or enhance the setting of the adjacent Listed Buildings, to conserve the visual appearance of the open space in design terms and to adequately drain the site to provide a usable surface for informal recreational purposes.

7.2 The existing cricket pitch, which historically served the hospital complex, has not been used as an outdoor playing space for a number of years. One of the key reasons for this is the poor drainage of the recreational space, compounded by the failings of the culvert that cuts through the site. This culvert is about 0.7m wide and generally (approximately) 0.5m below the surface, and has a pipe drain outlet at the northern end of the site. Further investigation is required of both the pipe and the culvert to ensure that the proposed drainage scheme is adequate to serve the space. The application is accompanied by an agronomy study that advises that the existing turf cover is of a low standard and the nutrient status of the soil is poor, which indicate the site has been neglected since the cricket club ceased playing. Furthermore, the vegetation present is indicative of a water logged and persistently wet site. Due to this waterlogging, the soil has become heavily compacted which exacerbates the poor drainage situation. As the site falls towards the culvert from the west and from the east, the site needs to be appropriately irrigated and the culvert must be adequately repaired (and protected thereafter). Up to 0.25m of topsoil will be required to cover the culvert post completion of the culvert repair works.

7.3 A high weed content was noted which will require extensive weed killing and vegetative removal prior to works commencing on site. It is anticipated that further weed and soft rush (a type of grass that found across the site due to its existing water retentive soils) management will be required post completion of the works. This should form part of the maintenance regime for the space to ensure that it is available for informal recreational purposes.

7.4 The Public Realm Officer is supportive of the scheme, deeming the submitted plan to be robust as it seeks to offer a quality public open space whilst satisfying the long term requirements of its maintenance. Likewise the Tree Officer is satisfied with the information submitted, which includes the planting of 45 heavy standard trees to the south, east and west boundaries to bolster the established tree lines in these locations.

7.5 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policies DM30, DM31 and DM32. All in all the landscaping scheme will enhance the setting of the 2 Listed buildings and the visual appearance of the site, whilst providing the required open and informal recreational space to serve the residents of the Lancaster Moor and Moor Park developments.

7.6 This application solely relates to the reserved matter of landscaping. Any plans for the future of the pavilion building would need to be considered as part of a separate application.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The application proposes a much needed landscaping scheme to improve the open space at the former cricket pitch on Lancaster Moor. The improvements include drainage as well as planting to ensure that the space is functional throughout the year. This is supplemented with a management plan to secure its ongoing availability for informal recreation. The proposal is very much supported.

Recommendation

That Approval of Reserved Matters **BE GRANTED** subject to the following conditions:

1. Standard Reserved Matters timescale
2. Revised Landscape Master Plan to be fully implemented
3. Details of the condition of the culvert and piped drainage system, required works to the culvert and pipeline, and an appropriate method to protect the culvert and pipe to be submitted, agreed, implemented and maintained
4. Site to be maintained in accordance with the Revised Landscape & Wildlife Management Plan

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

In accordance with the above legislation, the City Council can confirm the following:

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.

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.