

Agenda Item A10	Committee Date 24 July 2017	Application Number 17/00577/FUL
Application Site Melling House Hala Road Lancaster Lancashire	Proposal Erection of a detached outbuilding to store mobility scooters	
Name of Applicant Mr Tom Greenwood	Name of Agent Mr Sam Coughlan	
Decision Target Date 1 August 2017	Reason For Delay Committee Cycle	
Case Officer	Mr Robert Clarke	
Departure	No	
Summary of Recommendation	Approval	

(i) Procedural Matters

The proposed works would normally fall within the Scheme of Delegation. However, the property to which this application relates is in the ownership of Lancaster City Council, as such the application must be determined by the Planning and Highways Regulatory Committee.

1.0 The Site and its Surroundings

1.1 Melling House is a group of sheltered housing accommodation located to the north of Hala Road in Hala, Lancaster. The accommodation is split into two separate buildings known as Melling House and Tunstall House, with some detached garages located to the rear. The site is located immediately to the east of Booths Supermarket. There is an area of amenity grass land with a number of trees located between the accommodation and Hala Road.

1.2 The site is unallocated in the Lancaster District Local Plan proposals map.

2.0 The Proposal

2.1 This application seeks consent for the erection of a detached storage building to be used for mobility scooter storage. The building will measure 3.75m wide, 4.85m long and 2.26m high to the flat roof. It will feature a concrete base with steel frame which is to be timber clad. The building will be located to the south of Melling House.

3.0 Site History

3.1 The Local Planning Authority has no planning history relating to this site.

4.0 Consultation Responses

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

Consultee	Response
Property Services	No response received during the statutory consultation timescale.

5.0 Neighbour Representations

5.1 **No responses** received during the statutory consultation timescale.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

Paragraph 17 (core principles)

National Planning Policy Framework (NPPF) – Paragraphs 67 and 68 – Requiring Good Design

6.2 Local Planning Policy Overview – Current Position

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual ‘saved’ land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan’s preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft ‘Review’ document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the ‘Review’ will increase as the plan’s preparation progresses through the stages described above.

6.3 Development Management DPD

Policy DM35 – Key principles

6.4 Lancaster Core Strategy

SC1 – Sustainable development

SC5 - Achieving good design

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of the development; and
- Design and street scene impact

7.2 Principle of the development

7.2.1 At present residents of the sheltered accommodation store mobility scooters within the communal areas of the existing buildings. However, this practice poses significant health and safety and fire risks. As such, there is a need to provide an appropriate and secure storage area that is convenient for the residents, who may be of limited mobility, and is in a safe and easily monitored location. Given the need for the development, in principle it is considered to be acceptable.

7.3 Design and street scene impact

7.3.1 The proposed development is to be located within the existing grassed area immediately to the south of Melling House. As such views of the structure will be achieved from nearby publicly accessible areas. The structure is of a relatively small scale and lightweight design given the use of slatted timber cladding, and therefore its presence within the street scene is considered to be unobtrusive. Various items of street furniture including concrete bollards, metal railings and benches located around the entrance to Melling House and within the grassed amenity area add to the developed appearance of the locality, ensuring the development is not out of character within the street scene. Finally, the separation distance of 21 metres and presence of mature trees which provide seasonal screening to the development will aid in further reducing the presence of the development within the locality.

7.3.2 The applicant has also agreed to the implementation of a planting scheme in the form of a hedge to the southern elevation of the structure, facing towards Hala Road. Although this will not totally screen the development from view it will serve to soften its presence within the street scene and obscure the concrete base. Details of the planting are yet to be received, so a condition is recommended if details of this scheme are not received prior to the decision being issued.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The proposed development will not appear out of character within the locality whilst its lightweight appearance, separation distance and presence of mature trees and planting will ensure its presence within the public domain is minimised. It is on this basis that Members are advised that this application can be supported, subject to a condition to ensure the works are carried out in accordance with agreed details.

Recommendation

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

1. Standard three year timescale
2. Development in accordance with the approved plans
3. Scheme for planting to the southern elevation to be submitted and agreed, and the approved scheme to be planted in the first planting season post-completion of the development

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