

**MEMBER ENGAGEMENT  
FORUM PRE-PLANNING  
APPLICATION**

2.30 P.M.

9TH JULY 2018

**PRESENT:-** Councillors June Ashworth, Carla Brayshaw, Helen Helme, Tim Hamilton-Cox  
(Substitute for Dave Brookes)  
Ward Councillors Peter Yates and Mel Guilding

Apologies for Absence

Councillors Dave Brookes and John Reynolds

Officers in attendance:-

Mark Cassidy	Planning Manager
Petra Williams	Planning Officer
Hannah Dodgson	Work Experience Student
Tessa Mott	Democratic Support Officer

Also in attendance:-

Jim Grisenthwaite	Carnforth Town Council Representative
Simon Tomlinson	Errigal Advisory Limited
Coralie Tomlinson	Errigal Advisory Limited
Melissa Magee	Carless and Adams Partnership
Mike Bunyan	Carless and Adams Partnership

**7 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**8 APPLICANT PRESENTATION**

The developers gave a presentation regarding the pre-application submission '18/00506/PRE3 Land North of Ex Servicemen's Club, Scotland Road, Carnforth.'

Initially, the developers outlined their proposal and explained that after conducting preliminary research with appropriate organisations, they had identified a local need for the proposed development in the area. Other suitable locations had been explored in depth and at the current time the proposal put forward is considered the most practical and appropriate.

The applicants further explained the philosophy behind the proposed development being patient led care with a 'home for life' ethos rather than a transient traditional care home. The applicants also outlined their passion to deliver 'care with choice' by using a bespoke model. The proposed development involves a suite living accommodation for residents including various elements such as: a kitchenette, living space and dining space. It was explained that the suite is designed to encourage more of a social environment in a resident's room, by providing them and their guests, more flexibility and independence.

There was a detailed analysis of the development which included: aerial photos of the site and its location in relation to existing buildings; view points from various perspectives; vehicular site access points and the different areas in the schedule of accommodation. It was explained that the design of the development had been created as a series of buildings, so that the development would integrate into the existing surroundings with minimal negative impact, whilst also displaying the contemporary design features of the building in a respectful manner. The topography of the proposed site was considered slightly challenging and therefore a practical and sympathetic style of architecture had been utilised.

## **9 OPEN DISCUSSION OF THE PROPOSAL WITH MEMBERS**

Members of the meeting asked several questions of the developers and applicants present.

The discussion included topics such as:

- Potential planning permission for housing on the site/surrounding sites;
- Potential for Oliver Place to be an alternative access route;
- Parking concerns, particularly regarding the impact on local residents;
- Amount of bedroom suites in this development in comparison to other developments of the same nature;
- Clarification on the location of the buildings;
- Access to garden areas for residents;
- Clarification on funding arrangements for residents and the various funding stream models;
- Height/levels of the site;
- Sustainability and potential future proofing of the buildings;
- Surface water flooding/drainage arrangements;
- Vehicular traffic movement

The developers explained that they had gone to extreme lengths to ensure that alternative site locations were considered and that a full transport assessment and travel plan would be under taken alongside any planning application submission. The developers also confirmed that they would like to provide adequate parking on the development to minimise any impact to local residents.

There was a detailed discussion regarding three potential funding streams for residents and also clarification that any involvement from the NHS is considered positive but not dependent on the future of the site.

The developers also clarified that a drainage consultant had been appointed and any information gathered would be submitted as part of any planning application submission. There was further discussion about the potential for solar panels on the site and whether this would be a viable addition to the development.

The Planning Manager summarised the discussion and clarified that the quality of the model of care was impressive and that the principle of development at the site (in terms of land use and landscape-led scheme design) was accepted. It was highlighted that the material palette appeared broadly correct, and that the scale of development should not be higher than the existing surrounding buildings. Aside from the documents set out in the written pre-application advice, the Development Team were advised that their supporting

literature should also include matters regarding: energy efficiency; highways matters (with particular reference to the potential use of Oliver Place) and clarity of site access for all modes of transport.

(The meeting ended at 3.54 p.m.)

**Any queries regarding these Minutes, please contact  
Tessa Mott, Democratic Services: telephone (01524) 582074 or email  
tmott@lancaster.gov.uk**

Background Paper