

Agenda Item A10	Committee Date 22 July 2019	Application Number 19/00645/FUL
Application Site Co-op Centenary House Regent Road Morecambe	Proposal Installation of replacement plant equipment, installation of cladding to the side elevation and new fence panels to the side	
Name of Applicant The Co-operative Group	Name of Agent Mr Steve Norton	
Decision Target Date 7 August 2019	Reason For Delay None	
Case Officer	Mr Andrew Clement	
Departure	None	
Summary of Recommendation	Approval	

(i) Procedural Matters

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

1.0 The Site and its Surroundings

1.1 The application site is a large three-storey building, with part of the ground floor occupied by a convenience store. It is located at the corner of Clarendon Road and Regent Road in the West End of Morecambe. The site is outside the West End Conservation Area (which falls approximately 55 metres to the north).

2.0 The Proposal

2.1 This application proposes the refurbishment of the property through replacement plant equipment, cladding to the palisade fencing to the goods-in area, and cladding of four existing window openings to the front and side elevations. The refurbishment also includes cladding the stallriser and repainting the shopfront's glazing frames and shutter, which do not require the benefit of planning permission. Proposed signage has been submitted for consideration as part of a concurrent advertisement application.

3.0 Site History

3.1 The most relevant planning application and advertisement consents to the site are set out below:

Application Number	Proposal	Decision
03/00368/ADV	Erection of internally illuminated projecting sign and ATM surround	Permitted
03/00369/FUL	Installation of an ATM machine and a satellite dish	Permitted
03/00712/FUL	Construction of a disabled access ramp	Permitted

09/00238/ADV	Erection of various illuminated and non illuminated signs	Permitted
11/00991/FUL	Retrospective application for installation of new auto-sliding door to replace existing, replacement of existing shopfront and installation of condensing units	Permitted
19/00786/ADV	Advertisement application for the display of 3 externally illuminated fascia signs, 1 externally illuminated hanging sign and 1 non-illuminated wall mounted sign	Pending, concurrent application

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No observation received
County Highways	No objection
Environmental Health	No observation received

5.0 Neighbour Representations

5.1 No observation received.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

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 11). The following sections of the NPPF are relevant to the determination of this proposal:

Paragraphs 8 and 11 – Sustainable Development
 Section 6. Building a strong, competitive economy
 Section 12. Achieving well-designed places
 Section 16. Conserving and enhancing the historic environment

6.2 Development Management DPD

DM2: Retail Frontages
 DM32: The Setting of Designated Heritage Assets
 DM35: Key Design Principles
 DM49: Local Services

6.3 Lancaster District Core Strategy and Local Plan – saved policies

SC5 – Achieving Quality in Design
 SPG7 – Advertisements and shop fronts design guide

6.4 Shopfronts and Advertisements SPD

6.5 Local Planning Policy Overview – Current Position

On 15 May 2018, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Lancaster City Council submitted the following documents to the Secretary of State (Planning Inspectorate) for examination:

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

The Examination Hearing Sessions commenced on 9 April 2019

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.

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.

Given the current stage of both DPDs, it is considered that significant weight can be attributed to the policies contained therein subject to the extent to which there are unresolved objections to the relevant policies and their consistency with the National Planning Policy Framework.

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of the Development; and
- Scale, Design and Landscape Impact upon the setting of Heritage Assets.

7.2 Principle of the Development

7.2.1 The proposal seeks to refurbish the established convenience store within the local centre in the West End of Morecambe. Subject to the design and streetscene impact of the proposal, the principle of the development to refurbish the existing retail unit and improve the security of the site is acceptable. The proposal is compatible with policies DM2, DM49 and NPPF Section 6.

7.3 Scale, Design and Streetscene Impact upon the setting of Heritage Assets

7.3.1 As part of a broader refurbishment of the unit both internally and externally, planning permission is sought to replace plant equipment, and install of cladding to the fence panels to the side goods-in area and to some of the ground floor window openings. The existing goods-in area fencing is palisade fencing, which allows a level of visibility to and from the area. The proposed development seeks to install chequer plate panels to this fencing, which will visually contain the proposed plant equipment and goods carts contained within the yard. This area is visible along Back Regent Road and Back Clarendon Road West, which are public highway alleys to the rear of residential dwellinghouses. Although the site is visually contained from the wider streetscene, the proposed developments to the fencing would be visible from this public and residential perspective. However, given the design of the existing palisade fencing, and the proposed grey colour of the chequer plate panels in a matt finish, the proposed development would have no detrimental impact upon the existing streetscene of this elevation that faces the back alleys. There is an existing level of blocking of window openings to this elevation, and as this elevation does not form part of the shop's active frontage this is deemed acceptable.

7.3.2 The proposed development includes the cladding of four existing window openings to the ground floor, three of which are to the same side elevation as the goods-in area, with one to the frontage facing Clarendon Road West. A large number of the existing ground and upper floor openings are already boarded, whilst the eastern half of the property appears to have been unoccupied for a long period. The three openings to the side elevation are visually contained from the wider streetscene, which forms a gateway to the West End Conservation Area. One of the openings to the front is immediately adjacent to an existing louvre panel. Replacing the existing window opening with cladding would, to a small degree, detract from the appearance of the building and streetscene. However, this will appear inconspicuous given the boarding of other openings as existing. The visual impact of this cladding to the window is considered to be outweighed by the improved security and benefits of the continued use of a significant retail unit within an urban local centre. The development is consistent with Policy DM32, DM35 and NPPF Section 12 and 16.

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 refurbish the corner retail frontage whilst improving the security of

the site. The developments to the side elevation are publicly visible from the back alleys, but visually contained from the wider streetscene, and due to modest scale and sympathetic colour are considered to be acceptable. The cladding to a window to the elevation fronting Clarendon Road West is in a more prominent location, but given existing cladding and modest scale, the development will appear inconspicuous. The minor harm caused by cladding the window openings is considered to be outweighed by the security benefits and continued retail use in this location within an urban local centre.

Recommendation

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

1. Standard 3 year timescale
2. Development to be carried out in accordance to approved plans and details

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