

Agenda Item	Committee Date	Application Number
A7	19 August 2019	19/00788/FUL

Application Site	Proposal
Dallas Road Gardens Dallas Road Lancaster Lancashire	Erection of a 2.5m wooden peace pole

Name of Applicant	Name of Agent
Lancaster Quakers	Mo Kelly

Decision Target Date	Reason For Delay
14 August 2019	Committee Cycle

Case Officer	Mrs Kim Ireland
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

This form of development would normally be determined under the Council's Scheme of Delegation. However, the land is in the ownership of Lancaster City Council and as such the application is referred to the Planning Regulatory Committee.

1.0 The Site and its Surroundings

- 1.1 The application site is located to the south east of the road junction of Dallas Road and High Street, situated in close proximity to the city centre of Lancaster. The site is known as Dallas Road Gardens, which is designated as an area of open space in the Council's Open Space Audit, specifically as a park and garden. To the east of the site is Lancaster Girls Grammar School, to the north of the site is Dallas Road County Primary School and to the west and south of the site are residential properties.
- 1.2 Dallas Road Gardens is characterised with an established hedgerow along the Dallas Road boundary and a low stone wall to the High Street and Regent Street boundary. The garden is split into three grassed areas with a path separating the areas with numerous trees and park benches located within.
- 1.3 The site is situated within Lancaster Conservation Area.

2.0 The Proposal

- 2.1 The application seeks consent to erect a wooden pole that is proposed to be sited to the north east of the site. It is to be 2.5m in height and will be secured into the ground with a concrete base. The pole will have four sides and each side will have the words "May Peace Prevail on Earth" in the four languages of English, Urdu, Gujarati and Arabic. This is to represent the languages used by the local community.

3.0 Site History

- 3.1 There is no relevant planning history.

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No comments received during the statutory consultation period.
Property Services	No objection – subject to the applicant entering into a suitable agreement for the installation and future maintenance and management of the artwork.
Public Realm Officer	No comments received during the statutory consultation period.

5.0 Neighbour Representations

5.1 No comments received during the statutory consultation period.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraphs **124** and **127** – Requiring Good Design
Section **16** - Conserving and enhancing the historic environment

6.2 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.

6.3 Development Management DPD

DM25 – Green Infrastructure
DM31 – Development affecting Conservation Areas
DM35 – Key Design Principles

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of Development; and
- Design and Impact on Character of the Conservation Area

7.2 Principle of Development

7.2.1 The site is currently used as an open public garden space. The proposed wooden pole is seen to be in keeping with retaining the open public space, whilst adding a new focal point within this park and garden.

- 7.2.2 Policy DM25 states that the Council will retain a presumption towards the protection of green spaces and green assets, particularly where it can be demonstrated that they provide value, either economically, environmentally or socially, to the community they serve.
- 7.2.3 Therefore the principle of the proposed wooden pole is looked upon favourably, as the proposed scheme is retaining the green space, whilst providing an art piece that represents the languages used by the local community in which it serves.
- 7.3 Design and Impact on Character of the Conservation Area
- 7.3.1 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 DM31.
- 7.3.2 The proposed wooden pole will not have a significant impact on the Conservation Area, particularly as the pole and the associated concrete base are relatively small in the context of the surrounding trees and benches that are within the garden space. The proposal is seen to have a neutral impact upon the character and appearance of the area.

8.0 Planning Obligations

- 8.1 Given the nature of the proposal there are no requirements for a legal obligation.

9.0 Conclusions

- 9.1 The proposed wooden pole is seen to retain the open public space, whilst adding a new focal point that represents the languages used by the local community in which it serves.
- 9.2 The proposed wooden pole is seen to have a neutral impact upon the character and appearance of the site and the surrounding Conservation Area.

Recommendation

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

1. Standard 3 year timescale
2. Development to accord to approved plans

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.

Background Papers

None