

# **Planning & Highways Regulatory Committee - Quarterly Reports**

(a) **Planning Application Determination Timescales**

*The table provides performance figures for the determination of Major Applications, Minor Applications and Other Applications by Planning Officers in accordance with national timescales.*

(b) **Number of Planning Applications and Related Cases**

*The table lists the number of planning applications and other planning application-related cases that are received by the Development Management Service per quarter.*

(c) **New Tree Preservation Orders Made**

*The table lists the location of new Tree Preservation Orders (TPOs) made during the last quarter.*

(d) **Number of Applications for Works to Trees**

*The table lists the number of Tree Works applications received in respect of protected trees (protected by TPO or by Conservation Area status)*

(e) **Planning Appeal Decisions**

*The table lists the planning appeal decisions issued by the Planning Inspectorate during the last quarter.*

(a) Planning Application Determination Timescales

Period	Major Applications Determined In Time *	Major Applications Determined In Under 13 Weeks	Minor Applications Determined In Time *	Minor Applications Determined In Under 8 Weeks	Other Applications Determined In Time *	Other Applications Determined Under 8 weeks
Jan - Mar 2018	100%	70%	100%	78%	97%	88%
Apr - Jun 2018	100%	30%	98%	72%	98%	87%
Jul - Sep 2018	100%	77%	100%	75%	100%	84%
Oct - Dec 2018	100%	25%	98%	73%	97%	82%
Jan - Mar 2019	100%	40%	98%	59%	99%	83%
Apr - Jun 2019	100%	69%	100%	73%	99%	84%
Jul - Sep 2019	90%	30%	97%	69%	99%	89%
Oct - Dec 2019	100%	73%	98%	74%	98%	86%

Year	Major Applications Determined In Time *	Major Applications Determined In Under 13 Weeks	Minor Applications Determined In Time *	Minor Applications Determined In Under 8 Weeks	Other Applications Determined In Time *	Other Applications Determined Under 8 weeks
2017 Average	97.5%	75%	99%	71.5%	99.5%	83%
2018 Average	100%	50.5%	99%	74.5%	98%	85%
2019 Average	98%	52.5%	98%	69%	99%	85.5%

\* Total applications determined in time includes those where the applicant and the local planning authority have agreed an extension of time.

# Annual Average to Date Only

(b) Number of Planning Applications and Related Cases

	<b>2017 TOTAL</b>	<b>Jan-Mar 2018</b>	<b>Apr-Jun 2018</b>	<b>Jul-Sep 2018</b>	<b>Oct-Dec 2018</b>	<b>2018 TOTAL</b>	<b>Jan-Mar 2019</b>	<b>Apr-Jun 2019</b>	<b>Jul-Sep 2019</b>	<b>Oct-Dec 2019</b>	<b>2019 TOTAL</b>
Major Applications	<b>76</b>	9	18	18	18	<b>63</b>	18	12	13	12	<b>55</b>
Minor Applications	<b>289</b>	83	82	85	73	<b>323</b>	66	80	96	77	<b>319</b>
Other Applications	<b>751</b>	188	195	183	186	<b>752</b>	180	221	179	166	<b>746</b>
Discharge of Planning Condition Applications	<b>201</b>	55	45	51	44	<b>195</b>	41	62	48	61	<b>212</b>
Non-Material Amendment Applications	<b>47</b>	9	12	13	8	<b>42</b>	12	13	13	10	<b>48</b>
Variation of Legal Agreement Applications	<b>10</b>	2	1	1	0	<b>4</b>	0	0	1	2	<b>3</b>
Prior Approval (Commercial/Householder PA, Flexible Use etc) or Ecclesiastical Applications or Permission in Principle	<b>47</b>	10	13	17	9	<b>49</b>	8	9	18	12	<b>47</b>
<b>TOTAL NUMBER OF DECISION-MAKING APPLICATIONS</b>	<b>1421</b>	356	366	368	<b>337</b>	<b>1428</b>	325	397	368	340	<b>1430</b>
Environmental Screening and/or Scoping Opinions	<b>24</b>	7	3	6	2	<b>18</b>	6	4	2	4	<b>16</b>
Infrastructure Planning Commission Consultations	<b>0</b>	0	0	0	0	<b>0</b>	0	0	0	0	<b>0</b>
Pre/Post-Application Advice Submissions or Charged Meetings (inc. Specialist Heritage Advice)	<b>175</b>	45	54	59	53	<b>211</b>	45	53	47	46	<b>191</b>

(c) New Tree Preservation Orders Made

Tree Preservation Order Number	Date Made	Location	Extent of Protection
668(2019)	22 Jan 2019	Braemar Court, Broadway, Morecambe	T1 – Willow
669(2019)	27 Feb 2019	Embankment adjacent to Lancaster Canal, rear of 1 Bath Mill Lane, Lancaster	T1 – Alder
670(2019)	27 Feb 2019	Moorside Hall, Wyresdale Road, Lancaster	T1 – Ash
671(2019)	6 Mar 2019	Waltons Farm, Cantsfield Road, Cantsfield	T1 & T2 – Sycamore
672(2019)	14 May 2019	Land north of Royal Oak Meadow, Hornby	T1-T6 – 3 Oak, 1 Ash, 1 Hawthorn and 1 Sycamore
673(2019)	30 May 2019	The Travellers Choice Coach and Travel Centre, Scotland Road, Carnforth	T1-T4 – 3 ash and 1 Sycamore
674(2019)	5 Jun 2019	Land off Warton Road between Carlisle Terrace and Midland Terrace, Carnforth	A1 - various
675(2019)	19 Jul 2019	10 Briarlea Road, Nether Kellet	T1 – Pine
676(2019)	10 Oct 2019	Land off Warton Road between Carlisle Terrace and Midland Terrace, Carnforth	W1 & W2 – various

*\* T = Individual Tree; G = Group of Trees; W = Woodland of Trees; A = Area of Trees.*

(d) Number of Applications for Works to Trees

	Applications for Works to Trees Protected by Tree Preservation Orders	Applications for Works to Trees Protected by Conservation Area Status
January-March 2017	18	19
April-June 2017	21	25
July-September 2017	18	27
October-December 2017	16	19
<b>TOTAL APPLICATIONS 2017</b>	<b>73</b>	<b>90</b>
January-March 2018	28	30
April-June 2018	17	19
July-September 2018	22	27
October-December 2018	22	26
<b>TOTAL APPLICATIONS 2018</b>	<b>89</b>	<b>102</b>
January-March 2019	19	24
April-June 2019	17	24
July-September 2019	24	13
October-December 2019	21	20
<b>TOTAL APPLICATIONS 2019</b>	<b>81</b>	<b>81</b>

(e) Planning Appeal Decisions

Application Number	Application Site	Proposal	Appeal Decision
17/01575/FUL	Green Farm, Mewith Lane, Tatham LA2 8PJ	Change of use of former stables and erection of single storey extension to form holiday accommodation	Dismissed
18/00489/FUL	Clearwater Fisheries, Kellet Lane, Over Kellet	New decorative wall to car park entrance, permission for existing otter protection boundary fence	Dismissed
18/00213/FUL	Hawthorn Bank, Cove Road, Silverdale	Erection of a two storey dwelling (C3), alterations to existing access arrangements and extension to existing vehicular access road	Dismissed
18/00761/FUL	1 Lea Lane, Heysham	Erection of 2 semi-detached dwellings and associated vehicle access	Dismissed
18/01412/FUL	65 Lymm Avenue, Lancaster	Erection of a single storey extension to rear to replace existing conservatory, 2 storey extension to side to form granny flat with bedroom over	Dismissed
18/01391/FUL	185 Brookhouse Road, Brookhouse	Erection of a single storey extension to the side and rear elevation	Dismissed
18/00766/FUL	1 Hazelmount Drive, Warton	Change of use from land designated as public open space to domestic curtilage and retrospective approval for boundary fencing	Dismissed
Enforcement case	Land at Thwaite End Barn, Main Road, Bolton-le-Sands	Change of use of the land from agricultural use to a mixed use agricultural and commercial use in connection with a business (All Seasons Paving) – Notice to cease the use of the Land, edged red, for any purpose in connection with the operation of a driveway/paving/landscape business, including the parking of vehicles associated with that use, and the storage of plant, machinery and trailers and the storage of materials	Allowed
Enforcement case	Land at 121 Meldon Road, Heysham	Change of use of the land for the siting of a container, with alterations to land levels, including the provision of a retaining structure and construction of a raised deck area, steps and screening – Notice to remove the container and the raised deck area, timber steps, timber screen and concrete segment wall and to reinstate the land levels to their former condition and re-grass	Dismissed
18/00779/FUL	Ryelands Service Station, Owen Road, Lancaster	Erection of timber screening and siting of a portacabin for use as stock storage	Dismissed

17/01257/FUL	Woodland House, 95 Balmoral Road, Morecambe	Change of use for which a certificate of lawful use or development is sought is a single dwellinghouse	Dismissed
19/00126/FUL	8 Wyresdale Gardens, Lancaster	Retrospective application for the retention of an incidental outbuilding	Allowed
Enforcement case	11 Springfield Street, Lancaster	Erection of a rear extension - Notice to remove extension and all associated building material from the site	Allowed
Enforcement case	Land at Langthwaite Farm, Langthwaite Road, Quernmore	Change of use of part of the agricultural building (Sui Generis) as shown hatched red on the attached plan to a residential dwelling (C3) – Notice to cease use and remove all fixtures and fittings from the building, including kitchen and bathroom  Change of use of the Land from the use of agriculture, forestry or other uses appropriate to the rural area, to the stationing of 5 (five) caravans for residential purposes – Notice to cease use, remove caravans from the site and reinstate land	Part allowed, part dismissed
19/00107/FUL	6 Drewton Avenue, Heysham	Erection of a single storey side extension and a detached garage, and construction of dormer extensions to the front and both side elevations incorporating a balcony to the front	Dismissed
19/00057/FUL	33 Ashfield Avenue, Lancaster	Installation of a dormer extension to the rear elevation	Dismissed
18/01333/VCN	2 Oxcliffe Road, Heysham	Retain the existing access onto Oxcliffe Road	Dismissed
19/00329/FUL	7 Meldon Road, Heysham	Erection of a 2 storey side extension	Dismissed
18/01342/CU	Castle View Caravan Park, Borwick Road, Capernwray	Change of use of agricultural land into caravan sales area, including laying of hardstanding, alterations to land levels and erection of retaining walls	Dismissed
18/00351/OUT	Land north of 1 Melling Hall, Melling	Outline application for the erection of a detached dwelling and creation of an access	Dismissed
18/01250/LB	6 Packet Lane, Bolton-le-Sands	Installation of 7No. external CCTV cameras and associated wiring and containment onto the external walls of the buildings	Dismissed
18/01588/FUL	4 Main Street, Heysham	Erection of a detached garage and log storage building	Allowed
19/00468/FUL	11 Africe Drive, Lancaster	Creation of an area of hardstanding to the front	Dismissed
18/01106/OUT	Land at Higher Bond Gate, Abbeystead Road, Dolphinholme	Outline planning application for 9 dwellings, public open space and associated infrastructure with access	Allowed
18/01219/REM	Moss Side Farm, Moss Road, Heaton with Oxcliffe	Erection of an agricultural worker dwelling – details of access, appearance, landscaping, layout, scale	Dismissed
19/00014/PAA	Keer Holme Barn, Keer Holme Lane, Capernwray	Change of use of agricultural barn to a 3 bed dwelling	Dismissed

19/00385/FUL	36 Silverdale Road, Yealand Redmayne	Demolition of existing dwelling and erection of a replacement dwelling	Dismissed
18/01605/FUL	Land adjacent to Westbourne Road, Sunny Hill, Westbourne Road, Lancaster	Erection of a three-storey building comprised of 6 two-bed apartments (C3) with associated parking, landscaping and creation of a pedestrian access	Dismissed
19/00569/FUL	6 Monkswell Drive, Bolton-le-Sands	Retrospective application for single storey rear extension with balcony over	Dismissed
19/00217/FUL	Land to side of 5 Main Road, Nether Kellet	Erection of 4 dwellings and associated access	Allowed