

Agenda Item	A11
Application Number	20/00350/VCN
Proposal	Erection of 4 dwellings with associated access and landscaping (Pursuant to the variation of condition 2 on planning permission 18/01603/FUL to amend the internal layout and provide for refuse stores)
Application site	Site of Former Warton Grange Farm, Farleton Close, Warton, Lancashire
Applicant	Steve Bleasdale
Agent	HPA Chartered Architects
Case Officer	Mr David Forshaw
Departure	No
Summary of Recommendation	Approve

(i) **Procedural Matters**

This application relates to a development on part of the wider housing site at the former Warton Grange Farm which was originally approved by the Planning and Highways Regulatory Committee. This application seeks to vary a condition attached to planning permission 18/01603/FUL by replacing an approved plan relating to location of bin stores at the terrace of four houses. Amendments relating to drainage and landscaping affecting this and the wider site are also included on this agenda (20/00609/VCN and 20/00676/VCN).

1.0 Application Site and Setting

- 1.1 The site is for the development of a terrace of four houses located at the former Warton Grange Farm, immediately to the south/south east of Farleton Close. It is part of the wider redevelopment site totalling 25 houses, including this development.
- 1.2 The trees on the site are subject to a Tree Preservation Order (TPO no.600) which was served in 2017 to protect trees around the periphery of the wider farm complex following the grant of outline planning permission for residential development (15/00847/OUT).
- 1.3 Further to the north and west, across Farleton Close and Mill Lane, there are a number of existing residential properties.
- 1.4 The site falls within the Arnsdale & Silverdale Area of Outstanding Natural Beauty (AONB); is designated as a Countryside Area; and lies within Flood Zones 1, 2 and 3. Although it benefits from flood defences which exclude the site from Flood Zone 3b, it remains within Zone 3a. The site is also partially within the 1 in 100 year and 1 in 1000 year surface water flooding areas, but is in an area defined as being less than 25% susceptible to groundwater flooding.
- 1.5 The site is approximately 360m south of Warton Crag which is a designated Regionally Important Geological Site, and in part is a Biological Heritage Site, Nature Reserve, Ancient Woodland and a Site of Special Scientific Interest (SSSI). It is also subject to Limestone Pavement Orders. There is

also a Scheduled Ancient Monument located on Warton Crag. Closer to the site is a Grade II Listed building at 5 Main Street. Morecambe Bay is located approximately 650m to the west and is designated as a SSSI; Special Protection Area (SPA); Special Area of Conservation (SAC); and Ramsar Site.

2.0 Proposal

- 2.1 The approved scheme for the terrace of four houses relied on external access to the rear gardens of the two middle houses through the garden of the end property. This would be the route for taking bins kept in the rear gardens to the collection point. However, bins could alternatively be kept at the front of the houses. It is proposed to build two separate bin stores for each of the two middle properties (plots 23 and 24) at the end of the terrace, next to plot 25 and the parking area. This would negate the need for storage of bins in their rear gardens or at the front.
- 2.2 The bin stores would be enclosed by timber hit and miss fencing and matching gates measuring 1.8m x 0.96m x 1.8m high. The finish will be a mid brown stain to match that approved for similar fencing throughout the site.
- 2.3 No trees would be affected and no other changes to the layout are proposed.

3.0 Site History

- 3.1 A number of relevant applications relating to redevelopment of the former farm complex have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
20/00937/VLA	Variation of legal agreement attached to planning permissions 15/00847/OUT and 18/01603/FUL to amend the affordable housing provision	Pending
20/00676/VCN	Reserved matters application for the demolition of the existing farm buildings and the erection of 21 dwellings with associated access and landscaping (pursuant to the variation of conditions 2, 7, and 8 on reserved matters application 18/01589/REM to amend the soft landscaping strategy and the removal of condition 3 to remove the requirement for the attenuation pond)	See item on this agenda
20/00609/VCN	Erection of 4 dwellings with associated access and landscaping (Pursuant to the variation of condition 7 on planning permission 18/01603/FUL to amend the surface water drainage scheme)	See item on this agenda
20/00075/DIS	Discharge of conditions 7 and 15 on approved application 15/00847/OUT	Pending
18/01603/FUL	Erection of 4 dwellings with associated access and landscaping	Approved
18/01589/REM	Reserved matters application for the demolition of the existing farm buildings and the erection of 21 dwellings with associated access and landscaping	Approved
15/00847/OUT	Outline application for the demolition of the existing farm buildings and the erection of up to 23 dwellings with associated access and landscaping	Approved

4.0 Consultation Responses

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

Consultee	Response
Natural England	No comment
AONB Partnership	No objection

Environment Agency	No objection
County Highways	No objection
Fire Safety	Advice given
Waste and Recycling Officer	No objection

4.2 No responses have been received from members of the public.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Visual impact
- Design and location for refuse collection

5.2 Visual Impact (DMDPD Policies DM29: Key Design Principles; DM46: Development and Landscape Impact; Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD) (Adopted March 2019) AS02: Landscape; AS08: Design

5.2.1 The bin stores are small relative to the terrace of four houses and will be discretely located alongside the gable end close to a proposed hedgerow and rear of the parking area. The timber material is appropriate for this location in the AONB. The parking area and access to it will only be used by residents and visitors to the four houses and the landowner of farmland to the rear.

5.2.2 There will be no adverse impact on the AONB (no objections have been received from the AONB Partnership) or the local area.

5.3 Design and location for refuse collection

5.3.1 Each store will hold three bins and the Waste and Recycling Officer confirms they will accommodate the size and type of bins collected at present. It is pointed out that the number and style of bins may change in the future, but this is not a reason to refuse this proposal.

5.4 Planning conditions

5.4.1 An approval under Section 73 of the Act effectively results in the grant of a new stand-alone planning permission. Therefore, all the original planning conditions have been reviewed to ensure they remain necessary and relevant. Where such conditions continue to meet the tests for imposing conditions, the conditions will be replicated. Following the grant of planning permission, the applicant has submitted a discharge of condition application to partially satisfy the original condition 3 (materials) and this will be reworded as a result. Condition 1 (time limit to commence) is now not relevant as the development has started and does not need to be re-imposed. Original condition 2 (now to be condition 1) shall be reworded to include the revised plans. The other original conditions shall remain as originally drafted.

6.0 Conclusion and Planning Balance

6.1 The proposal is minor and will have no outward impact on the AONB or local residents.

Recommendation

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

Condition no.	Description	Type
1	Approved plans	Control
2	Details to be submitted	Above ground
3	Electric Vehicle Charging Points	Above ground
4	Soft landscaping and tree works	Compliance with condition timings

5	Access and parking	Prior to Occupation
6	Drainage	Ongoing compliance
7	Implement in accordance with FRA	Ongoing compliance
8	Soil importation	Ongoing compliance
9	Unforeseen contamination	Ongoing compliance

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