

Agenda Item	A12
Application Number	20/00609/VCN
Proposal	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)
Application site	Site of Former Warton Grange Farm, Farleton Close, Warton, Lancashire
Applicant	Bleasdale
Agent	HPA Chartered Architects
Case Officer	Mr David Forshaw
Departure	No
Summary of Recommendation	Approval

(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 amending the surface water drainage system. Amendments relating to drainage and landscaping affecting the wider site are also included on this agenda (20/00676/VCN). An amendment to the bin stores relating to this part of the development is also included on this agenda (20/00350/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 Condition 7 attached to planning permission 18/01603/FUL states the development should be drained on separate foul and surface water systems in accordance with a specified approved scheme. This scheme has been subject of further negotiation with United Utilities resulting in a revision which amends the discharge rate and removes the need for an attenuation pond.
- 2.2 The initial drainage strategy at the outline stage for the main part of the development site was to drain the whole site to the north east with attenuation through a balancing pond prior to discharge into the existing watercourse. By the reserved matters stage the layout had altered and a revised drainage strategy was approved which discharges storm water to a watercourse to the south west of the site through below ground attenuation under roads within the centre of the site. Therefore, the original attenuation pond is not needed.
- 2.3 This application seeks approval to amend the approved plan to that reflecting the updated drainage scheme.

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
20/00350/VCN	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)	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
United Utilities	No objection

LLFA	Agree to the surface water system discharging at a slightly higher rate in order to get the system adopted by United Utilities
Fire Safety Officer	Advice given

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

5.0 Analysis

5.1 The only consideration in the assessment of this application is to ensure the drainage strategy remains appropriate and will not cause an increased risk of flooding either on or off site. Relevant policies are DMDPD policies DM33: Development and Flood Risk and DM34: Surface Water Run-off and Sustainable Drainage.

5.1.1 United Utilities has been involved in negotiations with the applicant's drainage consultant prior to the application being submitted and UU has confirmed the details as submitted are acceptable.

5.1.2 The LLFA also accepts the run off rate is acceptable and raises no objection.

5.2 Planning conditions

5.2.1 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, they will be replicated. Following the grant of planning permission, the applicant has submitted a discharge of condition application to partially satisfy condition 3 (details of materials). This condition will be reworded as a result. Condition 1 (time limit to commence) is no longer relevant as the development has started and will not be replicated. Condition 7 will be varied to reflect the amended drainage details if this application is approved. The other original conditions shall remain as originally drafted.

6.0 Conclusion and Planning Balance

6.1 The revised drainage details are acceptable and therefore it is recommended that the relevant condition can be varied.

Recommendation

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

Condition no.	Description	Type
1	Approved plans	Standard
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
7	Implement in accordance with FRA	Ongoing
8	Soil importation	Ongoing
9	Unforeseen contamination	Ongoing
10	Construction management plan	Ongoing
11	Ecological mitigation	Ongoing
12	Removal of PD rights	Control

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