

DECISION DATE 27 March 2007	APPLICATION NO. 07/00078/DPA A24	PLANNING COMMITTEE: 19 March 2007
DEVELOPMENT PROPOSED WIDENING OF FOOTPATH AND CONSTRUCTION OF SHARED CYCLE AND FOOTWAY AND CONSTRUCTION OF HUMPED CROSSING WITH PRIVATE VEHICULAR ACCESS		SITE ADDRESS PAVEMENT AT HILMORE WAY MORECAMBE LANCASHIRE
APPLICANT: Lancaster City Council Town Hall Dalton Square Lancaster LA1 1PJ		AGENT: Engineering Services (Gary Bowker)

REASON FOR DELAY

N/A

PARISH NOTIFICATION

None to date, any comments will be reported directly to Committee.

LAND USE ALLOCATION/DEPARTURE

Lancaster District Local Plan - No specific allocation but lies alongside the route of the Strategic Cycle Network.

STATUTORY CONSULTATIONS

County Highways - Views awaited.

OTHER OBSERVATIONS RECEIVED

None to date, any comments will be reported directly to Committee.

REPORT

Site and its Surroundings

The application site is located alongside Burger king at the junction of Central Drive and Hilmore Road (the access road leading to Morrison's). The site comprises the existing tarmacadam footway and a section of the grassed landscaped area between the carriageway and the Burger King complex. The land immediately to the south contains a further grassed landscaped area and the end of the Morecambe to Lancaster cycleway.

The Proposal

The current proposal seeks to create a separate cycleway by widening the existing 2.0m footpath link to 3.0m wide tarmac plus a 0.25m safety 'textureflex' strip alongside the carriageway for safety. The increase in width is accommodated within a grass landscape area running around the boundary to Burger King. Some minor trimming of existing shrubs will be required together with the repositioning of a low timber boundary rail and a lamp column. A road hump will be developed to cross the access road to the car parking area which currently serves Burger King and Blockbuster and a direct link formed to the end of the current Lancaster to Morecambe cycleway.

Designated cycleway signage is to be erected at either end of the new link.

Planning History

The site has no related planning history.

Planning Policy

The adjoining highway is identified as part of the Strategic Cycle Network (Policy T24) within the Lancaster District Local Plan. The policy seeks to protect the route from development which could prejudice the route. It also seeks to encourage the creation of links to the network.

Comments

As Members will be aware Lancaster City has been designated as a Cycle Demonstration Town and has been granted funding to help develop improvements to the cycling infrastructure, promoting increased cycling within the District. This proposal will help to develop those links creating a safe route from the end of the existing cycleway across Hilmore Road and onto Central Drive. This link is one of a number currently being developed within the District in line with the aims of the Lancaster District Local Plan and the requirements of the Demonstration town funding. The need for planning consent arises from the development being carried out upon land which is currently in the ownership of a third party.

The development has been considered by, and has the support of, the Cycling Demonstration town Project Steering Group, comprising officers, Lancaster City and Lancashire County Councillors, external stakeholder and pressure groups.

Overall, it is considered that the development accords with the aims of local planning policy and should be supported.

HUMAN RIGHTS IMPLICATIONS

This application has to be considered in relation to the provisions of the Human Rights Act, in particular Article 8 (privacy/family life) and Article 1 of the First Protocol (protection of property). Having regard to the principles of proportionality, it has been concluded that there are no issues arising from the proposal which appear to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

RECOMMENDATIONS

That subject to no significant objections being raised by the consultees, **PERMISSION BE GRANTED** with the following conditions: -

1. Standard Time Limit.
2. Development to be undertaken in accordance with the approved plans.
3. As may be required by the consultees.