

Agenda Item	A5 Background Paper (A7)
Application Number	(21/01134/VCN)
Proposal	Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space (pursuant to the variation of condition 8 on planning permission 19/00438/FUL to raise the finished floor levels of plots 3, 4, 5 and 6)
Application site	Land Off Marsh Lane And Main Street, Cockerham
Applicant	Mrs Kailey Purcell
Agent	
Case Officer	Mr David Forshaw
Departure	No
Summary of Recommendation	Approve (subject to Section 106 Legal Agreement)

1.0 Application Site and Setting

- 1.1 The application site relates to a 1.35 hectare housing development located south of Marsh Lane (A588), positioned behind Main Street and The Old Smithy (a cul-de-sac of three detached dwellings) and north of the village football/recreation grounds. Land to the southwest is open countryside used for grazing. Cockerham is a small rural settlement predominately built up along either side of Main Street creating a very linear settlement pattern. It is located approximately 8.8km south of Lancaster City Centre, 3.3km southwest of Galgate and circa 6.8km north of Garstang
- 1.2 The site is allocated for housing within the Strategic Policies and Land Allocations DPD under Policy H2.10 for 36 houses. It is also located within an aerodrome safeguarding area. It is not within a flood risk area, protected by any landscape or nature conservation designation or within an area recognised as a designated heritage asset (such as conservation area or schedule ancient monument site). There are no protected trees within the site and the land is not constrained by any underground infrastructure (such as gas pipelines).
- 1.3 Permission was granted in February this year for erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space (19/00438/FUL). This development has commenced and a number of units are completed.

2.0 Proposal

- 2.1 The application seeks approval to raise the finished floor levels of four plots in the northwest corner from the levels approved under 19/00438/FUL. The increase is between 500mm and 750mm (0.5 – 0.75 metre).
- 2.2 This application is being reported to committee for a decision because it considered the original application in November last year.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
21/00277/VCN	Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space (pursuant to the variation of conditions 2 and 12 to amend approved floor plans and elevations and roofing material and add to the list of approved plans (condition 2) details required by conditions 6, 11, 12, 15 and 16 on planning permission 19/00438/FUL)	Pending
21/00026/DIS	Discharge of conditions 2,3,4,5,7,8,9,10,13,14 and 19 on approved application 19/00438/FUL	Decided
19/00438/FUL	Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space	Approved
16/00494/OUT	Outline application for the erection of up to 11 dwellings and associated access	Approved
15/00587/OUT	Outline application for the erection of up to 25 residential dwellings	Approved

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No comments to make
County Highways	No objection
LLFA	No objection
United Utilities	No objection
Fire Service	Standard Advice

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

5.0 Analysis

5.1 The key consideration in the assessment of this application is the visual appearance in the locality.

5.2 **Visual Appearance (DMDPD Policies DM29, DM30)**

5.2.1 The plots subject of this application are located in the north west corner of the site facing adjacent open fields to the west. Adjacent to the north of plot 3 is on site amenity open space and landscaping separating this plot from Marsh Lane by over 30m.

5.2.2 The proposed floor levels are above those approved by 500mm (plots 3 and 4), 750mm (plot 5) and 600mm (plot 6). These plots are at the lowest part of the site and even with the raised floor levels will be lower than all the other plots. Therefore, they will not have a significantly greater visual impact on the locality (including the open fields to the west) either on their own or cumulatively with the rest of the development than as approved.

6.0 **Conclusion and Planning Balance**

6.1 The proposed amendment is acceptable and there is no planning balance to apply in this case.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions and a variation to the s106 agreement to reflect this permission:

Condition no.	Description	Type
1	Time Limit	Standard
2	Approved Plans List	Standard
3	SW Drainage	Prior to occupation/completion
4	Foul Water	Prior to occupation
5	Employment and Skills Plan	Throughout construction
6	Pipework protection	No further development
7	Highways and Access construction	In accordance with approved details
8	Finished Floor Levels	In accordance with approved details
9	NDSS/M42	Control
10	Footway Connection	Prior to occupation of the 25 th house
11	Off Site Highways	No further development
12	Materials	Above Ground
13	Boundary treatment	In accordance with approved details
14	Landscaping	1 st planting season/following occupation
15	EV Charging	Above ground
16	POS Management and Maintenance	Above ground
17	Homeowner packs	6 Months from occupation
18	SW Management/Maintenance	3 Months from Occupation
19	Visibility Splays	Prior to occupation
20	Garage Use	Control
21	Parking provision	Prior to occupation
22	Implementation of AIA	Control
23	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