

<b>Agenda Item</b>	A13
<b>Application Number</b>	22/00909/FUL
<b>Proposal</b>	Erection of single storey rear extension
<b>Application site</b>	Turning Point Theatre Arts, Lancaster Leisure Park, Wyresdale Road Lancaster
<b>Applicant</b>	Mr Allan Blackburn
<b>Agent</b>	Mr Anthony Gilmour
<b>Case Officer</b>	Mrs Kim Ireland
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval

(i) **Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, Lancaster City Council have the freehold to Lancaster Leisure Park, and as such the application must be determined by the Planning Regulatory Committee.

**1.0 Application Site and Setting**

- 1.1 The site that is the subject of this application relates to the building that is utilised by Turning Point Theatre Arts, located to the west of the Antiques Centre on the Lancaster Leisure Park complex. The site comprises of a single storey brick built building with a flat roof that operates as a dance and theatre arts school. The east of the building is slightly higher than the west of the building as the land rises from east to west. To the rear of the building is a flat concrete area that occupies half of the width of the building. The building is accessed via steps to the east elevation of the building and has a roller shutter to the south elevation of the building that is of ground floor level. A limited car parking area lies to the north. The leisure park itself is on the eastern edge of Lancaster, accessed off Wyresdale Road, approximately 350 metres south of the junction with Coulston Road within the Bowerham area of Lancaster. To the north of the Leisure Park is the cattle market and abattoir. Burrow Beck runs along the eastern boundary of Lancaster Leisure Park with the residential area of Pottery Gardens and fields separating the site from the motorway. To the south of Lancaster leisure Park the site is separated from the residential area of Bowerham by allotments and to the west lies open wooded parkland rising steeply to Coulston Road.
- 1.2 The west of the site, the land is allocated as open space, recreation and leisure that gently slopes from the east to the west and have numerous trees located within the area. The nearest houses are approximately 140 metres west of the proposed development, along Coulston Road.
- 1.3 The majority of the Leisure Park is unallocated in the Lancaster District Local Plan, to the west of the site the land is allocated as Open Space, Recreation and Leisure, however the proposal will not encroach into the allocated land.

## 2.0 Proposal

2.1 The application seeks planning permission to erect a single storey extension to the rear (west) facing elevation of the existing building. The proposed extension measures a maximum of 3.96m in height, projecting 5.8 metres to the rear elevation and 16.2 metres in width. The development is proposed to be finished in brick walls, white upvc windows and doors to match the existing building. The extended internal area is to be predominantly used as an additional studio and a store room with an external access.

## 3.0 Site History

3.1 Lancaster Leisure Park has an extensive planning history. The table below contains the most relevant application.

Application Number	Proposal	Decision
09/00313/CU	Change of use of club house from warehouse storage to dance and theatre arts studio	Permitted

## 4.0 Consultation Responses

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

Consultee	Response
County Highways	<b>No Objection</b> , will have a negligible impact on highway safety and highway capacity.
Arboricultural Officer	<b>No Objection</b> , suggested that a further three trees are removed as they will conflict with the proposed extension in the long term. A proposed landscaping plan is required to show compensatory replanting for the trees that are to be removed.
Public Realm Officer	<b>No Objection</b> , does not affect the land classed as public open space.
Electricity North West Limited	Apparatus within the vicinity, consultation response to be attached to a positive decision.
Cadent Gas	<b>No Objection</b> , consultation response to be attached to a positive decision.

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

## 5.0 Analysis

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

- Principle of the Development
- Design, Scale and Landscape Impact upon the Urban Greenspace
- Highways and Parking
- Residential Amenity
- Trees

5.2 Principle of Development (NPPF Section 8, policies DM15: Small Business Generation, DM24: The Creation and Protection of Cultural Asset, DM56: Protection of Local Services and Community Facilities)

5.2.1 The Council will seek the protection of existing cultural assets in the district that are considered to be of value to the local and/or wider community, as well as ensuring the building can maximise its role in serving the local community and securing its long term future as set out within Policies DM24 and DM56 of the DPD. Furthermore, development proposals that seek to support the creation or expansion of small businesses within the district are also supported in accordance with Policy DM15.

5.2.2 The existing dance and theatre arts school has successfully run the business in this location for the last 13 years. To allow the business to continue and remain in this location, the proposed extension is required allow the business to expand by providing an additional studio and storage for the existing students and future students to utilise. Thereby protecting the existing cultural asset and

allowing the building to be extended, securing the long term use of the building and of the existing business. As a result, it is considered that the proposed extension to the existing building will allow an existing cultural asset to be protected in so far as being able to expand and continue with the existing business in granting planning permission.

5.3 Design, Scale and Landscape Impact upon the Urban Greenspace (NPPF Section 12 and Section 15, policies DM27: Open Space, Sports and Recreational Facilities, DM29: Key Design Principles)

5.3.1 Policy DM29 of the DPD requires a good standard of design, requires proposals to demonstrate an understanding of the wider context so that they make a positive contribution to the local area. The proposed extension is of a scale and design that is in keeping with the existing building. Lancaster Leisure Park buildings are a mixture of different scale and materials and therefore the proposed extension is thought to demonstrate an understanding of the wider context.

5.3.2 The land to the west of the site is allocated as an Open Space, Recreational and Leisure, however the proposal does not encroach into this allocated land and therefore no concerns are raised and this conclusion is shared by the Public Realm Officer.

5.4 Highways and Parking (NPPF Section 12, policies DM62: Vehicle Parking Provision)

5.4.1 All of the business located within Lancaster Leisure Park share a car park to the north east of the buildings, for customers and staff to utilise. In accordance with Appendix E of the DPD, the proposed extension floor area, together with the existing floor area of the dance and theatre arts studio, should provide an additional four car parking spaces. Given the minimal amount of additional car parking spaces required for the proposed development and since the Council declared a Climate Emergency in 2019, there is a desire to move away from the use of private motor vehicles in favour of sustainable transport options. The site is within easy reach of bus and cycle routes and therefore on this occasion the additional car parking spaces are not required.

5.4.2 The Highway Development Control Section of Lancashire County Council has raised no objections to the planning application and is of the opinion that the proposed development should have a negligible impact on highway safety and high capacity within the immediate vicinity of the site.

5.4.3 A previous planning application 19/00804/FUL was refused for the erection of a single storey extension to the front of Lancaster Brewery that is situated to the south of Lancaster Leisure Park. The proposed extension was doubling the footprint of the Brewery and together with the existing footprint, would allow large scale events and functions to regularly take place at the site that had the potential to accommodate 200 people at one time. The Highway Development Control Section of Lancashire County Council stated within their response that although the submission had stated that the use of the building was a drinking establishment, they queried if the development would be classified as a function room and therefore would require a higher parking provision requirement to accommodate the anticipated large number of people that would attend the large-scale events and functions.

5.4.4 There are significant differences between the proposed extension for the dance and theatre arts school and the refused application for the extension to the Lancaster Brewery. Namely the small-scale number of people that will attend the dance and theatre arts school, compared to the large number of people that were anticipated to attend the events and functions to be held at Lancaster Brewery. As well as the Highway Development Control Section of Lancashire County Council raising no objections to the proposal and have not requested any additional information in the form of a travel plan, as requested for planning application 19/00804/FUL.

5.5 Residential Amenity (NPPF Section 12, policies DM29: Key Design Principles)

5.5.1 The proposed extension sought is to allow the dance and theatre arts school to expand in its current location. The extension is well within the parameters of Lancaster Leisure Park and will be separated by the land that is allocated as Open Space, Recreation and Leisure and therefore the proposed works will have a negligible impact upon the amenity of the nearest properties located along Coulston Road.

5.6 Trees (NPPF Section 12, policies DM45: Protection of Trees, Hedgerows and Woodland)

- 5.6.1 To the west of the property there is an area of hardstanding that covers half of the width of the property, with trees and bushes located within the remainder of the land and more trees to the north west. The species of trees within this area of land are Oak and Ash. Unfortunately the existing ash trees show evidence of Ash die back and the submitted Arboricultural Impact Assessment has recommended that these trees are to be removed to prevent spread to other ash trees within the vicinity. The oak trees have been identified as of reasonable quality and the report concludes that the ash saplings can be transplanted.
- 5.6.2 The Arboricultural Officer has raised no objections to the planning application and agrees that the ash trees should be removed due to being diseased and the oak saplings can be translocated. It has been suggested that a further three trees are to be removed as they will conflict with the proposed extension in the long term. A condition has been suggested to be attached to a positive decision that a proposed landscaping plan shall be submitted to show the replanting of trees required to compensate for the trees that are to be removed as set out within Policy DM45 of the DPD.

## **6.0 Conclusion and Planning Balance**

- 6.1 The proposed development is sought to expand an existing cultural asset, that will secure the long term future of the Dance and Theatre Arts school. The proposed extension is of a scale and design that is in keeping with the existing building and is thought to demonstrate an understanding of the wider setting of Lancaster Leisure Park that will have a negligible impact upon the amenity of the nearest properties. An additional four car parking spaces would ordinarily be required to comply with Appendix E of the DPD, however given the minimal amount of additional car parking required and the Council's position of a Climate Emergency, there are sustainable transport options that are within easy reach of the site and therefore on this occasion the additional car parking spaces have not been requested. There are a number of trees that are and have been requested to be removed to accommodate the proposed extension, however due to the quality of the trees that are to be removed, it is acceptable, providing replanting of trees in a 3:1 ratio is provided.

## **Recommendation**

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard 3 year timescale	Control
2	Development in accordance with approved plans	Control
3	Submission of proposed landscaping plan	Pre-commencement
4	Development in accordance with submitted Arboricultural Impact Assessment	Control

## **Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015**

Lancaster City Council has made the decision 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 decision has been taken 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