



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 12 JANUARY 2025

Venue: MORECAMBE TOWN HALL

Time: 10.30 A.M

PLANNING REGULATORY COMMITTEE

UPDATE REPORT

Any additional information received since the main agenda was printed and published is contained in this report. Officers have prepared a summary update for each application on this agenda where further information, additional representations, points of clarification, or corrections are relevant to the determination of the application.

This report must be read in conjunction with the agenda available [here](#) and the [main written reports pack](#) together with our approach in relation to Community Safety implications, Local Finance Considerations and Human Rights, as set out in the main agenda.

Update Reports

Update reports have been provided for the following planning applications. Where no updates are available, this is noted in the list below:

Agenda Item	Application reference	Address	Update
A5	25/01229/FUL	Cafe And Shop, Williamson Park, Quernmore Road, Lancaster	Update (page 2)
A6	25/01181/LB	Ashton Memorial, Williamson Park, Quernmore Road, Lancaster	No update

Date published: Thursday 8 January 2026

Planning Regulatory Committee

Written Update

Agenda Item:	A5	Application reference:	25/01229/FUL
Site Address:	Cafe And Shop Williamson Park Quernmore Road Lancaster		
Proposal:	Relevant demolition of cafe and shop, laying of paving and erection of fencing		

Further Information

N/A

Additional Representations

Further to the completion of the main report it has come to light that The Twentieth Century Society have provided comments in respect of the above application. Although the submitted comments refer to an incorrect planning application number (and were consequently mis-filed) it is clear from the content that they relate to the above proposal.

The Twentieth Century Society object to the application on the following grounds:

- The café building holds historic and communal value and falls within the Williamson Park conservation area and should therefore be considered a non-designated heritage asset.
- There is currently no plan in place for the building's replacement except for with hardstanding which we do not feel is grounds for demolishing the building in its current form.
- We see the building as important for being a remnant from the 1986 National Gardens Festival and one of the few surviving examples of the architecture from that festival.
- The application fails to provide adequate justification for the demolition of the non-designated heritage asset.

Corrections to report / matters of clarification:

None

Officer Assessment/Comments

Officers, including the conservation team, are satisfied the building is not a Non-Designated Heritage Asset. The proposed demolition of the building is due to health and safety reasons as it is structurally unsafe. The dangerous condition of the building has resulted in the Council's Building Control department serving a section 78 (s.78) Dangerous Building - Emergency Notice under the Building Act. This notice sets out that the structure is wholly dangerous and requires its demolition to remove the danger it currently represents to the public. As such demolition is justified. Lancaster City Council are currently exploring options for the long term redevelopment of the site.

The building is not listed or curtilage listed and as such The Twentieth Century Society is not a statutory consultee.

RECOMMENDATION

As recommended – no changes to the main report.