



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 28 SEPTEMBER 2026

Venue: MORECAMBE TOWN HALL

Time: 10.30 A.M.

A G E N D A

Officers have prepared a report for each of the planning or related applications listed on this Agenda. Copies of all application literature and any representations received are available for viewing at the City Council's Public Access website <http://www.lancaster.gov.uk/publicaccess> by searching for the relevant applicant number.

1 Apologies for Absence

2 Minutes

To receive as a correct record the Minutes of meeting held on 1st September 2026 (previously circulated).

3 Items of Urgent Business authorised by the Chair

4 Declarations of Interest

To receive declarations by Councillors of interests in respect of items on this Agenda.

Councillors are reminded that, in accordance with the Localism Act 2011, they are required to declare any disclosable pecuniary interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting).

Whilst not a legal requirement, in accordance with Council Procedure Rule 9 and in the interests of clarity and transparency, Councillors should declare any disclosable pecuniary interests which they have already declared in the Register, at this point in the meeting.

In accordance with Part B Section 2 of the Code Of Conduct, Councillors are required to declare the existence and nature of any other interests as defined in paragraphs 8(1) or 9(2) of the Code of Conduct.

Planning Applications for Decision

Community Safety Implications

In preparing the reports for this agenda, regard has been paid to the implications of the proposed developments on community safety issues. Where it is considered that the proposed development has particular implications for community safety, the issue is fully considered within the main body of the individual planning application report. The weight

attributed to this is a matter for the decision-taker.

Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to local finance considerations when determining planning applications. Local finance considerations are defined as a grant or other financial assistance that has been provided; will be provided; or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has, will or could receive in payment of the Community Infrastructure Levy. Whether a local finance consideration is material to the planning decision will depend upon whether it could help to make development acceptable in planning terms, and where necessary these issues are fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

Human Rights Act

Planning application recommendations have been reached after consideration of The Human Rights Act. Unless otherwise explicitly stated in the report, the issues arising do not appear to be of such magnitude 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.

5	A5 26/00591/FUL	Queen Victoria Memorial, Dalton Square, Lancaster	Castle Ward	(Pages 4 - 16)
		Temporary change of use of land for the siting of a Christmas market and ice rink, comprising market stalls, a food and beverage marquee, fairground rides, an observation wheel, and associated infrastructure and facilities (including chillers, skate exchange tent, electrical cabinet, fencing, hoardings, access ramps and barriers).		
6	A6 26/00592/LB	Queen Victoria Memorial, Dalton Square, Lancaster	Castle Ward	(Pages 17 - 22)
		Listed building application for the construction of temporary ice rink and erection of temporary fencing and hoardings.		
7	A7 26/00781/FUL	48 Palatine Avenue Lancaster LA1 4HF	Scotforth East Ward	(Pages 23 - 27)
		Erection of a single storey rear extension and creation of rear external ramp access.		
8	A8 26/00683/LB	Flat 3, 9 Cable Street, Lancaster	Castle Ward	(Pages 28 - 32)
		Listed building application for the		

installation of internal wall insulation, secondary glazing and installation of vents to the side and rear elevations.

- 9 A9 [26/00834/LB](#) **Town Hall, Dalton Square, Castle Ward** **(Pages 33 - 36)**

Listed building application for replacement of lead covering to south roof, rebuilding of chimney, repair of parapet and re-bedding of stonework, replacement of masonry cramps, access hatch and lead work.

10 Updates (to be published here on 24 September 2026)

11 Delegated List (Pages 37 - 46)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Sandra Thornberry (Chair), Sue Tyldesley (Vice-Chair), Louise Belcher, Martin Bottoms, Dave Brookes, Keith Budden, Tom Fish, Alan Greenwell, John Hanson, Jack Lenox, John Livermore, Andrew Otway, Catherine Potter, Robert Redfern and Paul Tynan

(ii) Substitute Membership

Councillors Claire Cozler (Substitute), Maria Deery (Substitute), Roger Dennison (Substitute), Martin Gawith (Substitute), Hamish Mills (Substitute), Paul Newton (Substitute) and Joyce Pritchard (Substitute)

(iii) Queries regarding this Agenda

Please contact Eric Marsden - Democratic Support: email emarsden@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

Please contact Democratic Support, telephone 582000, or alternatively email democracy@lancaster.gov.uk.

MARK DAVIES,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on 15th September 2026.

Agenda Item	A5
Application Number	26/00591/FUL
Proposal	Temporary change of use of land for the siting of a Christmas market and ice rink, comprising market stalls, a food and beverage marquee, fairground rides, an observation wheel, and associated infrastructure and facilities (including chillers, skate exchange tent, electrical cabinet, fencing, hoardings, access ramps and barriers).
Application site	Queen Victoria Memorial, Dalton Square Lancaster Lancashire
Applicant	Mr Martin Horner
Agent	HPA Architects
Case Officer	Mrs Jennifer Rehman
Departure	No
Summary of Recommendation	Approval subject to conditions.

(i) Procedural Matters

This application is reported to Planning Committee because it falls outside the Council's Scheme of Delegation for the following reason:

- The Council has an interest in the land.

1.0 DESCRIPTION OF APPLICATION SITE AND SETTING

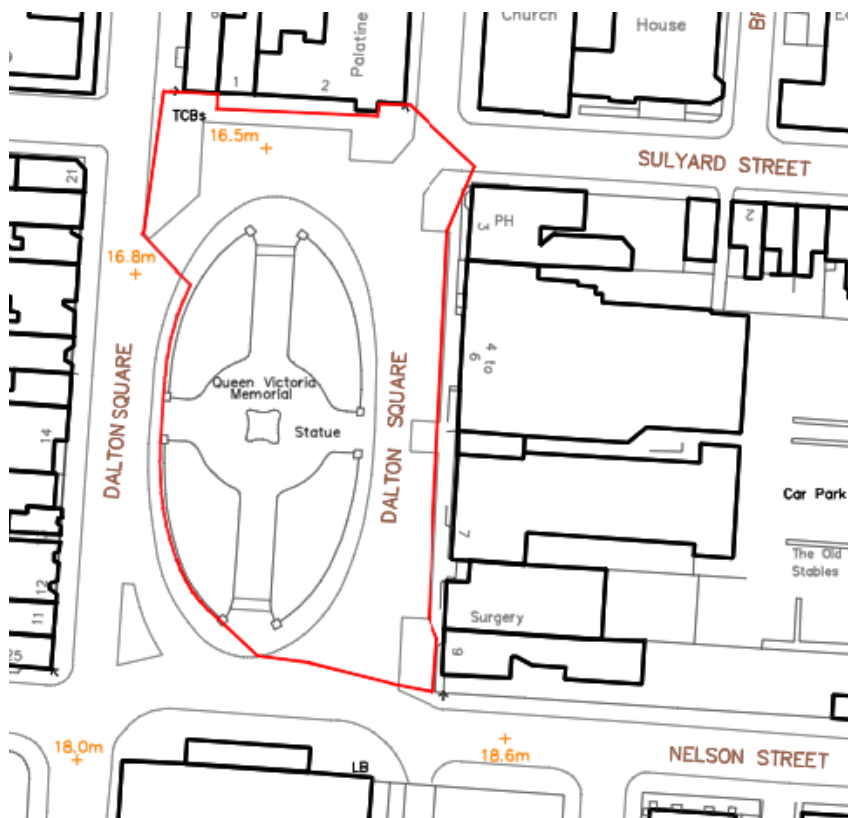
- 1.1 The application site is land at Dalton Square, in the centre of Lancaster. It includes the stone-walled garden around the Queen Victoria Memorial, together with sections of highway on Sulyard Street, in front of Palatine Hall, and on the eastern side of the square. The area measures approximately 70 metres by 35 metres and comprises flag paving, mature trees, grass and public seating, with the Queen Victoria Memorial at its centre. The square falls generally from south to north, with stone pillars and steps at both ends of the oval garden.
- 1.2 Dalton Square is an important civic space in front of Lancaster Town Hall, which is located to the south of the square. Other significant buildings around the square include Palatine Hall to the north and terraces of Georgian townhouses to the east and west. These buildings are predominantly in commercial use, including offices, community uses, a health centre, shops, bars and restaurants. It is understood that there are a limited number of residential units, mainly above commercial premises on the western side of the square. Sulyard Street, to the north-east of the site, contains several residential dwellings and flats within Wesley House.
- 1.3 The city centre one-way gyratory road runs southbound along the western side of the square, with two-way traffic along its southern side. Traffic travels northbound along the eastern side of the square and can then travel west along the northern side to rejoin the gyratory, continue to Friar Street, or turn right into Sulyard Street. The carriageway within the square is surfaced with stone

setts and the footways are surfaced with stone flags. Two pedestrian crossings connect the site with the main city centre area to the west. The eastern and northern sides of the square include a number of pay-and-display parking bays.

2.0 SITE CONSTRAINTS AND RELEVANT SITE ALLOCATIONS

- 2.1 The Queen Victoria Memorial is Grade II* listed and the balustrades around the square are Grade II listed. The square is surrounded by several designated heritage assets, including the Grade II* listed Lancaster Town Hall and the Grade II listed Palatine Hall. The eastern and western sides of the square also include a number of Grade II listed buildings, together with the nearby War Memorial and other buildings considered to be non-designated heritage assets. The site is within Lancaster Conservation Area.
- 2.2 Within the Strategic Policies and Land Allocations DPD, the site lies within the Central Lancaster Regeneration Priority Area and Lancaster city centre, with the primary shopping area to the west. The gardens around the Queen Victoria Memorial are also designated and protected as open space.
- 2.3 Other constraints and designations within and close to the site include the Air Quality Management Area, which affects the western part of the square; the smoke control area; protected trees by virtue of the conservation area designation; a public transport corridor; strategic on-road cycle routes to the west and south of the site; an Article 35 HMO area; pockets of surface water flood risk; and location within a high-risk urban catchment for flood risk.

Location Plan



3.0 PROPOSAL

- 3.1 This application seeks planning permission for the temporary seasonal use of land for an ice rink and associated infrastructure, Christmas market stalls, a skate exchange marquee, an event tepee for food and drink, and fairground rides and equipment. The proposed use would take place for six weeks each year between November and January.

- 3.2 The ice rink would measure approximately 34 metres by 20 metres, with an 8-metre by 8-metre cut-out in the centre around the Queen Victoria Memorial. The rink would be enclosed by white and clear barriers and raised approximately 0.5 metres above ground level on a scaffold frame.
- 3.3 As part of the fairground offer, the proposal includes a 30-metre-high observation wheel at the northern end of Dalton Square. It would be located in the same position as in previous years.
- 3.4 The applicant seeks planning permission for three alternative layouts. One layout excludes the observation wheel and includes a larger tepee area. In all three options, the ice rink, skate exchange, chillers and associated rink infrastructure remain in the same position within Dalton Square gardens. The alternative layouts relate to the position of the fairground rides, Christmas market stalls and event tepee. These elements would all be outside the listed stone balustrades and within the highway and parking areas on the northern and eastern sides of Dalton Square.
- 3.5 The associated infrastructure includes chillers, access ramps, fencing, hoardings, access barriers and a skate exchange tent. The application includes three alternative zonal layouts showing the position of the market stalls, beverage tent and fairground rides. This provides flexibility over how the temporary facilities would be arranged each year.
- 3.6 Planning permission was originally sought for the permanent siting of a new electricity distribution box within the south-western corner of the gardens. This element has now been withdrawn from the application. A temporary electrical cabinet is proposed instead as ancillary infrastructure to serve the event.
- 3.7 Temporary barricades are proposed to all existing vehicle access and egress points around the square during the event.
- 3.8 The submission states that the development would operate Monday to Sunday, including bank holidays, between 10:00 and 22:00. The development is also expected to support 15 full-time jobs during the circa 6-week event period.
- 3.9 The application is accompanied by a Construction Method Statement, Heritage Statement and Arboricultural Implications Assessment.

4.0 RELEVANT PLANNING HISTORY

- 4.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These are included in the table below.

Application No.	Proposal	Status
18/00777/FUL	Construction of temporary ice rink, temporary siting of chillers and generators, erection of temporary fencing and hoardings, and temporary siting of marquee and tents for skate hire and the sale of refreshments.	Permitted
18/00778/LB	Listed building application for works to facilitate the construction of temporary ice rink and the erection of temporary fencing and hoardings.	Permitted
19/00934/FUL	Construction of temporary ice rink, temporary siting of observation wheel, chillers, erection of temporary fencing and hoardings, and temporary siting of marquee, access ramps, ticket booth, market stalls and tents for skate hire and the sale of refreshments and erection of electricity kiosks.	Permitted
19/00935/LB	Listed building application for the construction of temporary ice rink and erection of temporary fencing and hoardings	Permitted
20/00443/VCN	Construction of temporary ice rink, temporary siting of observation wheel, chillers, erection of temporary fencing and hoardings, and temporary siting of marquee, access ramps, ticket booth, market stalls and tents for skate hire and the sale of refreshments (pursuant to variation 1 of planning application 19/00934/FUL to change operation dates of the ice rink and condition 2 to change operation dates of the observation wheel)	Permitted

20/00519/LB	Listed building application for the construction of temporary ice rink and erection of temporary fencing and hoardings	Permitted
21/01076/FUL	Construction of a temporary marquee	Permitted
21/01077/LB	Listed building application for the construction of a temporary marquee	Withdrawn
22/01026/FUL	Change of use of parking spaces for the temporary siting of 6 market stalls for Christmas markets.	Refused
22/01027/FUL	Construction of a temporary marquee, installation of a temporary carousel, Santa's Grotto and a children's activity area.	refused
22/01236/FUL	Installation of a temporary carousel	Permitted
25/00490/LB	Listed building application for replacement light fittings on the balustrade	Permitted
26/00592/LB	Listed building application for the construction of a temporary ice rink and erection of temporary fencing and hoardings	Pending consideration.

5.0 CONSULTATION RESPONSES

5.1 Statutory and non-statutory representations

A summary of the comments received from statutory and non-statutory consultees is provided below.

Consultee	Responses
Tree Protection Officer	Objection on the following grounds: - Insufficient information provided regarding how the electrical supply distribution box would be installed within the root protection area of a protected tree. A full Arboricultural Impact Assessment (AIA) must be submitted to address these deficiencies and must demonstrate there is no harm to the trees or suitable mitigation can be provided. - In relation to the temporary ice rink, the submitted tree protection measures are insufficient and the Arboricultural Method Statement does not adequately assess the potential impact of soil compaction from the skate exchange and pipework used to chill the rink. - The submitted AIA fails to account for the removal of the ice rink on protected trees. A condition survey of the trees should be undertaken if permission is granted.
County Highways	No objection. Comments advise that the temporary closure of part of the public highway requires a Temporary Traffic Regulation Order, which is separate from the planning process.
Fire Safety Officer	Comments received as follows: Standing advice was provided on Part B of the Building Regulations, including access for fire appliances and water provision.
Historic England	Comments received as follows: Historic England offers no comments and advises that specialist conservation and archaeological advice should be obtained.
United Utilities	Comments received as follows: - Requests a detailed drainage plan prior to determination and if this plan is not provided, recommends a surface water and foul drainage scheme condition and management and maintenance condition.
Cadent Gas (Previously National Grid)	No Objection.
Lancashire Constabulary	Comments received as follows: Lancashire Constabulary advises that the development should be constructed in line with the security principles of the Secured by Design Non-Residential Design Guide, having regard to other legal obligations arising from Martyn's Law.
Chief Environmental Health Officer	No comments received at the time of compiling this report.

Conservation Section	No comments received at the time of compiling this report.
Emergency Planning	No comments received at the time of compiling this report.
National Amenity Societies	No comments received at the time of compiling this report.
Parking and Administration	No comments received at the time of compiling this report.
Property Services - Lancaster City Council	No comments received at the time of compiling this report.
Public Realm Officers	No comments received at the time of compiling this report.
Lancaster Civic Society	No comments received at the time of compiling this report.
Lancaster BID	No comments received at the time of compiling this report.

5.2 Public Representations

5.3 At the time of compiling this report, the following representations have been received:

1 letter of support has been received. The representation asks for more attention to be given to the appearance of fencing around the site, noting that in recent years it has looked like a building site from outside and has detracted from the attraction itself and the surrounding square and shops.

6.0 POLICY CONTEXT

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 The Development Plan for Lancaster District comprises a suite of Development Plan Documents (DPDs) set out below, together with Neighbourhood Plans and the Joint Lancashire Minerals and Waste Local Plan. The most relevant policies in assessing the proposed development are as follows:

6.3 Development Plan Policies:

Part One: Strategic Policies and Land Allocations DPD (22 January 2025):

SP4 Priority for Sustainable Economic Prosperity
 SP7 Maintaining Lancaster District's Unique Heritage
 SG4 Lancaster City Centre

Part Two: Development Management DPD (22 January 2025):

DM16 Town Centre Development
 DM22 Leisure Facilities and Attractions
 DM24 Cultural Assets
 DM25 The Evening and Nighttime Economy
 DM29 Key Design Principles
 DM37 Listed buildings
 DM38 Conservation Areas
 DM39 Setting of Heritage Assets
 DM61 Prioritising Walking and Cycling
 DM62 Vehicle Parking
 DM63 Transport Efficiency and Travel Plans

6.4 Other Material Considerations:

National Planning Policy Framework (NPPF) policies:

DM3, DM6 and DM7 (Determining Development Proposals)
 S3 and S4 (Achieving Sustainable Development)
 E2 (Building a strong, effective economy)
 TR3 and TR4 (Promoting sustainable transport)
 HC7 (Promoting healthy communities)
 DP3 (Achieving well-designed places)
 P3 – P5 (Pollution, Public protection and security)

7.0 ASSESSMENT

7.1 The key planning considerations in the assessment of this application are:

- Principle of development
- Open Space and Public Realm
- Impact on Trees and Biodiversity
- Impact of Residential Amenity and Existing Businesses
- Traffic and parking considerations
- Security

7.2 Principle of Development

7.2.1 The application seeks planning permission for the continued seasonal operation of the Lancaster-on-Ice event within Dalton Square. The proposal includes the temporary installation of an ice rink and associated infrastructure alongside a range of ancillary attractions including market stalls, refreshment facilities, fairground rides, a tepee structure and the option of an observation wheel. The event would continue to operate on a seasonal basis for a period of approximately six weeks each year between mid-November and early January, with additional time required for construction and dismantling.

7.2.2 Strategic local plan policies SP4 and SG4 support economic growth and prosperity in the city, with a focus on celebrating and building on the district's historic significance and cultural offer. Policies DM22, DM24 and DM25 provide more specific policy direction. Together, these policies support the district's leisure, cultural and evening economy offer, and support major leisure developments in accessible and sustainable urban centres. Policy DM25 seeks to ensure that new development contributes positively to the evening economy, while maintaining a safe and vibrant environment and not compromising local character or residential amenity.

7.2.3 Policy E2 of the National Planning Policy Framework (NPPF) relates to meeting the needs for businesses and premises. It states substantial weight should be given to the economic benefits of proposals for commercial development which allows businesses to invest, expand and adapt; especially where this would support the economic vision and strategy for the area.

7.2.4 The site occupies a highly sustainable city centre location within walking distance of public transport facilities, cycle routes, public car parks and the primary shopping and commercial areas of Lancaster. The proposal is therefore readily accessible by a range of sustainable transport modes, and is appropriately located to support the vitality and viability of the city centre.

7.2.5 National policy places significant weight on supporting economic growth, town centre vitality and healthy, inclusive communities. The proposal represents a leisure attraction which has become an established feature of Lancaster's winter events. The submitted information demonstrates that the event has operated successfully since 2019, and has attracted substantial visitor numbers. During the 2024/25 season it is reported that approximately 90,000 visitors entered the event area, with approximately 35,000 people using the ice rink itself. The event has also established links with local businesses, schools, charities, community groups and voluntary organisations.

7.2.6 The event has now operated successfully over a number of seasons under temporary permissions. During this period there has been an opportunity to assess its effects on the city centre, surrounding heritage assets, nearby residents, highways and public spaces. There is no substantive evidence before the Local Planning Authority to suggest that the event has resulted in unacceptable impacts that would justify bringing the seasonal use to an end. Rather, the evidence demonstrates that the event has become a popular and valued attraction, which contributes positively to the city's economy and visitor offer.

7.2.7 Whilst Dalton Square is designated public open space and civic space, the proposal does not result in any permanent loss of the space. The use is temporary and seasonal in nature, occupying a relatively limited period each year. Outside the operational period the square remains available for its normal function. The temporary use of the square for a community and leisure attraction is not considered to undermine its long-term role as an important civic and public space.

7.2.8 Having regard to the highly sustainable location, established operational history, economic and social benefits, and the temporary nature of the development, the principle of the continued seasonal operation of Lancaster-on-Ice is considered acceptable, subject to consideration of the specific impacts discussed below.

7.3 Open Space and Public Realm

7.3.1 Dalton Square performs an important function as a civic space, public gathering area and area of open space within Lancaster City Centre. The proposal would result in the temporary occupation of part of the square during the winter period each year.

7.3.2 Policy HC7 of the NPPF deals with development affecting existing recreational land and facilities. It states that development should not result in the loss of existing open space unless one of the policy exceptions applies, including where the space is surplus to requirements, equivalent or better provision is made elsewhere, the development is for public service infrastructure, or the benefits of alternative sports and recreational provision clearly outweigh the loss.

7.3.3 Policies DM26 and DM27 provide the local development management policy framework for assessing the impact of development proposals on the district's designated open spaces and civic spaces. Policy DM26 requires new development to make a positive contribution to its surroundings through good design. Exceptionally, where the overall benefits justify development, proposals that have an adverse impact on public realm, connectivity or civic spaces will be expected to contribute towards improvements to public realm and civic space elsewhere. Policy DM27 seeks to protect designated open space for its specific function and its environmental and community benefits. It sets strict criteria for proposals involving the loss of open space.

7.3.4 The proposed development would restrict public access to part of the designated open space on a temporary basis each year. However, this restriction would be temporary and reversible, and the event would provide a different form of recreational use during the day and evening. The proposal does not involve the permanent development of the site, loss of public ownership, or permanent erosion of Dalton Square's open space function. Once the event has finished and the land has been reinstated, the square can return to its normal use and condition. For these reasons, it is accepted that the development would not result in the permanent loss of open space. The loss of open space criteria in policy HC7 of the NPPF and policy DM27 are therefore not directly engaged.

7.3.5 The event would introduce an alternative form of public use, providing opportunities for recreation, social interaction, community engagement and seasonal events. In this respect, the proposal would continue to fulfil an important public function, albeit in a different commercial manner from the square's normal freely accessible day-to-day use. For this reason, there is no direct conflict with policies HC7, DM26 or DM27.

7.3.6 To ensure Dalton Square is returned to its former use and condition after each seasonal event, it is reasonable and necessary to require the development to be installed and removed in accordance with a suitable Construction Method Statement. This should include pre-event and post-event photographic surveys so that any damage caused by the event can be identified and repaired by the applicant to the satisfaction of the Local Planning Authority. Conditions will also limit the event to the six-week operational period between November and January, and require the square to be fully reinstated afterwards.

7.3.7 With these safeguards, the proposal is considered compatible with the continuing role of Dalton Square as an important public space within the city centre and would not conflict with local or national planning policy.

7.4 Impacts on Heritage Assets

- 7.4.1 The site lies within Lancaster Conservation Area and is surrounded by numerous designated heritage assets, including the Grade II* Queen Victoria Memorial, the Grade II listed balustrades to Dalton Square, Lancaster Town Hall, Palatine Hall and numerous listed buildings surrounding the square.
- 7.4.2 In accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, considerable importance and weight must be given to the desirability of preserving listed buildings and their settings and preserving or enhancing the character and appearance of the conservation area. The proposal has also been assessed against the heritage provisions of the NPPF, in particular HE4, HE5, HE6 and HE9 and Development Management policies DM37-39.
- 7.4.3 These policies require decision-makers to give considerable importance and weight to the conservation of heritage assets when assessing the effects of development proposals on the significance of designated heritage assets. The NPPF makes it clear that substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). In line with the development plan policies, the NPPF recognises that any harm to a designated heritage asset is a matter of considerable importance and weight and must be balanced against any public benefits arising from the proposal. If no harm has been identified, this test is not engaged.
- 7.4.4 The application has been accompanied by a Heritage Statement, which identifies the assets affected by the proposals. However, the submitted assessment lacks a robust analysis of the effect of the proposal on the significance of the assets, particularly in relation to its setting. Nonetheless, it is clear that the temporary use proposal would not involve any permanent alterations to the Queen Victoria Memorial, the listed balustrades, surrounding listed buildings or the conservation area. The development would comprise temporary structures present for a limited period each year, after which the site would be restored to its normal appearance and function. As such, any effect on heritage significance arises primarily through change to the setting of heritage assets and risks associated with installation and dismantling activities, rather than through direct physical alteration.
- 7.4.5 The presence of the ice rink, observation wheel (where provided), market stalls, tepee, ride areas and associated infrastructure, including the security enclosures and barriers, would introduce visually prominent structures into Dalton Square. These structures would partially interrupt views of surrounding heritage assets and alter the appreciation of the historic space during the operational period. The observation wheel in particular would form a substantial temporary feature within the setting of nearby listed buildings. Consequently, some harm to the setting and significance of designated heritage assets would arise. However, this harm would be temporary, seasonal and fully reversible. The proposal does not involve the loss of historic fabric or permanent change to heritage significance.
- 7.4.6 The site has accommodated Lancaster-on-Ice since 2019. The proposed development is largely the same form and scale that has operated for several consecutive seasons. The experience of previous events demonstrates that the temporary use can successfully coexist with the surrounding historic environment without resulting in lasting damage to heritage assets.
- 7.4.7 Particular regard has been had to potential impacts on the fabric of the Queen Victoria Memorial and the listed balustrades. The submitted Heritage Statement and Construction Method Statement contain mitigation measures designed specifically to prevent physical damage. These include:
- The creation of a sterile construction zone.
 - Protective fencing and hoarding around the memorial and balustrades during installation and dismantling.
 - Temporary barriers around the Memorial throughout construction activities.
 - Protection measures to the northern steps and entrances to the square.
 - Site safety briefings for contractors regarding heritage protection requirements.
 - Controlled loading, unloading and material handling procedures.
- 7.4.8 The Construction Method Statement also responds to damage which occurred to stone steps during earlier events by providing an enhanced protection strategy involving exclusion zones, protective barriers, hand placement of protective matting and restrictions on vehicle access close to heritage features. These measures provide confidence that the risk of future physical harm to heritage assets can be appropriately managed.

- 7.4.9 To service the event, a temporary electrical cabinet has previously been brought onto the site and then removed as part of the land reinstatement works. As part of this application, the applicant had applied for a permanent electrical cabinet adjacent to the existing cabinet, to sit within the southern corner of the garden. This element of the proposal has now been removed due to significant concerns that this element would cause unacceptable harm to the adjacent protected trees, and would lead to unjustified harm to the significance of the designated heritage assets via their setting. The temporary electrical cabinet is accepted on the basis it forms part of the ancillary infrastructure works to support the event and is fully reversible.
- 7.4.10 Having regard to the temporary and reversible nature of the development, the absence of permanent works to heritage assets, the mitigation measures proposed and the successful operation of the event since 2019, the proposal is considered to result in a limited level of temporary harm to the setting of designated heritage assets. Significant weight is attached to this harm in accordance with the NPPF and DM DPD policies. However, substantial weight is also attached to the public benefits arising from the proposal, including its contribution to the local economy, city centre vitality, and increased cultural and recreational activity for the wider community and visitors. The event has demonstrably attracted significant visitor numbers and generated substantial economic and social benefits over a number of years, increasing footfall within the city centre, creating linked trips and economic activity with other city centre businesses during the event period.
- 7.4.11 On balance, the identified heritage harm is considered to be outweighed by the public benefits arising from the continued operation of Lancaster-on-Ice. Subject to conditions securing the submitted protection measures, the proposal would satisfy the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and accord with the relevant heritage policies of the NPPF.

7.5 Trees and Biodiversity

- 7.5.1 Dalton Square contains a number of mature, protected trees, which make an important contribution to the character of the conservation area and wider townscape. The submitted Arboricultural Method Statement confirms that the principal tree stock consists of seven mature lime trees within the square, together with younger replacement lime trees and two mature Robinia trees adjacent to Palatine Hall. The site lies within the conservation area, and the trees therefore benefit from statutory protection.
- 7.5.2 An updated Arboricultural Method Statement has been prepared following a reassessment of the site in April 2026. The report identifies that there have been very limited changes since the previous assessment undertaken in 2019, the most notable being the loss of a mature lime tree in the south-east corner of the square which has subsequently been replaced by a young lime tree.
- 7.5.3 The proposed ice rink remains in substantially the same position as that approved under previous planning permissions. The Arboricultural Method Statement advises that the ice rink is supported on a scaffold framework above existing ground levels and does not require excavation, ground penetration or permanent foundations. The installation creates a void beneath the structure, and therefore does not result in significant ground disturbance, root severance or soil compaction. Furthermore, the temporary nature of the structure is not considered likely to adversely affect moisture availability or gaseous exchange within rooting areas.
- 7.5.4 The report confirms that construction of the ice rink is undertaken largely through hand assembly, and that delivery vehicles remain on existing hardstanding during unloading operations. No significant machinery is required within the root protection areas of the trees, and the works are considered no more intrusive than routine maintenance activities undertaken within the square.
- 7.5.5 With regard to the plant area and ancillary equipment, the Arboricultural Method Statement identifies designated lifting locations, which avoid impacts on mature tree canopies and stems. Temporary ground protection in the form of track mats or similar protective systems are proposed where required, and all lifting operations would be supervised to prevent damage to trees.
- 7.5.6 Where Option 1 is implemented and an observation wheel is installed, this would be located adjacent to two mature Robinia trees. The Arboricultural Method Statement concludes that additional ground protection is not required due to the existing hard surfaced environment. However, temporary Heras

fencing is proposed around the trees during installation and dismantling to prevent accidental impacts from machinery, materials or vehicles.

- 7.5.7 The report concludes that the proposed development can be accommodated without adverse effects on retained trees, subject to implementation of the specified tree protection measures and installation methodology.
- 7.5.8 The Council's Tree Protection Officer has considered the proposal, and has raised an objection on the following grounds:
- 1) The installation of a permanent electrical cabinet and the lack of appropriate arboricultural assessment that this element could result in harm to protected trees within the Square.
 - 2) In relation to the temporary ice rink, the submitted tree protection measures are insufficient with the submitted Arboricultural Method Statement (AMS) also failing to account for the impact of soil compaction arising from the Skate Exchange and pipework used to chill the rink.
 - 3) The submitted assessment also fails to account for the removal of the ice rink on protected trees. A condition survey of the trees should be undertaken, if permission is granted.
- 7.5.9 The permanent electrical cabinet has now been removed from the scheme. The applicant will continue to use a temporary electrical cabinet, which will be brought to the site for the event and removed when the ice rink and associated facilities are taken away. The submitted Arboricultural Method Statement does not currently show in enough detail how the temporary cabinet would avoid harm to protected trees. However, this can be addressed by planning condition.
- 7.5.10 The trees within the square have shown signs of stress and some areas of the square are prone to ponding, which may be linked to soil compaction. These trees are important within this urban environment, both because of their visual contribution and because they support biodiversity and climate resilience.
- 7.5.11 The submitted Arboricultural Method Statement therefore needs to be updated to include additional protection measures and a clear method for protecting the trees during installation, operation and dismantling of the event. This requirement can be controlled by condition.
- 7.5.12 As the applicant seeks a permanent consent on a seasonal basis, any forthcoming AMS will also need to include measures to require periodic review of the condition of the trees, and the ground surrounding the trees, to ensure the mitigation remains suitable over the long term.
- 7.5.13 Subject to a condition requiring an updated Arboricultural Method Statement, including periodic review of tree and ground conditions and any necessary mitigation, the proposal is considered to satisfactorily safeguard the health, appearance and longevity of the trees within Dalton Square, and would accord with relevant local and national planning policy.
- 7.5.14 In respect of Biodiversity Net Gain, it is accepted that the proposals would be exempt under the regulations.

7.6 Residential Amenity and effects on adjoining businesses

- 7.6.1 There are residential properties close to the square, including accommodation above commercial premises and properties on Sulyard Street. Dalton Square is also surrounded by several commercial uses. The effect of the development on residents' living conditions, and its ability to operate alongside existing businesses, are material planning considerations.
- 7.6.2 The event has operated at the site for a number of years, and there is no tangible evidence of significant amenity problems arising from previous events. Although the Council's Environmental Protection team has not commented on this application, it raised no objection to previous proposals of a similar form and scale. There is no evidence before the Local Planning Authority that previous events have resulted in significant complaints about noise or anti-social behaviour affecting residents or existing businesses.
- 7.6.3 The location is within a busy city centre environment where background noise levels are influenced by traffic, commercial activity and pedestrian movement. Whilst the event will inevitably generate

activity, music and visitor noise, such impacts would occur for a limited seasonal period and within restricted operational hours. This would also occur during a seasonal period where increased commercial activity and footfall within the city centre is actively encouraged.

7.6.4 The proposed operating hours of 10:00 to 22:00 are unchanged from previous approvals and are considered reasonable in the context of the city centre location.

7.6.5 Overall, it is considered that the proposal would result in no undue harm to the living conditions of nearby occupiers. For the six-week operating period, the attraction is considered capable of operating alongside existing businesses around the square.

7.7 Traffic and Parking Impacts

7.7.1 Dalton Square occupies a highly accessible location within Lancaster City Centre and benefits from good pedestrian, cycle and public transport connections.

7.7.2 The proposal would continue arrangements previously used during earlier operating seasons, including temporary traffic and parking changes associated with the event.

7.7.3 It is acknowledged that the proposal results in the temporary loss of on-street parking spaces around Dalton Square during the event period. However, this impact has occurred during previous seasons without evidence of severe highway impacts. Alternative public parking facilities exist within walking distance of the site. The local highway authority raises no objection to the development.

7.7.4 The temporary closure and management of sections of highway would be controlled through separate highways legislation, including the Temporary Traffic Regulation Order process. Matters relating to detailed traffic management, event management and public safety can continue to be addressed through those separate regulatory regimes.

7.8 Security

7.8.1 Policy P5 of the NPPF relates to public safety and security. It requires development proposals to anticipate and address possible malicious threats or other hazards where large numbers of people are expected to gather. The applicant is aware of their obligations under the Terrorism (Protection of Premises) Act 2025, known as Martyn's Law. The proposal includes security enclosures around the event area and barriers at the main vehicle access points. These measures are considered suitable and acceptable. Lancashire Constabulary has raised no objection, but recommends that the development be designed and implemented in line with Secured by Design guidance for non-residential development.

7.8.2 Policy DM25 deals with the evening and night-time economy. The proposed development is an all-day event, with operating hours extending to 22:00 each day. The event has previously been managed with clear access and exit points and natural surveillance around the site. Increased footfall can also support natural surveillance and help reduce the risk of crime and anti-social behaviour. There is no evidence before the Local Planning Authority to suggest that the development would lead to unacceptable levels of crime or anti-social behaviour.

7.9 Other Matters

7.9.1 *Public Sector Equalities Duty*

In preparing this report, due regard has been given to the Public Sector Equality Duty under section 149 of the Equality Act 2010. This requires the Council to have regard to the need to eliminate unlawful discrimination, harassment and victimisation; to advance equality of opportunity between persons who share a protected characteristic and those who do not; and to foster good relations between those groups.

7.9.2 The potential impacts of the proposed development have been considered in this context, and it is considered that the proposal would not result in any unjustified adverse impacts on any group with protected characteristics.

8.0 Conclusion and Planning Balance

- 8.1 The proposal would result in temporary harm to the setting of designated heritage assets and would temporarily occupy part of an important civic open space. However, in line with NPPF policy HE6, this harm is considered to be outweighed by the public benefits arising from the development.
- 8.2 The identified impacts are temporary, reversible and have now been successfully managed over several consecutive operating seasons. With mitigation, the assessment above concludes the proposal would not result in the permanent loss of open space, physical harm to heritage assets, unacceptable impacts on residential amenity or surrounding businesses, significant harm to trees or severe transport impacts.
- 8.3 Significant weight is attached to the economic, social and cultural benefits generated by the event. The evidence demonstrates that Lancaster-on-Ice has become an established and successful attraction since its introduction in 2019. Previous events have attracted substantial visitor numbers, supporting local businesses, enhancing the vitality of the city centre and providing recreational and community benefits. The continuation of the seasonal event would provide such benefits in future years.
- 8.4 Overall, the development is considered to comply with the relevant policies of the development plan when considered as a whole. Accordingly, the presumption in favour of sustainable development applies. Policy S3 of the NPPF requires decision-makers to approve development proposals that accord with an up-to-date development plan and the decision-making policies in the NPPF without delay. On this basis, planning permission is recommended for approval.

Recommendation

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

Condition number	Description	Type (indicative)
1	Time Limit	Control
2	Seasonal use each year and land reinstatement (controlling dates/time for construction, operation and dismantling)	Control
3	Development in accordance with Approved Plans (allowing flexibility for the 3 layouts)	Control
4	Updated Arboricultural Method Statement and Tree Protection Scheme including review mechanism for tree condition and mitigation	Pre-Commencement
5	Compliance with updated Construction Method Statement	Control
6	Each year, before the event is installed, a photographic survey of the site shall be carried out, including all elevations of the Queen Victoria Memorial and the balustrades and steps within the square. A further photographic survey shall be carried out after the event has been removed. If damage is identified, a scheme of remedial works shall be submitted to and approved by the Local Planning Authority and then carried out in accordance with the approved details.	Control
7	Each year, the approved security fencing and barriers be installed the event becomes operational and shall remain in place until the event ceases operating.	Control
8	Hours of operation (10:00-22:00)	Control

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

In accordance with the above legislation, officers have 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.

Agenda Item	A6
Application Number	26/00592/LB
Proposal	Listed building application for the construction of temporary ice rink and erection of temporary fencing and hoardings
Application site	Queen Victoria Memorial Dalton Square Lancaster Lancashire
Applicant	Mr Martin Horner
Agent	HPA Architects
Case Officer	Mrs Jennifer Rehman
Departure	No
Summary of Recommendation	Approval with conditions

(i) Procedural Matters

This application is reported to Planning Committee because it falls outside the Council's Scheme of Delegation for the following reason:

- The Council has an interest in the land.

1.0 DESCRIPTION OF APPLICATION SITE AND SETTING

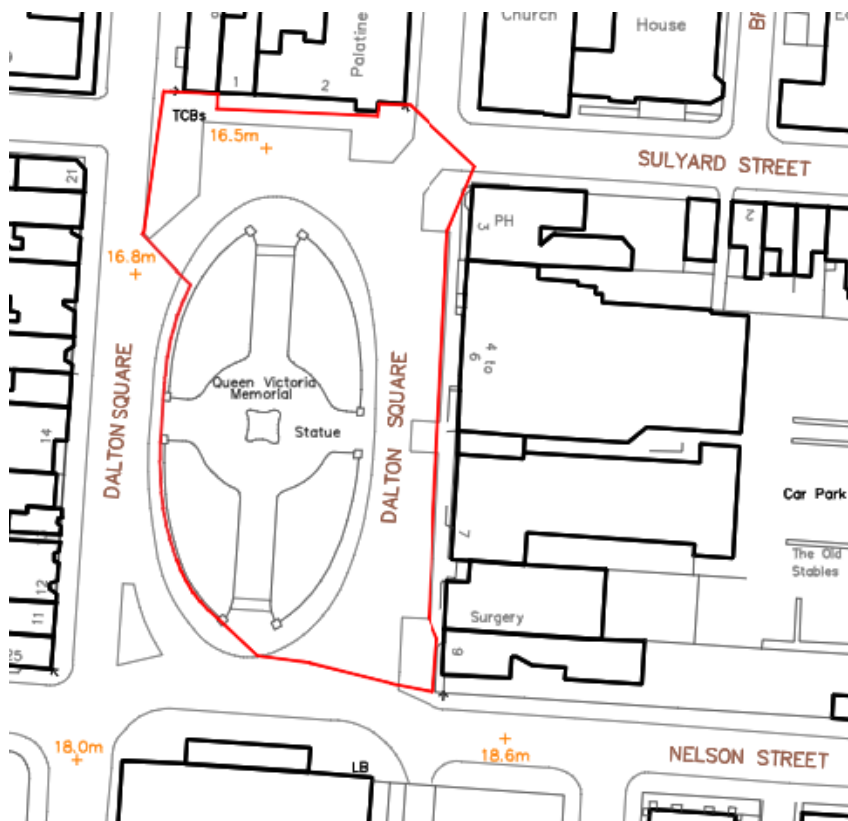
- 1.1 The application site relates to land at Dalton Square, in the centre of Lancaster. The site includes the stone-walled garden which surrounds the Queen Victoria monument, together with sections of highway (Sulyard Street) to the front of Palatine Hall (to the north of the Square) as well as the eastern side of the square. The area has approximate dimensions of 70 metres by 35 metres and comprises simple flag paving, mature trees, grass and public seating with the Queen Victoria monument at its centre. There is a general fall, in a south – north direction, across the square resulting in grand stone pillars and stone steps to both ends of the oval garden.

2.0 SITE CONSTRAINTS AND RELEVANT SITE ALLOCATIONS

- 2.1 The Queen Victoria monument is Grade II* listed and the balustrades around the square are Grade II listed. The square is surrounded by numerous designated heritage assets including the Grade II* listed Lancaster Town Hall and the Grade II listed Palatine Hall. Both the eastern and western sides of the square contain a number of Grade II listed buildings including the nearby War Memorial in addition to other buildings which are considered as non-designated heritage assets. The site is within Lancaster Conservation Area.
- 2.2 Within the Strategic Policies and Land Allocations DPD, the site lies within the Central Lancaster Regeneration Priority Area, the city centre with the primary shopping area to the west of the site.

The gardens surrounding the Queen Victoria Memorial are also designated and protected as open space.

Location Plan



3.0 PROPOSAL

- 3.1 The application seeks listed building consent for the construction of a temporary ice rink and erection of temporary fencing and hoardings on a seasonal basis each year.
- 3.2 The key features of the proposal, insofar as they relate to the listed structures, will comprise:
- Ice skating rink – 34 metres by 20 metres with an 8 metre by 8 metre central opening around the statue; and
 - Temporary fencing and hoardings will be put in place during the construction and dismantling period and during the event to ensure protection of the listed structures.

4.0 RELEVANT PLANNING HISTORY

- 4.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These are listed in the table overleaf.

Application No.	Proposal	Status
18/00777/FUL	Construction of temporary ice rink, temporary siting of chillers and generators, erection of temporary fencing and hoardings, and temporary siting of marquee and tents for skate hire and the sale of refreshments.	Permitted
18/00778/LB	Listed building application for works to facilitate the construction of temporary ice rink and the erection of temporary fencing and hoardings.	Permitted
19/00934/FUL	Construction of temporary ice rink, temporary siting of observation wheel, chillers, erection of temporary fencing and hoardings, and temporary siting of marquee, access ramps, ticket booth, market stalls and tents for skate hire and the sale of refreshments and erection of electricity kiosks.	Permitted
19/00935/LB	Listed building application for the construction of temporary ice rink and erection of temporary fencing and hoardings	Permitted
20/00443/VCN	Construction of temporary ice rink, temporary siting of observation wheel, chillers, erection of temporary fencing and hoardings, and temporary siting of marquee, access ramps, ticket booth, market stalls and tents for skate hire and the sale of refreshments (pursuant to variation 1 of planning application 19/00934/FUL to change operation dates of the ice rink and condition 2 to change operation dates of the observation wheel)	Permitted
20/00519/LB	Listed building application for the construction of temporary ice rink and erection of temporary fencing and hoardings	Permitted
21/01076/FUL	Construction of a temporary marquee	Permitted
21/01077/LB	Listed building application for the construction of a temporary marquee	Withdrawn
22/01026/FUL	Change of use of parking spaces for the temporary siting of 6 market stalls for Christmas markets.	Refused
22/01027/FUL	Construction of a temporary marquee, installation of a temporary carousel, Santa's Grotto and a children's activity area.	refused
22/01236/FUL	Installation of a temporary carousel	Permitted
25/00490/LB	Listed building application for replacement light fittings on the balustrade	Permitted
26/00591/FUL	Temporary change of use of land for the siting of a Christmas market and ice rink, comprising market stalls, a food and beverage marquee, fairground rides, an observation wheel, and associated infrastructure and facilities (including chillers, skate exchange tent, electrical cabinet, fencing, hoardings, access ramps and barriers).	Pending consideration.

5.0 CONSULTATION RESPONSES

5.1 Statutory and non-statutory representations

A summary of the comments received from statutory and non-statutory consultees is provided below.

Consultee	Responses
Historic England	Comments received as follows: - Offering no comments and advises specialist conservation and archaeological views are obtained.
Conservation Section	No comments received at the time of compiling this report.
National Amenity Societies	No comments received at the time of compiling this report.

5.2 Public Representations

5.3 At the time of compiling this report, no public representations have been received.

6.0 POLICY CONTEXT

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 The Development Plan for Lancaster District comprises a suite of Development Plan Documents (DPDs) set out below, together with Neighbourhood Plans and the Joint Lancashire Minerals and Waste Local Plan. The relevant policies to this application are listed below:

6.3 **Development Plan Policies:**

Part One: Strategic Policies and Land Allocations DPD (22 January 2025):

SP1 – Presumption in Favour of Sustainable Development

SP7 – Maintaining Lancaster District's Unique Heritage

6.4 Part Two: Development Management DPD (22 January 2025):

DM37 – Development Affecting Listed Buildings

DM38 – Development Affecting Conservation Areas

6.5 **Other Material Considerations:**

National Planning Policy Framework (NPPF)

The following policies of the NPPF relevant to the proposal include:

HE4 – HE6, HE9 (Conservation and enhancing the historic environment)

National Planning Practice Guidance

Section 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

7.0 ASSESSMENT

7.1 The key planning consideration in the assessment of this application relates to the effect of the development on the significance of the listed buildings.

7.2 **Impact on listed buildings/structures**

7.2.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed Building, the local planning authority must pay special attention to the desirability of the building or its setting or any features of special architectural or historic interest which it possesses. This statutory requirement is reflected in national decision-making policies H4-H6 and development plan policy DM37.

7.2.2 Policy DM37 requires all proposals to be based on a thorough understanding of the listed building's significance. This is consistent with the NPPF which requires appropriate assessment of significance and the effects of proposals on designated heritage assets to be submitted with development proposals. Both development plan policies and the NPPF reinforce that considerable importance and weight should be given to the conservation of heritage assets.

7.2.3 The Queen Victoria Monument is Grade II* listed, with the stone balustrades surrounding Dalton Square garden's Grade II listed. These listed structures are of national significance and locally form a highly significant feature within the city of Lancaster.

7.2.4 The Queen Victoria Monument consists of a large stone base with three tiers of stone and cast bronze features above, including bronze lion statues and the Queen Victoria statue at the top, facing the Town Hall and elevated above the gardens below. This listed monument has been on the Heritage at Risk register since 2012. Accordingly, its ongoing preservation and protection is of vital importance.

- 7.2.5 This application for listed building consent seeks approval for the installation of a seasonal ice rink, fencing and hoardings which would be attached to the listed structures. Listed building consent has previously been granted on a temporary basis, with the Lancaster on Ice successfully operating each year since 2019 under these earlier permissions. The applicant seeks consent to install the attraction around and attached to the listed structures each year (between November and January the following year) under a permanent consent.
- 7.2.6 The temporary rectangular ice rink and access ramp would be placed above the paved area and grass around and up to the Grade II* listed Queen Victoria Monument. Careful consideration must be given as to how this will be achieved in order to provide assurance that the historic physical structure will not be damaged. Consideration must also be given to the protection of the listed stone balustrade and steps, particularly during the construction and dismantling phase.
- 7.2.7 A heritage statement has been submitted with the application. This identifies the listed buildings/structures, their significance (although this assessment is not particularly robust) and the potential effects on the significance of the heritage assets. Importantly, the heritage statement sets out mitigation in the form of the method of construction, operation and how the development would be dismantled without harming the historic fabric of the listed buildings. This should be read alongside the Construction Method Statement submitted in support of the proposals.
- 7.2.8 The rink will be approximately 34 metres by 20 metres, with an 8 metre by 8 metre central opening for the Monument, and will be set out upon a scaffold frame with a 2-metre-wide access ramp at the northern end. Details of the scaffold frame are indicated on the submitted cross-sectional drawings.
- 7.2.9 The submitted Heritage Statement and Construction Method Statement contain mitigation measures designed specifically to prevent physical damage to the listed structures. These include:
- The creation of a sterile construction zone.
 - Protective fencing and hoarding around the memorial and balustrades during installation and dismantling.
 - Temporary barriers around the monument throughout construction activities.
 - Protection measures to the northern steps and entrances to the square.
 - Site safety briefings for contractors regarding heritage protection requirements.
 - Controlled loading, unloading and material handling procedures.
- 7.2.10 These measures provide confidence that the risk of physical harm to heritage assets can be appropriately managed. To provide a greater level of protection, it is also considered reasonable and necessary to impose a condition requiring photographic surveys of the listed buildings/structures before and after the event has occurred. This would allow for any damage arising from the development to be clearly identified and remedied by the applicant in consultation with the local planning authority and our specialist conservation advisors. This approach is consistent with previous consents granted for the same development.
- 7.2.11 With the above mitigation and safeguards in place, and having regard to the temporary and reversible nature of the development, the proposal is considered to result in a limited level of temporary harm to the setting of designated heritage assets. Substantial weight is attached to this harm in accordance with the NPPF and DM DPD policies. However, substantial weight is also attached to the public benefits arising from the proposal, including its contribution to the local economy, city centre vitality, and increased cultural and recreational activity for the wider community and visitors. The event has demonstrably attracted significant visitor numbers and generated substantial economic and social benefits over a number of years.
- 7.2.12 The Conservation Officer has not made any formal representations to the application, but has actively been involved in previous years, and involved in discussions around the electrical cabinet set out in agenda item A6. The Conservation Officer raised no objection to the earlier application for listed building consent, subject to requiring the specified mitigation measures to protect the assets during construction, once operational and during the removal of the attraction. There is no evidence before the local planning authority to suggest a different view would be reached in response to this application.

- 7.2.13 Subject to conditions securing the submitted protection measures, the proposal would satisfy the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and accord with the relevant heritage policies of the NPPF and the development plan.

8.0 Conclusion

- 8.1 The application seeks to build on the success of the last seven years of the Lancaster on Ice event and represents an exciting opportunity for the temporary use of a historic public space. Whilst the proposal will result in a degree of harm to the setting of designated heritage assets, this impact would be temporary and fully reversible.
- 8.2 The mitigation measures contained within the submission, and set out in this assessment, demonstrate that the listed structures can be suitably protected during the construction, operation and decommissioning of the event. Accordingly, the applicant has demonstrated that the development can take place each year without resulting in permanent harm to the historic fabric of the listed structures. Further protection would be provided through pre- and post-development photographic surveys, which would ensure that the designated heritage assets are adequately safeguarded and that any damage is appropriately repaired and the assets restored. The identified limited level of temporary harm is fully reversible/removeable following the annual events through such conditions.
- 8.3 On this basis, it is recommended that listed building consent be granted for the annual installation of the ice rink and associated fencing.

Recommendation

That Listed Building Consent **BE GRANTED** subject to the following conditions:

Condition number	Description	Type (indicative)
1	Time limit	Standard
2	Seasonal use each time (controlling dates/time for construction, operation and dismantling)	Control
3	Development in accordance with Approved Plans	Control
4	In accordance with the CMS and Heritage Statement	Control
5	Photographic Surveys of the listed structures pre and post event each year, including scheme for any remediation if damage occurs.	Control

Background Papers

None.

Agenda Item	A7
Application Number	26/00781/FUL
Proposal	Erection of a single storey rear extension and creation of rear external ramp access
Application site	48 Palatine Avenue Lancaster Lancashire LA1 4HF
Applicant	Mr Tom Greenwood (Housing), Lancaster City Council.
Agent	Mr Christopher Potts
Case Officer	Mr Andrew Clement
Departure	None
Summary of Recommendation	Approval subject to conditions

(i) Procedural Matters

This application is reported to Planning Committee because it falls outside the Council's Scheme of Delegation for the following reason:

- The application has been made by the Council.

1.0 DESCRIPTION OF APPLICATION SITE AND SETTING

1.1 48 Palatine Avenue is a two-storey semi-detached dwelling located in the residential area of Bowerham, immediately south of York Road designated open space and football pitch.

1.2 The house is finished in redbrick and pebble-dashed walls under a tiled roof containing solar panels to the front elevation. The property features a private rear garden with its main entrance to the side. There is no off-street parking within the plot.

2.0 SITE CONSTRAINTS AND RELEVANT SITE ALLOCATIONS

2.1 The site is largely unconstrained. The surrounding roads and land are within a smoke control area, and a high-risk urban flood catchment, although the site itself has no identified flood risk. As set out earlier, designated public open space and sports facilities are located to the rear and elevated above the proposed site.

Location Plan**3.0 PROPOSAL**

- 3.1 Planning permission is sought for a single storey flat roof rear extension, measuring circa 3.5 metres in height above the external ground level, and projecting 3.9 metres from the rear elevation of the dwelling. The proposed extension is set 1.4 metres away from the adjoining dwelling boundary, and measures 5.45 metres wide. This would accommodate an open plan kitchen diner, with a reorganisation of existing ground floor rooms to provide an additional bedroom and accessible bathroom.
- 3.2 The proposed extension shall be finished in redbrick walls to match existing, under a GRP flat roof. All new openings shall be white double-glazed uPVC-framed windows and doors to the rear elevation only.
- 3.3 Excavation and levelling work is proposed to replace existing steps within the garden with ramps to navigate the existing change in levels between the shared driveway and the slightly higher private rear garden area serving this dwelling. This is to ensure the garden is more accessible from the proposed extension.

4.0 RELEVANT PLANNING HISTORY

- 4.1 There are no relevant applications relating to this site.

5.0 CONSULTATION RESPONSES**5.1 Statutory and non-statutory representations**

A summary of the comments received from statutory and non-statutory consultees is provided below.

Consultee	Responses
County Highways	No Objection

5.2 Public Representations

5.3 At the time of compiling this report, no public representations have been received.

6.0 POLICY CONTEXT

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 The Development Plan for Lancaster District comprises a suite of Development Plan Documents (DPDs) set out below, together with Neighbourhood Plans and the Joint Lancashire Minerals and Waste Local Plan.

6.3 Development Plan Policies:

Part One: Strategic Policies and Land Allocations DPD (22 January 2025):

SP1: Presumption in Favour of Sustainable Development

Part Two: Development Management DPD (22 January 2025):

DM29: Key Design Principles

6.4 Other Material Considerations:

National Planning Policy Framework (NPPF)

The following areas of the NPPF relevant to the proposal include:

- Section 3: Decision-making (policy DM3, DM6)
- Section 4 – Achieving Sustainable Development (policy S3)
- Section 14: Achieving well-designed places (policies DP3 and L2)

7.0 ASSESSMENT

7.1 The key planning considerations in the assessment of this application are:

- Design and visual amenity
- Residential amenity

7.2 Design and visual amenity

7.2.1 The rear gardens and rear elevations of this property and those neighbouring are highly visible and prominent from the York Road open space, therefore the design and appearance of the development when viewed from this public open space is a material consideration. National Planning Policy Framework (NPPF) policy DP3 requires development proposals to respond to their context, so that development integrates with and enhances the surroundings having regard to, for example, layout, use of materials and architectural features. Policy DM29 of the Development Management Development Plan Document (DM DPD) is consistent with the NPPF and equally requires new development to make a positive contribution to the identity and character of an area through good design.

7.2.2 The neighbouring properties contain a variety of rear extensions, conservatories and outbuildings. These are predominately single storey with a mix of flat-roof and pitched-roof designs with different render finishes.

7.2.3 The design and appearance of the proposed extension would be consistent with other forms of development within the area. Whilst flat-roofed extensions do not necessarily represent the highest quality of design, the proposal would not appear out of keeping with the character of the surrounding area. The proposed brick finish, rather than the rendered finishes found on some neighbouring developments, is considered more appropriate to the host dwelling and would assist in ensuring that the extension is satisfactorily integrated into the existing building.

- 7.2.4 In terms of its design and its impact on the character and amenity of the area, the proposed development is considered to accord with the relevant policies of the NPPF and the Lancaster District Local Plan.

7.3 Residential amenity

- 7.3.1 Both the NPPF (policy L2) and the DM DPD (policy DM29) requires new development to maintain acceptable living standards for residents and neighbours in terms of access to daylight, sunlight and privacy.
- 7.3.2 Both neighbouring properties have existing rear extensions with windows facing towards the application site. The adjoining property has a rear extension close to the shared party boundary with a splayed elevation originally designed to safeguard the amenity of the application property. The boundary treatments that exist prevent overlooking and loss of privacy. The other neighbouring property has a small outrigger set further away from the application site.
- 7.3.3 The proposed extension is set in from the shared boundary to facilitate the provision of a window serving the reconfigured accessible wet room. This setback also assists in reducing any potential impacts on the amenity of the adjoining property.
- 7.3.4 Whilst both neighbouring properties have rear outrigger windows facing towards the application site, these are secondary openings to rooms that are also served by glazed doors and, in the case of the adjoining property, rooflights. These arrangements ensure that the development would not result in undue harm through overbearing impacts or overshadowing.
- 7.3.5 All windows associated with the proposed development are located on the rear elevation. Furthermore, the proposed ramps would be created through a reduction in ground levels rather than an increase. As such, the development would not give rise to undue overlooking or loss of privacy for neighbouring properties.
- 7.3.6 The site's garden would be reduced to less than 10 metres in depth (a requirement of policy DM29). However, there is no opposing dwelling or garden in this direction and, with circa 80 square metres of rear garden area retained, this is considered appropriate.
- 7.3.7 Overall, the proposed development is considered to accord with the policies of the NPPF and the Lancaster District Local Plan with respect to maintaining acceptable living conditions.

9.0 Conclusion and Planning Balance

- 9.1 Policy S3 of the NPPF makes it clear that where development proposals accord with both an up-to-date development plan and the decision-making policies of the Framework, development would be approved without delay. The assessment of this application demonstrates there would be no conflict with policy and planning permission should be approved.

Recommendation

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

Condition number	Description	Type (indicative)
1	Time limit	Standard
2	Development in accordance with Approved Plans	Standard

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

In accordance with the above legislation, officers have 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.

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from Article 8 (the right to respect for private and family life, home and correspondence) and Article 1 of Protocol 1 (the right of peaceful enjoyment of possessions and protection of property).

Background Papers

None.

Agenda Item	A8
Application Number	26/00683/LB
Proposal	Listed building application for the installation of internal wall insulation, secondary glazing and installation of vents to the side and rear elevations
Application site	Flat 3 9 Cable Street Lancaster Lancashire
Applicant	Elaine Wilson (Housing), Lancaster City Council
Agent	Mrs Niki Lambert
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approval subject to conditions

(i) **Procedural Matters**

This application is reported to Planning Committee because it falls outside the Council's Scheme of Delegation for the following reason:

- The application site is made by the Council and the Council has an interest in the land.

1.0 DESCRIPTION OF APPLICATION SITE AND SETTING

- 1.1 The application site is a single flat contained within a larger building at 9 Cable Street in Lancaster. It relates to the top (second floor) of the property. The site is in the urban centre of Lancaster, lies opposite the bus station and close to the River Lune which is approximately 90 metres to the north.

2.0 SITE CONSTRAINTS AND RELEVANT SITE ALLOCATIONS

- 2.1 The property is a Grade II listed building and is located within the Lancaster Conservation Area. It also lies within flood zone 2 and an air quality management area.

Location Plan



3.0 PROPOSAL

- 3.1 The application seeks listed building consent for the installation of internal wall insulation, secondary glazing and installation of vents to the side and rear elevations. The insulation comprises new cork boards with lime plaster and will be installed to the front, rear and side (west) walls. The secondary glazing will be installed on four windows, three to the front and one to the rear. The two vents will be sited on the side and rear and will measure c.250mm x 200mm with natural slates laid to the falls.

4.0 RELEVANT PLANNING HISTORY

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

Application No.	Proposal	Status
17/01467/FUL	Retrospective application for the retention of replacement windows and boarding to the rear	WDN
17/01521/LB	Listed building application for the replacement of windows and boarding to the rear	WDN
78/0071/LB	Rehabilitation and conversion to 12 residential flats	PER

5.0 CONSULTATION RESPONSES

5.1 Statutory and non-statutory representations

A summary of the comments received from statutory and non-statutory consultees is provided below.

Consultee	Responses
Conservation Section	No objection – The application demonstrates a whole-building approach in accordance with Policy DMCH1. The works are sympathetic and would not harm the listed building or the conservation area.

5.2 Public Representations

5.3 At the time of compiling this report, no representations have been received.

6.0 POLICY CONTEXT

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 The Development Plan for Lancaster District comprises a suite of Development Plan Documents (DPDs) set out below, together with Neighbourhood Plans and the Joint Lancashire Minerals and Waste Local Plan.

6.3 Development Plan Policies:

Part One: Strategic Policies and Land Allocations DPD (22 January 2025):

SP1 – Presumption in Favour of Sustainable Development

CC1 – Responding to Climate Change and Creating Environmental Sustainability

SP7 – Maintaining Lancaster District's Unique Heritage

Part Two: Development Management DPD (22 January 2025):

DM37 – Development Affecting Listed Buildings

DM38 – Development Affecting Conservation Areas

DMCCH1 – Retrofit of Buildings of Traditional Construction for Energy Efficiency

6.4 Other Material Considerations:

National Planning Policy Framework (NPPF)

The following areas of the NPPF relevant to the proposal include:

Section 3 – Decision Making Policies (policy DM3, DM6)

Section 4 – Achieving Sustainable Development (policy S3)

Section 12 – Making effective use of land (policy L2)

Section 14 – Achieving Well-Designed Places (policy DP3)

Section 20 – Conserving and Enhancing the Historic Environment (policy HE4, HE5, HE6 and HE9)

Planning (Listed Buildings and Conservation Areas) Act 1990

7.0 ASSESSMENT

7.1 The key planning considerations in the assessment of this application are:

- Design and Impact on Heritage Assets

7.2 Design and Impact on Heritage Matters

7.2.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting.

7.2.2 Policy DM37 states that *'The significance of a Listed Building can be harmed or lost through alteration or destruction of those elements which contribute to its special architectural or historic interest or through development within its setting. Any harm (substantial or less than substantial) to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal'*. In addition to this policy DM38 states *'Any development proposals and / or alterations to buildings, features and open spaces in Conservation Areas should preserve or enhance the character and appearance of the Conservation Areas.'*

- 7.2.3 Policies DM37 and DM38 are considered to be consistent with the National Planning Policy Framework (NPPF), particularly those sections relating to the historic environment (policies HE3-HE6). These policies require decision-makers to give considerable importance and weight to the conservation of heritage assets when assessing the effects of development proposals on the significance of designated heritage assets. In line with the development plan policies, the NPPF recognises that any harm to a designated heritage asset is a matter of considerable importance and weight and must therefore be balanced against any public benefits arising from the proposal. If no harm has been identified, this test is not engaged.
- 7.2.4 Nos. 9 and 11 Cable Street comprise a pair of Grade II listed eighteenth-century townhouses arranged over three storeys with a basement. The Cable Street frontage is of sandstone ashlar, and features paired central entrance doors which are flanked by Tuscan columns supporting a pediment. The windows are 6/6 sashes without horns. The significance of the listed building lies in its aesthetic and illustrative value as a pair of prestigious Georgian townhouses, situated in a part of the city which in the Georgian period was heavily involved in maritime trade. Although they are now subdivided into residential flats, there remains evidential value in the building's surviving fabric and plan form. The building is also situated in the Lancaster Conservation Area, in which it is a prominent feature in the townscape which provides a strong contribution to its Georgian character and appearance.
- 7.2.5 As outlined in paragraph 3.1, the plans show that vapour permeable insulating materials would be used, applied directly to the internal wall surface. Thermal bridging would be avoided via careful detailing around window reveals. would not result in any harm to the significance of the listed building whilst supporting improved energy efficiency.
- 7.2.6 The proposed secondary glazing would be installed sensitively, with its central meeting rail aligned to correspond with that of the existing sash windows. As a result, the visual impact of the works would be limited and would give rise to no more than very minor harm to the significance of the listed building, affecting only its aesthetic value when viewed internally. The proposal would improve the thermal performance of the property whilst retaining the existing historic windows and would therefore represent a proportionate and reversible intervention. On this basis, this element of the proposal is considered acceptable and would comply with the requirements of both local and national planning policy.
- 7.2.7 Finally, the installation of modestly sized and appropriately coloured vents to the side and rear would not result in any harm to the significance of the listed building or conservation area.
- 7.2.8 Conclusion on Design and Impact on Heritage Matters
Whilst the proposed works are largely sympathetic to the listed building and conservation area, the proposal would result in a very minor level of harm to the aesthetic value of the listed building arising from the installation of secondary glazing when viewed internally. Paragraph 4 of policy HE6 (Section 20) of the NPPF outlines that *"Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed."*
- 7.2.9 In this instance, the proposal would help improve the thermal efficiency and ventilation of the building, thereby helping to secure its long-term viability and safeguard its future. Given the very minor level of harm that has been identified, these are public benefits that are considered to outweigh the harm and as such, the proposal would satisfy the requirements of policies DM37, DM38 and DMCC1 of the DM DPD and policy HE6 of the NPPF.

8.0 Conclusion and Planning Balance

- 8.1 The proposal would improve the thermal efficiency of the building and whilst it would result in a very minor level of harm, the public benefits of securing the long-term viability and safeguarding the future of the building are public benefits that are considered to outweigh the level of harm. As such, the proposal would comply with the relevant local and national policies and is therefore, recommended for approval.

Recommendation

That Listed Building Consent **BE GRANTED** subject to the following conditions:

Condition number	Description	Type (indicative)
1	LB Time limit	Standard
2	Works in accordance with Approved Plans and document	Standard

Background Papers

None.

Agenda Item	A9
Application Number	26/00834/LB
Proposal	Listed building application for replacement of lead covering to south roof, rebuilding of chimney, repair of parapet and re-bedding of stonework, replacement of masonry cramps, access hatch and lead work
Application site	Town Hall Dalton Square Lancaster Lancashire
Applicant	Dan Wood (Property Services) Lancaster City Council
Agent	HPA Architects
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

This application is reported to Planning Committee because it falls outside the Council's Scheme of Delegation for the following reason:

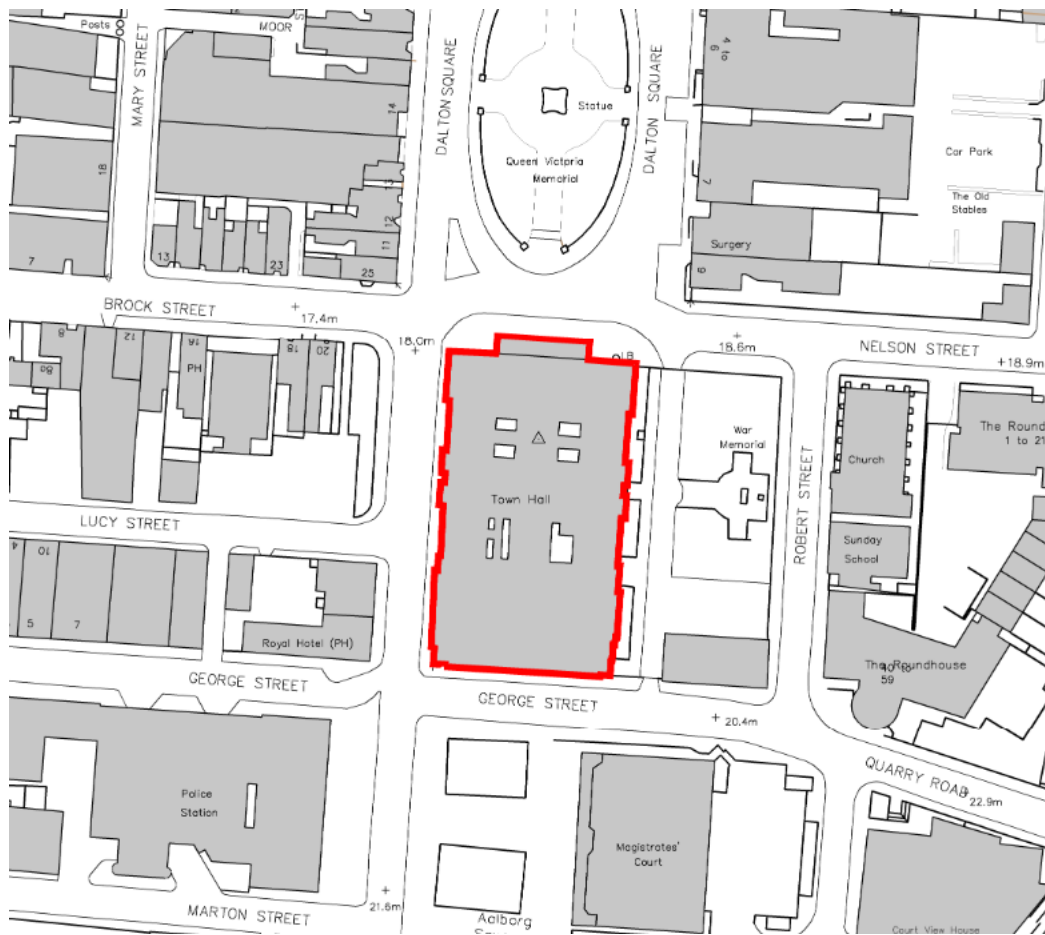
- The application is made by the Council and the Council has an interest in the land.

1.0 DESCRIPTION OF APPLICATION SITE AND SETTING

- 1.1 The site to which this application relates is Lancaster Town Hall located on Dalton Square in the city centre. The building was constructed 1906-1909, and is of sandstone ashlar.

2.0 SITE CONSTRAINTS AND RELEVANT SITE ALLOCATIONS

- 2.1 Lancaster Town Hall is Grade II* listed. The building is also situated in the Lancaster Conservation Area and within the setting or numerous other listed buildings.

Location Plan**3.0 PROPOSAL**

3.1 This application seeks listed building consent for a series of repair works to the roof area of the building only. This work consists of:

- replacement lead covering to the south roof, to include installation of ventilation.
- rebuilding of the chimney above the Mayor's Office.
- repair of parapet and re-bedding of stonework in identified locations.
- replacement of masonry cramps to the parapet.
- replacement access hatch to the Aston Hall Roof
- replacement of lead work to gulley above Banqueting Hall.

4.0 RELEVANT PLANNING HISTORY

4.1 The site has an extensive planning history, although there are no recent applications of relevance to this proposal.

5.0 CONSULTATION RESPONSES**5.1 Statutory and non-statutory representations**

A summary of the comments received from statutory and non-statutory consultees is provided below.

Consultee	Responses
Conservation Team	No Objection • Lancaster Town Hall dates from 1906-9 by Edward Mountford, with exterior stone carving by Gilbert Seale and woodwork by Waring and Gillow. Constructed in sandstone ashlar, with steel, brick, and clinker ash concrete used structurally, all under a

	Burlington slate roof in Edwardian Baroque style. The building is grade II* listed and situated in the Lancaster Conservation Area. - We have no objection to these works, which will address important repair issues and make minor alterations to improve detailing in the longer term, such as the introduction of ventilation to lead roofs. This would help to sustain and enhance the listed building in the longer term. - This application would therefore comply with the relevant legislative and policy context of the 1990 Act, NPPF and DM DPD.
Historic England	Offering no comment.
National Amenity Societies	No response received.
Property Services	No response received.

5.2 Public Representations

5.3 At the time of writing this report, the statutory consultation period had not expired and is due to expire on 18 September 2026. No representations have been received to date. Any further representations received will be reported to Members within the written update before the Planning Committee meeting.

6.0 POLICY CONTEXT

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 The Development Plan for Lancaster District comprises a suite of Development Plan Documents (DPDs) set out below, together with Neighbourhood Plans and the Joint Lancashire Minerals and Waste Local Plan.

6.3 Development Plan Policies:

Part One: Strategic Policies and Land Allocations DPD (22 January 2025):

- Policy SP7: Maintaining Lancaster District's Unique Heritage

Part Two: Development Management DPD (22 January 2025):

- Policy DM37: Development Affecting Listed Buildings

6.4 Other Material Considerations:

National Planning Policy Framework (NPPF)

The following areas of the NPPF relevant to the proposal include:

Section 3 – Decision Making Policies (policy DM3, DM6).

Section 20 – Conserving and Enhancing the Historic Environment (policy HE4, HE5, HE6 and HE9).

Planning (Listed Buildings and Conservation Areas) Act 1990

7.0 ASSESSMENT

7.1 The key planning considerations in the assessment of this application are:

- Design and Impact on Heritage Assets

7.2 Design and Impact on Heritage Assets

- 7.2.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by the heritage policies of the Local Plan and the National Planning Policy Framework (NPPF).
- 7.2.2 Policy DM37 states that *‘The significance of a Listed Building can be harmed or lost through alteration or destruction of those elements which contribute to its special architectural or historic interest or through development within its setting. Any harm (substantial or less than substantial) to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal’.*
- 7.2.3 Policy DM37 is considered to be consistent with the National Planning Policy Framework (NPPF), particularly those sections relating to the historic environment (policies HE3-HE6). These policies require decision-makers to give considerable importance and weight to the conservation of heritage assets when assessing the effects of development proposals on the significance of designated heritage assets. In line with the development plan policies, the NPPF recognises that any harm to a designated heritage asset is a matter of considerable importance and weight and must therefore be balanced against any public benefits arising from the proposal. If no harm has been identified, this test is not engaged.
- 7.2.4 The proposed works represent a series of important repairs to address issues with the roof structure of the Town Hall. The detailing of the works is sympathetic to the historic building and loss of historic fabric has been minimised. The proposed works have been considered in consultation with the Council’s Principal Conservation Officer who raises no objection to the proposal and recognises some of the minor alterations would improve detailing in the longer term, such as the ventilation to the lead roofs.
- 7.2.5 Overall, it is considered that the alterations would result in a neutral impact on the significance of the listed building and that the works are considered to preserve the special architectural or historic interest of the listed building in accordance with statute and national and local planning policy.

8.0 Conclusion and Planning Balance

- 8.1 For the reasons outlined above, the proposal is considered to comply with the relevant local and national policies and as such is recommended for approval.

Recommendation

That Listed Building Consent **BE GRANTED** subject to the following conditions:

Condition number	Description	Type (indicative)
1	Listed Building Consent time limit	Standard
2	Works in accordance with approved plans	Standard

Background Papers

None.

LIST OF DELEGATED PLANNING DECISIONS

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
25/01044/VLA	2 Diana Court, Henry Street, Lancaster Variation of legal agreement application to vary the mortgagee in possession clauses in relation to affordable housing for 2 Diana Court, Henry Street, Lancaster for Mr Aidan Banks (Castle Ward)	Application Withdrawn
25/01355/FUL	Unit 1, Oakwood Way, Carnforth Business Park Change of use of former members only retail club to church hall for Mr Oliver Whiley (Carnforth And Millhead Ward)	Application Permitted
26/00035/FUL	329 - 330 Marine Road Central, Morecambe, Lancashire Relevant demolition of outbuilding and front extension and change of use from hotel into 8 residential apartments and 1 holiday-let apartment, erection of 4-storey rear extension, external staircase, excavation works and parking for Mr Syed Hassan Ali (Poulton Ward)	Application Permitted
26/00079/FUL	53 Yealand Road, Yealand Conyers, Carnforth Erection of a single storey rear extension, construction of dormer extension to the side elevation, partial conversion of garage into living space and installation of replacement windows for Mr and Mrs Nicholas and Angela Gorton and Gunner (Warton Ward)	Application Refused
26/00080/LB	53 Yealand Road, Yealand Conyers, Carnforth Listed building application for the erection of a single storey rear extension, construction of dormer extension to the side elevation, partial conversion of garage into living space, installation of replacement windows and removal of internal walls for Mr and Mrs Nicholas and Angela Gorton and Gunner (Warton Ward)	Application Refused
26/00083/DIS	TRS Tyres Ltd, 12 Eastgate, Morecambe Discharge of condition 3 (drainage) on approved application 25/01094/FUL for Mr Luke Stonier (Westgate Ward)	Application Permitted
26/00097/DIS	Crook Farm, Slack Lane, Thurnham Discharge of condition 5 (window and door details) on approved application 25/00440/LB for Mr John Gerrard (Ellel Ward)	Application Permitted
26/00098/DIS	Ashton Memorial And Butterfly House, Williamson Park, Quernmore Road Discharge of condition 3 (ASHP/Air handling unit details) on approved application 25/01140/FUL for Mr Elliot Grimshaw (John O'Gaunt Ward)	Application Permitted
26/00101/DIS	46 King Street, Lancaster, Lancashire Discharge of condition 3 (materials/details) on approved application 26/00021/LB for Ilyas And Ruskana Suleman (Castle Ward)	Application Permitted
26/00102/DIS	46 King Street, Lancaster, Lancashire Discharge of condition 3 (noise mitigation/materials/details) on approved application 26/00024/FUL for Ilyas And Ruskana Suleman (Castle Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

26/00103/DIS	Land North Of Manor Farm Barn, Chapel Lane, Overton Discharge of conditions 3c (remedial method statement), 3d (validation report), 8 (ecological enhancement measures) and 9 (homeowner pack) on approved application 22/01295/FUL for Switch Property Group (Overton Ward)	Application Permitted
26/00117/DIS	Land To The South Of Lawsons Bridge Site, Scotforth Road, Lancaster Discharge of condition 9 (radon verification certificates) on approved application 22/00423/VCN for Mrs Hannah Jackson (Scotforth West Ward)	Application Permitted
26/00119/DIS	25 Castle Hill, Lancaster, Lancashire Discharge of condition 3 (details of solar panels) on approved application 26/00255/FUL for Mrs Katy Toms (Castle Ward)	Application Permitted
26/00120/DIS	25 Castle Hill, Lancaster, Lancashire Discharge of condition 3 (details of solar panels and pipes) on approved application 26/00256/LB for Mrs Katy Toms (Castle Ward)	Application Permitted
26/00121/DIS	Central Promenade Regeneration Site, Marine Road Central, Morecambe Discharge of condition 7 (contamination) and part of condition 8 (surface water drainage - Phase 1 Community Garden) on approved application 25/01118/VCN for Eden Project Morecambe Limited (Poulton Ward)	Split Decision
26/00123/DIS	Victoria Court, Penny Street, Lancaster Discharge of condition 3 (cladding detail) on approved application 26/00130/FUL for Empiric (Lancaster Penny Street 3) Ltd (Castle Ward)	Closed
26/00124/DIS	YMCA, Fleet Square, New Road Discharge of condition 3 (plans and specification) on approved application 24/00087/LB for MHO Mayar Ltd (Castle Ward)	Application Refused
26/00128/DIS	YMCA, Fleet Square, New Road Discharge of conditions 6 (noise), 7 (air pollution), 8 (construction method statement), 9 (energy and carbon statement) and 10 (contamination) on approved application 23/01412/FUL for MHO Mayar Ltd (Castle Ward)	Split Decision
26/00129/DIS	Summersgill Farm, Helks Brow, Wray Discharge of condition 3 (submission of details) on approved application 26/00476/LB for Mr & Mrs T Batty (Lower Lune Valley Ward)	Split Decision
26/00130/DIS	Summersgill Farm, Helks Brow, Wray Discharge of condition 4 (written scheme of investigation) on approved application 26/00476/LB for Mr & Mrs T Batty (Lower Lune Valley Ward)	Split Decision
26/00132/DIS	14 Castle Park, Lancaster, Lancashire Discharge of condition 3 (window details) on approved application 25/00983/LB for Mrs Janet McRae-Taylor (Castle Ward)	Application Permitted
26/00138/DIS	Middleton Substation, Faraday Road, Heysham Discharge of condition 4 (Great Crested Newts mitigation and licence) and Submission of Biodiversity Gain Plan on approved application 25/01055/FUL for Mr Joe Davis (Heysham South Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

26/00140/DIS	Land Off Lancaster Road And Adjacent To Turnpike Fold, Slyne, Lancashire Discharge of conditions 6 (Building Regulations - accessible and adaptable dwellings) and 16 (gradients of entrance ramps) on approved application 21/00722/HYB for Miss Yen Chan (Skerton Ward)	Application Refused
26/00141/DIS	Far Barn, Back Lane, Gressingham Discharge of condition 3 (materials) on approved application 25/00980/FUL for S. Chadwick (Halton-with-Aughton And Kellet Ward)	Application Permitted
26/00167/VCN	Bainsbeck Farm, Kirkby Lonsdale Road, Arkholme Continued use of land and buildings for motor vehicle body repair and construction (tipper truck bodies) and for motor vehicle accident repair (B2 Use) (pursuant to the variation of condition 1 on approved application 09/01020/CU to reword the condition to remove individual names but still require the business to be linked to the farm) for Mr Edward Hayton (Halton-with-Aughton And Kellet Ward)	Application Permitted
26/00175/FUL	Pentecostal Church , Hunter Street, Carnforth Relevant demolition of Church and erection of 3 terraced dwellings with associated gardens and cycle storage for Future Rural Developments (Carnforth And Millhead Ward)	Application Permitted
26/00194/FUL	Barn Opposite Greenways, Bay Horse Road, Ellel Change of use of agricultural land and barn into 2 dwellings with associated access for Mr R Mitchell (Ellel Ward)	Application Permitted
26/00210/LB	Carnforth Railway Station, Warton Road, Carnforth Listed building application for the removal of former Selside signal box for Mr Alan Price (Carnforth And Millhead Ward)	Application Permitted
26/00215/FUL	Flats A, B & C , 35 Regent Street, Lancaster Replacement of front door and installation of 3 postboxes to the front elevation for Mr Andrew Wheeler (Castle Ward)	Application Permitted
26/00384/FUL	296 Heysham Road, Heysham, Morecambe Erection of a single storey rear infill extension, construction of a rear patio area and retaining wall for Mr Stephen Appleton (Heysham Central Ward)	Application Permitted
26/00445/FUL	37 Manor Road, Slyne, Lancaster Erection of a single storey rear extension and construction of a hip to gable extension, loft conversion and rear dormer extension for Mr & Mrs Vicky & Eric Murgatroyd (Bolton And Slyne Ward)	Application Permitted
26/00456/VCN	HM Prison Lancaster Farms, Far Moor Lane, Lancaster Removal of existing all weather sports pitch, erection of 2 houseblocks, a workshop and storage buildings, construction of replacement Multi Use Games Area (MUGA) and associated ancillary development to include plant compound, fencing and external lighting (pursuant to conditions 2 and 9 on the approved application 23/00818/GOV to amend the approved plans and agree Biodiversity Net Gain details) for Ministry Of Justice (Bulk Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

26/00478/FUL	132 North Road, Carnforth, Lancashire Construction of a dormer extension to the rear roof elevation and installation of roof light to the front elevation for Clayton (Carnforth And Millhead Ward)	Application Permitted
26/00526/FUL	2 Hornby Terrace, Morecambe, Lancashire Construction of a balcony to the rear elevation for Miss Marie Smith (Poulton Ward)	Application Refused
26/00531/ELDC	Ashton Golf Centre, Ashton Road, Ashton With Stodday Existing lawful development certificate for an access track for Mrs Victoria Walmsley (Ellel Ward)	Lawful Development Certificate Refused
26/00543/LB	Bridgend, Main Street, Wray Listed building application for the installation of a charging point for an electric vehicle on the driveway for Tom Mackley (Lower Lune Valley Ward)	Application Permitted
26/00552/FUL	12A Main Street, Overton, Morecambe Demolition of the existing conservatory and erection of a single-storey rear extension, enlargement of the existing rear dormer and associated landscaping works for Mr and Mrs Alan Hobson (Overton Ward)	Application Permitted
26/00560/FUL	17 Armitage Way, Galgate, Lancaster Construction of raised decking to the rear for Mr Simon Edwards (Ellel Ward)	Application Refused
26/00572/PLDC	7 Chestnut Drive, Morecambe, Lancashire Proposed lawful development certificate for the construction of a dormer extension to the rear elevation for Mr & Mrs I Fielding (Bare Ward)	Lawful Development Certificate Granted
26/00575/FUL	17 Clarksfield Road, Bolton Le Sands, Carnforth Construction of dormer extensions to the south and west elevations, installation of windows and solar panels for Mr M W Bowker (Bolton And Slyne Ward)	Application Permitted
26/00582/FUL	1 Whinnysty Lane, Heysham, Morecambe Erection of a single storey rear extension, erection of a single storey front extension, construction of two hip to gable roof extensions with front and rear dormers, installation of solar panels to the side elevation and change to fenestration for Mr Andy Travis (Heysham Central Ward)	Application Permitted
26/00602/FUL	The Old Vicarage, Burrow Road, Tunstall Erection of a self build residential annex in association with The Old Vicarage, demolition of part of store room extension and removal of tennis court for Mr and Mrs Walkden (Upper Lune Valley Ward)	Application Withdrawn
26/00605/FUL	Moss House, Spout Lane, Wennington Erection of a replacement single storey rear extension, installation of a juliet balcony to the rear, replacement roof covering and installation of a roof mounted solar array and removal of one chimney for Mr Ross Eatwell (Upper Lune Valley Ward)	Application Withdrawn
26/00619/FUL	18 Lindeth Road, Silverdale, Carnforth Erection of a dormer extension to the rear roof elevation for Mr & Mrs Harrison (Silverdale Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

26/00620/EIR	Land Adjacent Junction 33, Main Road, Galgate Screening request for the development of Agri-Business Centre including the erection of an auction mart, erection of commercial business units, conversion of existing buildings to commercial office premises, and associated access, infrastructure and landscaping for L&K Group (Ellel Ward)	ES Not Required
26/00621/FUL	10 Meadow Way, Arkholme, Carnforth Erection of single storey front extension, construction of rear dormer extension, installation of solar panels and rooflight to the front for Mr Oscar Jeffery (Halton-with-Aughton And Kellet Ward)	Application Permitted
26/00625/FUL	35 Harcourt Road, Lancaster, Lancashire Erection of a single storey side extension for Miss A Kennedy (Scale Hall Ward)	Application Refused
26/00626/FUL	11 St Georges Quay, Lancaster, Lancashire Construction of first floor external walkway to the rear elevation for Mr M Comber (Castle Ward)	Application Permitted
26/00627/PLDC	101 Fulwood Drive, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey side extension, attic conversion, rooflights to the front, construction of a hip to gable extension with new window to the first floor side elevation, and dormer extension to the rear elevation for Ms T Brown (Torrisholme Ward)	Lawful Development Certificate Refused
26/00632/VCN	Car Park, Nelson Street, Lancaster Erection of 39 residential units comprising of four dwellinghouses, two 4-storey apartment blocks and one 2-storey apartment block with associated parking, landscaping, public realm, associated infrastructure and alterations to canal wall (pursuant to the variation of conditions 2, 5, 6, 16 and 19 on planning permission 25/00615/FUL to amend previously approved drawings and drainage design and submission of a landscape and ecological management plan) for Alistair Simm (Castle Ward)	Application Permitted
26/00634/AD	Bull Bank, Back Lane, Wennington Agricultural determination for the erection of an agricultural storage building for Mr John Bell (Upper Lune Valley Ward)	Prior Approval Is Required
26/00638/FUL	Land Adjacent Post Office 2-6 Victoria Street, Morecambe, Lancashire Installation of a Street Hub Unit for Safia Rana-Jaswal (Poulton Ward)	Application Refused
26/00639/ADV	Footpath Adjacent 2-6 , Victoria Street, Morecambe Advertising application for the display of two digital 75 inch LCD display screens to sides of Street Hub unit for Safia Rana-Jaswal (Poulton Ward)	Application Refused
26/00640/FUL	Footpath Adjacent 259 Marine Road Central, Morecambe, Lancashire Installation of a Street Hub Unit for Safia Rana-Jaswal (Poulton Ward)	Application Refused
26/00641/ADV	Footpath Adjacent 259 Marine Road Central, Morecambe, Lancashire Advertising application for the display of two digital 75 inch LCD display screens to sides of Street Hub unit for Safia Rana-Jaswal (Poulton Ward)	Application Refused

LIST OF DELEGATED PLANNING DECISIONS

26/00647/PAA	Wellington View Farm, Bay Horse Road, Ellel Prior approval for the change of use of agricultural building to one dwelling for C. Stapleton & A. Mellor (Ellel Ward)	Prior Approval Refused
26/00649/FUL	Cotestones Farm, Sand Lane, Warton Construction of balcony and external staircase on east elevation of existing annex building for Dr Helen Barker (Warton Ward)	Application Withdrawn
26/00653/FUL	Thwaite End Barn, Main Road, Bolton Le Sands Change of use of land for 9 gypsy/traveller caravan pitches, erection of toilet block, lifting of land levels, drainage and landscaping for Mr Patrick McCarthy (Bolton And Slyne Ward)	Application Withdrawn
26/00655/PLDC	2 Royal Albert Cottages , Ashton Road, Lancaster Proposed lawful development certificate for the erection of a single storey rear extension for Alysia Parkin (Scotforth West Ward)	Lawful Development Certificate Granted
26/00656/PAA	Barn At Grid Reference 350285 458603, Littlefell Lane, Lancaster Prior approval for the change of use of agricultural building to one dwelling for Mr Anthony Gardner (Ellel Ward)	Prior Approval Refused
26/00657/FUL	The Oaks, Stanmore Drive, Lancaster Erection of a garden room for Mr Qasim Munshi (Scotforth West Ward)	Application Permitted
26/00660/AD	Kellet Bridge Farm, Kellet Lane, Over Kellet Agricultural determination for the deposit of inert material for the construction of an extension to an existing agricultural concrete yard for Mr Andrew Thompson (Halton-with-Aughton And Kellet Ward)	Prior Approval Is Required
26/00662/PLDC	3 Shore Close, Silverdale, Carnforth Proposed lawful development certificate for the erection of a single storey rear extension, erection of a canopy to the front elevation and installation of solar panels to rear elevation for Mr Mark Emsley (Silverdale Ward)	Lawful Development Certificate Granted
26/00665/PLDC	32 Mill Lane, Bolton Le Sands, Carnforth Proposed lawful development certificate for erection of a single storey side extension for Ms T Johnson (Bolton And Slyne Ward)	Lawful Development Certificate Granted
26/00673/FUL	Flat Above, 361 Lancaster Road, Morecambe Installation of external access staircase, associated alteration of access gate position and provision of first floor access door and side screen for Mr Nigel Porter (Torrisholme Ward)	Application Permitted
26/00686/PLDC	Kirklands, Garstang Road, Cockerham Proposed lawful development certificate for the erection of a single storey rear extension for Natasha Archer (Ellel Ward)	Lawful Development Certificate Refused
26/00687/FUL	8 Well Lane, Yealand Redmayne, Carnforth Erection of a single storey side/rear extension to provide additional accessible living accommodation for Mrs Dianne Fenna-Winder (Silverdale Ward)	Application Permitted
26/00693/PLDC	139 Lancaster Road, Carnforth, Lancashire Proposed lawful development certificate for erection of single storey side extension for Mr & Mrs Kay (Carnforth And Millhead Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

26/00696/FUL	Nationwide, 14 - 16 Market Street, Lancaster Installation of external wall cabinet for Nationwide Building Society (Castle Ward)	Application Permitted
26/00697/FUL	3 Newton Terrace, Lancaster, Lancashire Change of use of dwellinghouse and garage into 6-bed house in multiple occupation with external alterations to facilitate garage conversion into bedroom and gated external storage area for Mr O Korede (Bulk Ward)	Application Permitted
26/00701/FUL	188 Main Street, Warton, Carnforth Erection of a single storey rear extension for Mr Roger Tall (Warton Ward)	Application Permitted
26/00708/FUL	1 Oubeck House, Main Road, Galgate Installation of sewage treatment plant for Mr and Mrs David and Margaret Stockdale (Ellel Ward)	Application Permitted
26/00712/PLDC	14 The Green, Bolton Le Sands, Carnforth Proposed lawful development certificate for the erection of a single storey rear extension and internal alterations for Mr and Mrs Adrian Brodison (Bolton And Slyne Ward)	Lawful Development Certificate Refused
26/00714/FUL	Roeburn Cottage, Harterbeck, Wray Installation of package treatment plant for Mr & Mrs Nigel Preston (Lower Lune Valley Ward)	Application Permitted
26/00715/VCN	Land To The North Of The Bay Gateway, Heaton With Oxcliffe, Lancashire Development of 200MW battery energy storage facility (BESS), along with ancillary development including regrading of land levels, landscaping, fencing, CCTV columns and new vehicular accesses (pursuant to the variation of conditions 2 and 7 on planning permission 24/00874/FUL to amend the approved plans and to amend the wording of the condition to reflect the updated Battery Management Plan) for Mr Mark Dickinson (Overton Ward)	Application Permitted
26/00716/FUL	Sunnyside Cottage , Sunnyside Lane, Lancaster Installation of a raised replacement roof, installation of rooflight, window and doors for Miss Robin Eyre (Marsh Ward)	Application Permitted
26/00719/PAC	Cinder Hill, Chipping Lane, Dolphinholme Prior approval application for the change of use of 2 agricultural buildings to storage and distribution for Duchy Of Lancaster (Ellel Ward)	Prior Approval Refused
26/00721/FUL	Glendavian, Dykes Lane, Yealand Conyers Erection of a two storey rear extension and single storey infill extension to the side, removal of existing garage door and installation of window. for Mr Tristan James (Warton Ward)	Application Permitted
26/00723/FUL	14 Colwyn Avenue, Morecambe, Lancashire Erection of single storey side extension for Mr And Mrs Parker (Bare Ward)	Application Refused
26/00724/ELDC	Land To The North And South Of Cinder Lane Nurseries , Cinder Lane, Lancaster Existing lawful development certificate for the lawful commencement of planning permission 22/01518/OUT and reserved matters application 24/00462/REM for Ms Becky Leaman (Scotforth West Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

26/00725/FUL	20 Greenset Close, Lancaster, Lancashire Erection of a single storey side and rear extension for Mr D Mavrodiev (Scale Hall Ward)	Application Permitted
26/00728/FUL	10 Shireshead Crescent, Lancaster, Lancashire Erection of a single storey side/rear extension for Ms Emilie Kozak (Scotforth East Ward)	Application Permitted
26/00735/FUL	1 Park Meadow, Lancaster, Lancashire Installation of solar panels to the rear and side roof slopes for Mr Colin Bradley (Scotforth West Ward)	Application Permitted
26/00740/FUL	65 Gringley Road, Morecambe, Lancashire Construction of a dormer extension to rear elevation for Mr C Smith (Westgate Ward)	Application Permitted
26/00741/LB	Flat, 50 King Street, Lancaster Listed building application for alterations to existing domestic attic to accommodate installation of roof insulation for Ershui Weng (Castle Ward)	Application Permitted
26/00742/AD	Wyreside Hall Estate, Chipping Lane, Dolphinholme Agricultural determination for the construction of an access track for Mr Nigel Andrews (Ellel Ward)	Prior Approval Refused
26/00746/FUL	1 Rothesay Road, Heysham, Morecambe Erection of a single storey side extension for Mr Metcalfe (Overton Ward)	Application Permitted
26/00748/LB	Moorlands Church , Middle Street, Lancaster Listed building application for the removal of the organ on the first floor balcony for Mr Danny Rurlander (Castle Ward)	Application Withdrawn
26/00755/NMA	Ward Field Farm, Galgate, Lancaster Non-material amendment to planning permission 24/00378/FUL to alter floor plans and fenestration for Mr J P Singleton (Ellel Ward)	Application Permitted
26/00758/PLDC	County College & Grizedale, Lancaster University, Bigforth Drive Proposed lawful development certificate for the removal of existing cladding, installation of new cavity barriers and reinstatement of existing cladding for Lancaster University (University Ward)	Lawful Development Certificate Granted
26/00759/VCN	9 Marine Drive, Hest Bank, Lancaster Construction of an upwards extension over existing house to create first floor accommodation, erection of a single storey side and rear extension and alterations to access/parking (pursuant to the variation of condition 2 on planning permission 25/00567/FUL to amend the previously approved plans) for Mr J Metcalf (Bolton And Slyne Ward)	Application Permitted
26/00762/PLDC	6 Hornby Hall Close, Hornby, Lancaster Proposed lawful development certification for the installation of roof mounted solar panels for Mr Melville Wood (Upper Lune Valley Ward)	Lawful Development Certificate Granted
26/00763/PAH	9 Victoria Avenue, Lancaster, Lancashire Erection of a 5.3 metre deep, single storey rear extension with a maximum roof height of 3.8 metres and a maximum eaves height of 2.5 metres for Mr M Denney (Scotforth West Ward)	Prior Approval Not Required

LIST OF DELEGATED PLANNING DECISIONS

26/00765/NMA	Lancaster Music Co-op, 1 Lodge Street, Lancaster Non-material amendment to planning permission 21/01528/FUL for the reduction in height in glazed entrance to front elevation for Mr Anthony Dickens (Castle Ward)	Application Permitted
26/00771/FUL	4 The Orchard, Wray, Lancaster Erection of a single storey rear extension for Mr & Mrs M MacFarlane (Lower Lune Valley Ward)	Application Permitted
26/00773/PAD	Longlands, Longlands Lane, Cowan Bridge Prior approval for the demolition of a timber framed and part clad propped temporary structure for Mr B A Coates (Upper Lune Valley Ward)	Prior Approval Granted
26/00778/EIR	Land To The North Of The Bay Gateway, Heaton With Oxcliffe, Lancashire Screening opinion for the development of 200MW battery energy storage facility (BESS), along with ancillary development including regrading of land levels, landscaping, fencing, CCTV columns and new vehicular accesses (pursuant to the variation of conditions 2 and 7 on planning permission 24/00874/FUL to amend the approved plans and to amend the wording of the condition to reflect the updated Battery Management Plan) for Mr Mark Dickinson (Overton Ward)	ES Not Required
26/00780/VCN	47 Barley Cop Lane, Lancaster, Lancashire Erection of a front porch, single storey rear extension, and two storey side extension (pursuant to the variation of condition 2 on planning permission 25/00368/FUL to amend the previously approved plans) for Mr Andrew Ideson (Skerton Ward)	Application Permitted
26/00782/PAH	42 Regent Park Grove, Morecambe, Lancashire Erection of a 4.751 metre deep, single storey rear extension with a maximum roof height of 4.0 metres and a maximum eaves height of 3.0 metres for Mr Raymond Walsh (West End Ward)	Prior Approval Not Required
26/00784/FUL	Brookhouse Hall, Brookhouse Road, Brookhouse Erection of a pergola for Mr and Mrs Craig Worrall (Lower Lune Valley Ward)	Application Permitted
26/00793/PLDC	210 Westminster Road, Heysham, Morecambe Proposed lawful development certificate for the change of use of dwellinghouse to 4-bed house in multiple occupation including renovation to property and alterations to the fenestration for Mr Mark Shelton (Heysham North Ward)	Lawful Development Certificate Granted
26/00796/FUL	Higher Kit Brow, Kit Brow Lane, Ellel Erection of a single storey side extension and construction of dormer extension to the east elevation for Mr Philip Harrison (Ellel Ward)	Application Permitted
26/00799/PAH	Pattys Farm, Hillam Lane, Cockerham Erection of a 5.95 metre deep, single storey rear extension with a maximum roof height of 3.00 metres and a maximum eaves height of 2.80 metres for Messrs Parry and Hopwood (Ellel Ward)	Prior Approval Not Required

LIST OF DELEGATED PLANNING DECISIONS

26/00800/PAH	33 Broadlands Drive, Bolton Le Sands, Carnforth Erection of a 6.00 metre deep, single storey rear extension with a maximum roof height of 3.58 metres and a maximum eaves height of 2.94 metres for Mr And Mrs Byram (Bolton And Slyne Ward)	Prior Approval Not Required
26/00814/ADV	Riverside Accountancy, Office 2, 2 Mannin Way Advertisement application for the display of one internally illuminated fascia sign for Mses. Bowden & Nicholson (Lower Lune Valley Ward)	Application Permitted
26/00821/PLDC	12 Derby Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mr Christian Walker (Skerton Ward)	Lawful Development Certificate Granted
26/00828/PLDC	53 St Wilfrids Park, Halton, Lancaster Proposed lawful development certificate for the demolition of existing attached outbuildings and erection of a single storey rear extension for Catherine Longton (Halton-with-Aughton And Kellet Ward)	Lawful Development Certificate Granted