

**Development Control Committee**  
Meeting to be held on 3<sup>rd</sup> October 2018

Electoral Division affected:  
Lancaster South East

**Lancaster City: Application Number. LCC/2018/0040**  
**Change of use of land to educational use comprising of school playing area outdoor amenity and play space.**  
**Recreational land to the east of Barton Road Lancaster.**

**Lancaster City: Application Number. LCC/2018/0041**  
**Erection of 2.6m security mesh fencing and gates and provision of two wooden pedestrian footbridges for safe crossing over Burrow Beck.**  
**Recreational land to the east of Barton Road Lancaster.**

Contact for further information:  
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### **Executive Summary**

Application - Change of use of land to educational use comprising of school playing area outdoor amenity and play space.

Application - Erection of 2.6m security mesh fencing and gates and provision of two wooden pedestrian footbridges for safe crossing over Burrow Beck.

Recreational land to the east of Barton Road, Lancaster.

### **Recommendation - Summary**

That the Development Control Committee visit the site before determining the applications.

### **Applicant's Proposal**

Two planning applications have been submitted in relation to an area of existing open space located off Barton Road, Lancaster. The applications are for:-

- A change of use of the field to a designated school playing field for Moorside Primary School, St Bernadette's and St Pauls Primary Schools.
- The erection of 2.6m security mesh fencing and gates and provision of two wooden pedestrian footbridges for safe crossing over Burrow Beck for access purposes.

The field subject to these planning applications measures approximately 280m x 145m and covers a total area of 3.2ha. The site is owned and maintained by Lancashire County Council.

### **Description and Location of Site**

The application site is located on the east side of Barton Road in a residential area approximately 2km to the south of the centre of Lancaster. The field is bordered to the north-east by Barton Community Centre and Moorside Primary and St Bernadette's Primary Schools. To the east and south of the site adjacent to the school buildings are fields which are expected to be registered as town green space. To the west and north of the site is further housing and St Pauls Primary School.

Part of the application site is located within a flood zone 2 and 3 area. Burrow Beck, a designated main river, is located to the east of the field. A public right of way which is subject to a Definitive Map Modification Order runs across the field and leads onto Bowerham Road.

### **Advice**

The proposals are to enclose an area of open space by fencing to form a school playing field. The proposal has attracted a large number of representations from local residents. The main issues raised are the principle of the development, why the whole field is needed for educational use, the visual and residential amenity impacts of the proposed fencing surrounding the field and the possible flooding impacts of the fencing and two footbridges would have in the surrounding area. Due to the number of representations that have been received it is considered that the Development Control Committee may wish to visit the site before determining the applications.

### **Recommendation**

That the Development Control Committee visit the site before determining the applications.

### **Local Government (Access to Information) Act 1985**

#### **List of Background Papers**

None

Reason for Inclusion in Part II, if appropriate

N/A