

Development Control Committee – 2nd March 2022

Update Sheet

Item 5 – Application LCC/2020/0061 - Erection of new composting building and continuation of use of existing composting site subject to a condition restricting the export of compost to five HGV vehicles per day. Iron House Farm, Lancaster Road, Out Rawcliffe.

Since the report was published, the applicant has made representations reiterating that the current restriction allows up to 5 HGV exports per day with an annual intake of up to 75,000 tonnes per annum. The applicant states that he wishes to revert to the previous planning permission restrictions on HGVs and does not wish to increase the volumes of waste imported to the site. The applicant also states that the building would allow them to accept food wastes to the site.

Advice : The applicant's comments are noted but are not agreed. These issues are addressed on page 15 of the report.

With regard to food wastes, a building is a pre requisite for accepting such wastes in order to meet the Animal By - Products Regulations. However, before accepting food waste the applicant would have to amend condition 5 with the application explaining the highway implications of the proposed change.

Item 8 – Application LCC/2021/0056 Change of use of Building no 2 from place of worship to office space, replacement windows to Building no.2 and the link corridor, external metal stairs, installation of external air source heat pumps and demolition of existing toilet block to be replaced by a two storey extension at White Cross Business Park, South Road, Lancaster.

Consultations

Further response from Lancaster City Council in response to amended plans.

The City Council are disappointed to see the use of upvc as a window material as it would detract from the character of chapel and is also an environmentally unfriendly material. The City Council would prefer timber windows but secondary glazing in combination with repair of the existing units should also be considered.

The central doors should be of a more solid appearance rather than entirely glazed. The details of the rainwater goods are acceptable.

Advice : The further comments of the City Council should be noted.

In relation to the windows, the applicant has given further consideration to this issue would still rather no replace the windows with new wooden units due to the cost and

need for maintenance. However, they would be prepared to retain the existing windows and install secondary glazing or replace with new aluminium windows. The exact proposal can be determined through the details that are required by condition 4.

Regarding the design of the doors to the front elevation of the chapel building, a condition can be imposed to deal with this matter and to require a further design to be submitted.

9. No replacement of the doors to the north facing façade of the Chapel building shall take place until a detailed design of the doors has been submitted to and approved in writing by the County Planning Authority. Thereafter the doors shall be replaced in accordance with the approved details.

Reason : To ensure that the door design is appropriate in relation to the design quality of the existing building and to conform with Policies DM30 and DM41 of the Lancaster City Local Plan.