

Development Control Committee 19 October 2022

Update Sheet

Item 5: Application number LCC/2021/0006 - Lancaster City: application number LCC/2021/0006 Extension of existing leisure fishery, including change of use of existing agricultural land; excavation/formation of two new lakes; formation of a new bund/embankment to the west boundary adjacent to the M6, associated formation of site access roads/paths and landscaping; improvements to existing site access point at north-east corner of the site; installation/extension of otter exclusion fence to enclose new site. Land to the north of Clear Water Fisheries, Kellet Lane, Over Kellet, Carnforth

National Highways: have provided further clarification on the conditions they have requested, and the information that will be required in order to satisfy their requirements:

- A temporary fence should be erected along the motorway boundary to ensure that the motorway boundary fence (and the motorway itself) is protected during construction.
- The construction management plan should detail how the contractor will ensure that works next to the motorway can be carried out safely and without damage to the motorway. It needs to demonstrate how the motorway would be protected during construction and include a method statement for how the earthworks themselves will be approached.

The applicant has clarified the following:

- A bentonite lining will be used if local conditions prevent excavations from flooding naturally.
- Some pumping of water may be required during construction depending on weather and ground water conditions at the time of construction. Water would be pumped into the existing north west lake if required.

Advice

Condition 9 as drafted already covers the matters requested by National Highways

Item 6: Application number LCC/2022/0036 - Lancaster City: application number LCC/2022/0036 Proposed multi use games area located on secondary field. Morecambe Road School, Morecambe Road, Morecambe

Sport England have provided further comments in response to the additional supporting information provided by the school and in respect of the ground conditions of the site. They maintain their objection to the proposal and make the following comments:

- Sport England's statutory role is to protect natural grass turf playing fields and requires the necessary information to robustly demonstrate that a proposal can meet one of the five policy exceptions as set out in the Sport England's Playing Field Policy. Unfortunately, the letter provided by the school does not provide sufficient information.
- It is unclear as to whether the school will enter into a community use agreement.
- No existing and proposed plans have been provided showing how the school can still meet its summer and winter sports provision that takes place on the playing field.
- No technical specification of the proposed multi use games area has been provided, therefore it is unclear if the proposal is of an appropriate size and design.
- The proposal would affect the functional playing field, and there appear to be other locations within the school grounds where it could be located without having an adverse effect.
- The orientation (east west) is not in accordance with Sport England guidance (north south) and the positioning would result in areas around it being unusable.
- The proposal should have regard to the Lancaster Playing Pitch Strategy.

In response to these comments the applicant wishes to make the following observations:

- Sport England have failed to recognise that this is a Special Needs School and the benefits that this development will have upon the school.
- The proposal will considerably increase the PE provision for the school and enable the provision to be tailored to meet the specific needs of the pupils.

The other issues relating to the loss of part of the existing grass pitch are addressed in the report.