

Lancashire County Council

Development Control Committee

Virtual meeting - Wednesday, 9th December, 2020 at 10.30 am

Supplementary Agenda

We are now able to enclose, for consideration at the next meeting of the Development Control Committee on Wednesday, 9th December, 2020, the following information which was unavailable when the agenda was despatched.

Part I (Open to Press and Public)

No. Item

4. Update Sheet (Pages 1 - 8)

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L Sales
Director of Corporate Services

County Hall
Preston

Development Control Committee - 9 December 2020

Update Sheet

Item 6 - Application LCC/2020/0003 – Sandons Farm Quarry

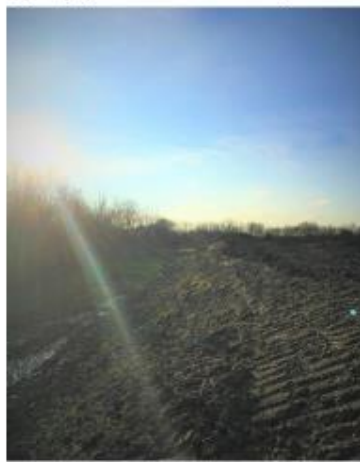
Advice section of report (page 55)

The date given for completion of the culvert and manhole works should read 31st December 2021 to match with the date stated in condition 28.

Additional PowerPoint Slide

An additional slide has been provided (see below) showing the bund and trees to rear of the nearest residential properties on Carrington Road.

Planning application LCC/2020/0003



Bund and trees to rear of residential properties
on Carrington Road

Representations

Items 6 and 7 – Applications LCC/2020/0003 and LCC/2020/0039

Written Statements

As a result of the Covid-19 outbreak, members of the public who have formally requested to speak at the committee meeting and who meet the criteria, have been invited to give their views in the form of a written statement to be read out in full by officers at the meeting.

There are a total of 3 written statements, these are set out at Annex A.

1. Written Submission by Mr KM

Agenda Item 6 – Sandons Farm Quarry - LCC/2020/0003

We live at Allanson Hall Farm which is across the canal from the application site (Photo A). There is a watercourse running across the farm which takes surface water from the village of Adlington, under the canal in a culvert, and then away through the application site towards Ellerbrook. The watercourse runs in an open ditch through much of its length but is culverted in parts. Historically it was almost certainly in an ditch for **all** of its length but when the canal was put through the farm in the late 1700's a short section of stone 900mm culvert was built to take the water under the canal (Photo B). Years later the landowners either side, somewhat foolishly and presumably trying to make more use of their land, culverted a much longer section, and it is the downstream section of this that has caused so many problems.

Our house has been flooded many times due to problems with the downstream section and photo C is the front page of the Chorley Guardian showing my late mother standing in front of the house.

Photos D/E show the extent of the flooding.

CRT's culvert under the canal is 900mm diameter, and the culverted section on our land is also 900mm. It is folly therefore to allow the new culvert under the application site to be 750mm, no one designs a drainage system with pipes going smaller as they travel downstream. If the upstream section is flowing at capacity, as it may have to do as climate change impacts, then the downstream section will be unable to cope and we will be flooded as a result. A new system design should have extra capacity than the system it adjoins rather than less. A small amount of extra money spent now will save much in the future.

Chorley Sand erroneously state that the existing culvert was 300mm x 225mm. They do this to make the proposed 750mm diameter pipe look like a large increase in flow. This has no basis in fact. The actual dimensions were 2ft square. I have observed this myself and photo F taken by the independent engineers, AquaJet, who installed the manhole for British Waterways, shows the square 600mm culvert in comparison to the 900mm CRT/BW pipe which is behind it. (600mm square gives a

flow capacity of 360,00mm² (600 x 600)). The proposed 750mm pipe has a flow capacity of πr^2 (3.14 x 325 x 325) = 441,562mm². This is an increase of only 23% and although the improvement is beneficial it does little to combat the expected increase in rainfall due to climate change.

I would hope that the committee insist that a 900mm pipe is installed for the full length before they approve the plans.

This aerial map shows the study area, including the River Trent, a railway line, and a proposed watercourse. The watercourse is highlighted in blue, with a red dot indicating the CRT manhole. The map is labeled with 'Open ditch' and 'Culverted section'. A scale bar indicates 40 m, and a north arrow is present. The map is sourced from Google Earth.

Photo C – Chorley Guardian

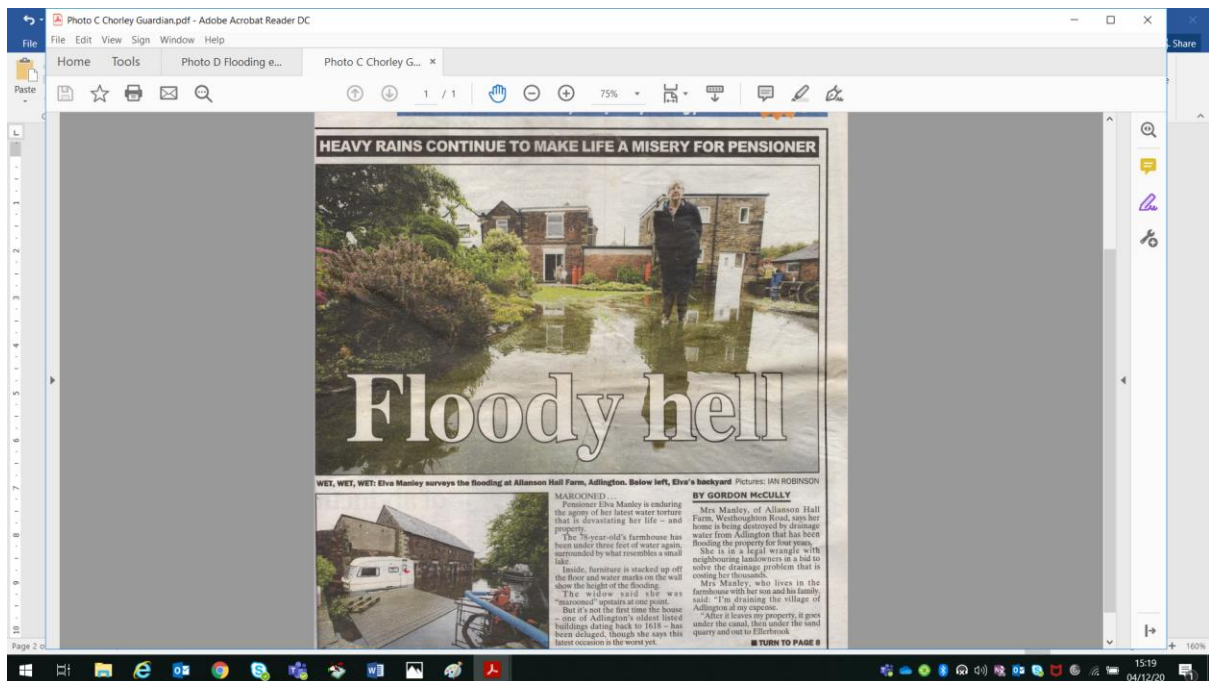


Photo D – Flooding exterior

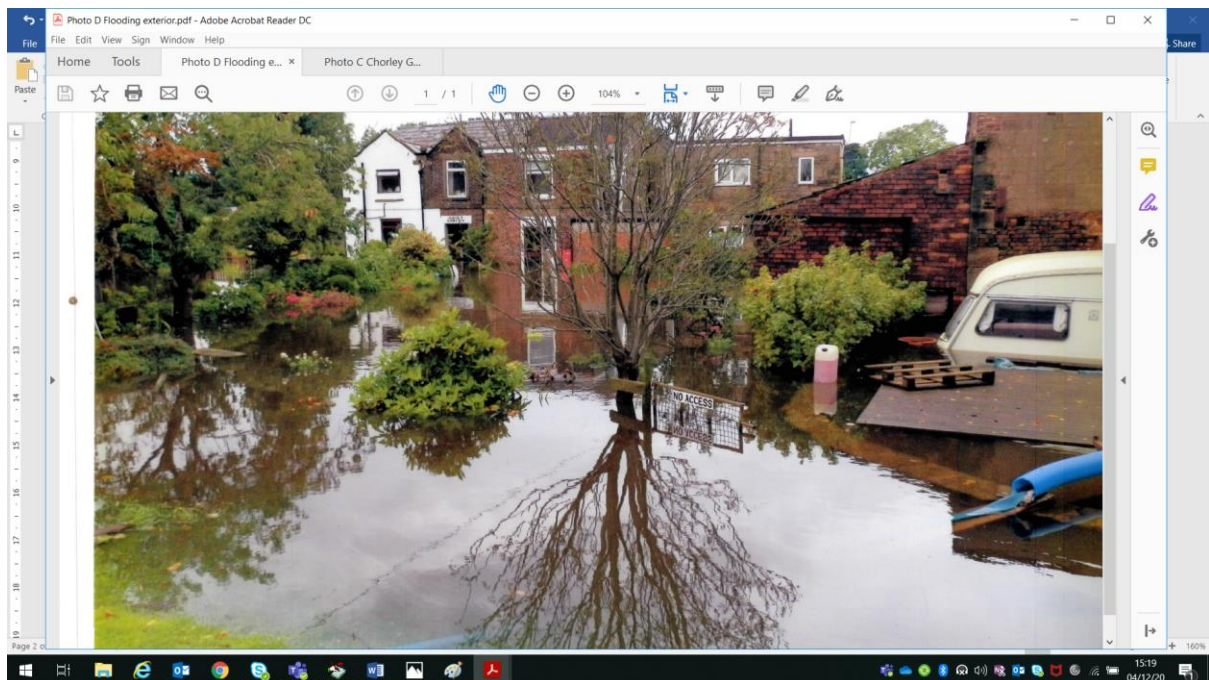


Photo E – Flooding interior



Photo F – Exposed outlet end of 900mm CRT culvert



2. Written submission – County Councillor Kim Snape

Agenda Item 6 – Sandons Farm Quarry - LCC/2020/003

Colleagues,

In 2017 LCC's Development Control Committee visited this site as part of the last planning application and we were told in that report that *"The applicant anticipates that the extension would release approximately 2 years additional supply of sand, would provide 12 months of additional restoration works and that the site restoration would still be completed within the existing permitted time period."*

That existing time period is the end of 2020.

Residents have had to put up with this now since 2008 and here we are on 9th December 2020 where the applicant is asking for an extension of nearly 10 years. What has the applicant been doing during this last 3 year period that now means residents have to endure nearly another 10 years of this?

It is acknowledged that the officers have recommended that a condition be imposed to require that restoration works in phase 2, closest to residential properties, be completed by 31 December 2024.

However in light of the previous time conditioned permissions having been allowed to continue on and on and on the local community have little faith that this will be adhered to.

We would like Lancashire County Council's assurance that officers will ensure that these conditions are adhered to and that we aren't here in another 10 years time with another similar application.

Furthermore, I am very concerned that the planning officer is now saying in the report *"The alternative to granting permission for the time extension would be to refuse permission and the site would have to be finally restored at a low level. It is considered that this would lead to an unacceptable landform with unsatisfactory drainage issues and a prominent historic landfill feature exposed to the west of the site."*

If Lancashire County Council planning officers had concerns about the restoration levels/plan that stemmed from the appeal in 2009 why have they not taken the opportunity to attempt to improve the plan with the applicant during the numerous applications that have been submitted for this site over the last 12 years instead of leaving it until now.

Thank you for listening.

3. Statement by the Agent on behalf of the Applicant

Agenda Item 7 - Highfield Farm Fisheries - LCC/2020/0039

Chair, Councillors, as agents for this application we do not wish to draw you through all the relevant policy as this has been well covered by your professional officers in their report. There are no objections from the statutory consultees, Wyre Council raise no objection, your officers have reached the **balanced conclusion** that this scheme should be supported.

Key benefits of the Development include:

- Additional £199,332.00 GVA per annum for the local economy;
- £350,000.00 capital investment into the local construction industry;
- The creation of 3/4 FTE jobs;
- Increase use/ funding for local services;
- Improving the local tourism economy, focusing on the Wyre Estuary;
- Provision of much needed holiday accommodation; and
- Retention of an existing business which has been established for 20 years.

Councillors, just to confirm this lake is manmade and relatively new, and has been run as a commercial fishery alongside the 2 neighbouring lakes which are to be retained.

Respectfully Councillors we ask you support your professional officer's recommendation of approval.

Thank you GAA.