

Lancashire County Council

Development Control Committee

Minutes of the Virtual Meeting held on Wednesday, 21st October, 2020 at 10.30 am

Present:

County Councillor Barrie Yates (Chair)

County Councillors

S Clarke	P Hayhurst
C Crompton	A Kay
M Dad	M Pattison
J Eaton BEM	P Rigby
K Ellard	C Towneley
D Foxcroft	

1. Apologies for absence

None.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

Councillor Pattison mentioned that she had received a phone call from an objector in relation to the application at Item 5 of the agenda, but had not expressed a view on the matter.

3. Minutes of the last meeting held on 7 October 2020

Resolved: That the Minutes of the meeting held on 7 October 2020 be confirmed and signed by the Chairman.

4. Update Sheet

The Update Sheet was circulated prior to the meeting and attached as a supplementary agenda item.

**5. West Lancashire Borough: application number LCC/2019/0028
Proposed reprofiling of former landfill site using imported inert materials including new access. Former Parbold Hill Quarry, Parbold Hill, Parbold**

A report was presented on the above application in relation to the former Parbold Hill Quarry, Parbold Hill, Parbold.

The Committee was reminded that a report on the application had been considered at the meeting of the Development Control Committee on 23rd September 2020. At that meeting, members had resolved to defer consideration of the application to allow a site visit to take place. The site visit took place on 12th October 2020.

The updated report provided a summary of the submissions that were made under the public speaking rules, further representations that had been received since the report to the 23rd September Committee was prepared and officer advice in relation to such.

The Officer reported orally that since the report had been finalised, a further submission has been received from the Stop Parbold Hill Landfill Group and a member of the public whose written submission was read out at the previous meeting. Further details and advice in relation to such was set out in the Update Sheet at agenda Item 4.

It was reported that a number of comments had been made by committee members during the site visit regarding the speed limits that should be applied on the A5209 past the site entrance and the possibility of having traffic lights to control HGV movements out of the access.

These issues were raised with LCC Highways (further details set out in the Update Sheet). However, the Members concerns were noted and it was therefore considered that condition 12 should be supplemented by a new part d) as follows:

- 'd) An investigation of the need for temporary traffic lights or other traffic control methods to enhance safety for HGVs emerging from the site entrance.'

Officers responded to questions from the Members with regard to leachate generation, the risk of water pollution and highway safety.

Following further debate it was Moved and Seconded that:

"The application be refused"

On being put to the vote, the Motion was Lost on the casting vote of the Chair.

It was further Moved and Seconded that:

"The officer recommendation as set out in the report, be approved subject to the supplement to Condition 12 as set out above and an amendment to Condition 15 (second part) to reduce the hours of operations from 09.00 – 16.00 hours Mondays to Fridays."

On being put to the vote, the amendment was Carried. It was therefore:

Resolved: That subject to the amendments to conditions 12 and 15 as set out above and to the applicant first entering into a Section 106 Agreement in relation to the promotion of the traffic regulation order process and an extension to the aftercare period, planning permission be granted subject to conditions set out in the report to the Committee.

- 6. Lancaster City: Application number LCC/2019/0030
Proposed easterly lateral extension to the existing gritstone and shale quarry followed by infilling of the excavation with imported inert waste to be completed by the 30 June 2038, together with the rebuilding and extension of the derelict farmhouse for use as site office accommodation, with the whole of the site to be finally restored to agricultural pasture by 30 June 2039, or within 12 months from the cessation of landfilling operations, whichever is the sooner. Ellel Crag Quarry, Bay Horse Road, Ellel, Lancaster.**

A report was presented on an application for an easterly lateral extension to the existing gritstone and shale quarry followed by infilling of the excavation with imported inert waste to be completed by the 30 June 2038, together with the rebuilding and extension of the derelict farmhouse for use as site office accommodation, with the whole of the site to be finally restored to agricultural pasture by 30 June 2039, or within 12 months from the cessation of landfilling operations, whichever is the sooner at Ellel Crag Quarry, Bay Horse Road, Ellel, Lancaster.

Two other current applications at the existing quarry were reported at items 7 and 8 of the agenda.

The report included the views of Lancaster City Council, Ellel Parish Council, Quernmore Parish Council, the Environment Agency, LCC Highways Development Control, Landscape Specialist (Jacobs), Ecology Specialist (Jacobs), Natural England, the Wildlife Trust for Lancashire, the Lead Local Flood Authority, LCC Specialist Advisor (Archaeology), Historic England, the Health and Safety Executive, United Utilities, National Grid Gas and Electricity, Electricity North West, Cadent Gas, Dolphinhome Neighbourhood Planning Group, The National Farmers Union and details of 34 letters of representation received objecting to the application.

Two further representations had been received that did not specifically support or object to the application.

It was noted that some of the representations received related to all three current applications at Ellel Quarry and were not necessarily particular to this planning application

The Development Management Officer presented a PowerPoint presentation in relation to this application and the related planning applications at items 7 and 8 of the agenda. The committee was shown an aerial view of the site and the nearest residential properties, an illustration of the proposed working scheme and

final restoration together with photographs of the site and access roads from various viewpoints. The officer also referred to a video showing the site and surrounding area which had been circulated to the committee members prior to the meeting.

The Officer reported orally that since the report had been finalised, further representations had been received from a local resident and from the agent on behalf of the applicant. Further details and advice in relation to such were set out in the Update Sheet at agenda Item 4.

The Officer also reported that since the Update Sheet had been published, further representations had been received from both a local resident and the applicant regarding the impact of the proposals on the local springs and boreholes that supply Wellington Crag Farm and other residential properties and farms in the area.

The Committee was reminded that as a result of the Covid-19 outbreak, members of the public who had formally requested to speak at the committee meeting and who met the criteria, had been invited to give their views in the form of a written statement to be read out in full by officers at the meeting.

The officers therefore took it in turn to read out 6 written statements in relation to this application and the related planning applications at items 7 and 8 of the agenda (copy set out at Annex A to the Update Sheet).

Following debate and questions to the officers in respect of the impact of the development on the springs and boreholes that supply local residential properties and farms and highway safety it was Moved and Seconded that:

"Condition 23 be amended to restrict HGV vehicle movements leaving the site to no more than 70 in any one day during Mondays to Fridays and to remove the upper cap of 100 vehicles per day".

On being put to the vote the Motion was Lost.

The substantive motion was then put to the vote and on the casting vote of the Chair, it was:

Resolved: That after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and subject first to the signing of a section 106 agreement relating to HGV routing and extension of the aftercare period, planning permission be **granted** subject to conditions set out in the report to the committee.

- 7. Lancaster City: Application number LCC/2019/0040
Variation of condition 1 of planning permission 01/08/0629 to extend the time period for the completion of landfilling from 30 June 2023 to**

30 June 2038, with full restoration of the site by 30 June 2039, or within one year of the completion of the landfilling activities, whichever is the sooner. Ellel Crag Quarry, Bay Horse Road, Ellel, Lancaster.

A report was presented on the variation of condition 1 of planning permission 01/08/0629 to extend the time period for the completion of landfilling from 30 June 2023 to 30 June 2038, with full restoration of the site by 30 June 2039, or within one year of the completion of the landfilling activities, whichever is the sooner at Ellel Crag Quarry, Bay Horse Road, Ellel, Lancaster.

Two other current applications relating to the quarry were reported at items 6 and 8 of the agenda.

The report included the views of Lancaster City Council, Ellel Parish Council, Quernmore Parish Council, the Environment Agency, LCC Highways Development Control, Landscape Specialist (Jacobs), Natural England, the Lead Local Flood Authority, LCC Specialist Advisor (Archaeology), Historic England, United Utilities, Dolphinholme Neighbourhood Planning Group and details of 19 letters of representation received objecting to the application.

It was noted that some of the representations received related to all three current applications at Ellel Quarry and were not necessarily particular to this planning application.

It was also noted that a representation had also been received from the Lancaster Group of the Ramblers Association who referred to three very long standing and serious public rights of way problems on this site.

The Committee was reminded that as a result of the Covid-19 outbreak, members of the public who had formally requested to speak at the committee meeting and who met the criteria, had been invited to give their views in the form of a written statement to be read out in full by officers at the meeting.

The officers therefore took it in turn to read out 6 written statements in relation to this application and the related planning applications at items 6 and 8 of the agenda (copy set out at Annex A to the Update Sheet).

Resolved: That after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, that subject to the applicant entering into a Section 106 Agreement regarding HGV routing and an extension of the aftercare period to a total of 15 years, that planning permission for the variation of condition 1 of planning permission 01/08/0629 to extend the time period for the completion of landfilling, be **granted** subject to the conditions set out in the report to the committee.

8. **Lancaster City: Application number LCC/2019/0041 Variation of condition 1 of planning permission LCC/2016/0001 to extend the time period for inert waste transfer and recycling operations, and wood shredding/chipping operations with associated drying plant, from 30 June 2023 to 30 June 2038, or within 6 months of the completion of the landfilling activities, whichever is the sooner, with full restoration of the site within a further one year period. Ellel Crag Quarry, Bay Horse Road, Ellel, Lancaster.**

A report was presented on the variation of condition 1 of planning permission LCC/2016/0001 to extend the time period for inert waste transfer and recycling operations, and wood shredding/chipping operations with associated drying plant, from 30 June 2023 to 30 June 2038, or within 6 months of the completion of the landfilling activities, whichever is the sooner, with full restoration of the site within a further one year period at Ellel Crag Quarry, Bay Horse Road, Ellel, Lancaster.

Two other current applications relating to the quarry were reported at items 6 and 7 of the agenda.

The report included the views of Lancaster City Council, Ellel Parish Council, Quernmore Parish Council, the Environment Agency, LCC Highways Development Control, Landscape Specialist (Jacobs), the Lead Local Flood Authority, LCC Specialist Advisor (Archaeology), United Utilities, Dolphinholme Neighbourhood Planning Group and details of 18 letters of representation received objecting to the application.

It was noted that some of the representations received related to all three current applications at Ellel Quarry and were not necessarily particular to this planning application.

It was also noted that a representation had been received from the Lancaster Group of the Ramblers Association who referred to three very long standing and serious public rights of way problems on this site.

The Committee was reminded that as a result of the Covid-19 outbreak, members of the public who had formally requested to speak at the committee meeting and who met the criteria, had been invited to give their views in the form of a written statement to be read out in full by officers at the meeting.

The officers therefore took it in turn to read out 6 written statements in relation to this application and the related planning applications at items 6 and 7 of the agenda (copy set out at Annex A to the Update Sheet).

Resolved: That after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and subject first to the signing of a section 106 agreement relating to HGV routing and extension of the aftercare period, planning permission be granted for the variation of condition 1 of planning

permission LCC/2016/0001 to extend the time period for inert waste transfer and recycling operations, and wood shredding/chipping operations with associated drying plant subject to the conditions set out in the report to the Committee.

9. Urgent Business

None.

10. Planning applications determined by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation

It was reported that since the last ordinary meeting of the Committee on 9 September 2020, three planning applications had been granted planning permission by the Head of Service Planning and Environment in accordance with the county council's Scheme of Delegation.

Resolved: That the report be noted

11. Date of Next Meeting

Resolved: That the next virtual meeting of the Committee be held on Wednesday 4 November 2020 at 10.30am.

L Sales
Director of Corporate Services

County Hall
Preston