

Lancashire County Council

Development Control Committee

Virtual Meeting to be held on Wednesday, 9th December, 2020 at 10.30 am
Agenda

Part I (Open to Press and Public)

No.	Item	
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1.	Apologies for absence	
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2.	Disclosure of Pecuniary and Non-Pecuniary Interests	
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Members are asked to consider any Pecuniary and Non-Pecuniary Interests they may have to disclose to the meeting in relation to matters under consideration on the Agenda.

3.	Minutes of the meetings held on 21 October and 4 November 2020	(Pages 1 - 12)
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The Committee are asked to agree that the Minutes of the meeting held on 21 October 2020 and extraordinary meeting held on 4 November 2020, be confirmed and signed by the Chair.

4.	Update Sheet	
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The Update Sheet will be considered as part of each related agenda report.

5.	Ribble Valley Borough: application number. LCC/2018/0060	(Pages 13 - 46)
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Continuation of mining operations until 31 December 2033 and completion of restoration by 31 December 2035. Bankfield Quarry, Clitheroe.

6. **Chorley Borough: application number LCC/2020/0003** (Pages 47 - 80)
To vary condition 2 of planning permissions 09/05/0018, 09/13/0133, LCC/2015/0014, LCC/2016/0059 to allow for the continuation of phased extraction of sand and gravel and infilling of inert wastes for restoration purposes back to agriculture and conservation until 31 December 2030 and for recycling operations to continue until 31 December 2029 at Sandons Farm Quarry, Sandy Lane, Adlington, Chorley
7. **Wyre Borough: application number. LCC/2020/0039** (Pages 81 - 102)
The infilling of a lake, and change of use of land to allow the siting of 40 static caravan pitches for holiday use and associated infrastructure. Highfield Farm Fisheries, Gants Lane, Hambleton.
8. **Planning decisions taken by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation** (Pages 103 - 106)
9. **Urgent Business**
An item of urgent business may only be considered under this heading where, by reason of special circumstances to be recorded in the Minutes, the Chairman of the meeting is of the opinion that the item should be considered at the meeting as a matter of urgency. Wherever possible, the Chief Executive should be given advance warning of any Member's intention to raise a matter under this heading.
10. **Date of Next Meeting**
The next virtual meeting of the Development Control Committee will be held on Wednesday 20 January 2021 at 10.30 a.m.

L Sales
Director of Corporate Services

County Hall
Preston

Agenda Item 3

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 application.

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

Lancashire County Council

Development Control Committee

Minutes of the Virtual Meeting held on Wednesday, 4th November, 2020 at 10.30 am

Present:

County Councillor Barrie Yates (Chair)

County Councillors

S Clarke	M Pattison
C Crompton	E Pope
M Dad	P Rigby
K Ellard	M Salter
P Hayhurst	A Schofield
A Kay	

County Councillors, E Pope, M Salter and A Schofield replaced Councillors J Eaton, D Foxcroft and C Towneley on the Committee.

1. Apologies for absence

None.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

None declared.

3. Update Sheet

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

**4. Rossendale Borough: Application number LCC/2020/0018
Extension and restoration of quarry by means of infill with inert construction, demolition and excavation waste together with ancillary activities, and the consolidation of existing planning permissions at Tong Quarry, Tong Lane, Bacup**

A report was presented on an application for an extension of Tong Quarry, Bacup with restoration by means of infill with inert construction, demolition and excavation waste together with ancillary activities, and the consolidation of existing planning permissions.

The report included the views of the Environment Agency, LCC Highways Development Control, Natural England, the Coal Authority and the LCC Ecology Service. It was noted that no letters of representation had been received in respect of the application.

The Development Management Officer presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties. The Committee was also shown an illustration of the proposed extension area, the restoration contours, the phasing area and the diverted footpath and access route together with photographs of the site and access roads from various viewpoints.

It was noted that Rossendale Borough Council had been consulted on the application but that no comments had been received.

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 legal officer therefore read out a written statement on behalf of the applicant (copy set out at Annex A to the Update Sheet).

Officers responded to questions raised with regard to the footpath and track, the wheel wash facilities, the potential for flooding and the mitigation proposed for the loss of the dry stone wall.

Following further debate with regard to the footpath and track, it was Moved and Seconded that:

"An additional condition be included to require that prior to the commencement of Phase 2, the access track and footpath be reinstated, measures be taken to ensure the stability of such and that appropriate warning signage be erected".

On being put to the vote it was Carried.

The additional condition is set out below for completeness:

29. No soil stripping or mineral extraction shall take place in phase 2 until the access track and footpath has been reinstated along the line shown marked in green on drawing 9865A/04B in accordance with details to be first submitted to and approved in writing by the County Planning Authority. The details shall include the following:
 - a) A specification for the formation of the causeway including measures to ensure stability.
 - b) Details for the surfacing of the track to a standard suitable for vehicular access and as a footpath.

- c) Details of fencing, walling or other edge protection.
- d) Details of warning signage to be erected where the quarry access road crosses the reinstated access track and footpath.

Thereafter the causeway shall be constructed in accordance with the specification approved under part a). The access track and footpath shall be constructed in accordance with the details approved under b) – d) and then maintained in accordance with these details thereafter.

Reason: In the interests of highway safety and local amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Resolved: That, subject to the addition of condition 29 as set out above, and after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, planning permission be granted subject to conditions set out in the report to the Committee.

5. Urgent Business

6. Date of Next Meeting

Resolved: That the next virtual meeting of the Committee be held on Wednesday 9 December 2020 at 10.30am.

L Sales
Director of Corporate Services

County Hall
Preston

Development Control Committee

Meeting to be held on 9th December 2020

Electoral Division affected: Ribble Valley North East, Clitheroe
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Ribble Valley Borough: application number. LCC/2018/0060

Continuation of mining operations until 31 December 2033 and completion of restoration by 31 December 2035. Bankfield Quarry, Clitheroe.

Contact for further information:

Jonathan Haine, 01772 534130

DevCon@lancashire.gov.uk

Executive Summary

Application - Continuation of mining operations until 31 December 2033 and completion of restoration by 31 December 2035. Bankfield Quarry, Clitheroe. The planning application is accompanied by an Environmental Statement.

Recommendation – Summary

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 the extension of the aftercare period, planning permission be granted subject to conditions relating to time limits, working programme, hours of operation, depth of working, controls of noise, dust and blasting, highway matters, landscaping, restoration and aftercare.

Applicant's Proposal

The planning application is for the continuation of limestone quarrying activities at the existing Bankfield Quarry. Condition 1 of the existing planning permission for the quarry ref 3/97/636 which permitted the deepening of the quarry to -50 metres AOD (Above Ordnance Datum) required quarrying operations to cease by not later than 31st December 2018 with restoration being completed by 31st December 2019.

The current application is for the continuation of the quarrying operations until 31st December 2033 with restoration being completed by 31st December 2035.

The remaining mineral reserves at the site would be extracted in accordance with the existing permitted scheme of working and no changes are proposed to the methods or rates of working or to the restoration of the site.

Description and Location of Site

Bankfield Quarry is an established limestone quarry with an area of approximately 36 hectares. The quarry is accessed off the Pimlico Link Road approximately 2km north east of Clitheroe town centre.

Bankfield Quarry is the south western part of a much larger quarry called Lanehead Quarry which is used to supply limestone materials to the adjacent cement manufacturing site operated by a separate company to the applicant.

The site is comprised of an area at the same level as Pimlico Link Road which contains offices and a weighbridge, workshops, internal roads, an asphalt and a large stockpiling / processing area. Directly to the north east is the main quarry excavation, the base of which is currently around 0 metres AOD (around 100 metres below natural ground levels).

Directly to the north of Bankfield Quarry is the main cement manufacturing plant belonging to Hanson Cement whilst to the east is Lanehead Quarry beyond which is the village of Chatburn approximately 1.4 km from the application site. Directly to the south is the Clitheroe to Hellifield railway line beyond which are areas of woodland and small fields. To the west is the Pimlico Link Road beyond which are some small fields and Coplow Quarry, a landfill site which is currently under restoration.

The nearest sensitive properties to the quarry are located at Park House and Clitheroe Hospital, close to the junction of Pimlico Link Road and Chatburn Road (220 metres to the south). There are also residential properties off Chatburn Old Road and Pimlico Road, 40 metres and 135 metres from the site respectively although the distances to the actual quarry excavation are considerably greater. There are also some recently constructed houses located off Chatburn Road approximately 300 metres south of the quarry access.

Background

History

The site is an existing limestone quarry. Planning permissions were originally granted for the working of the quarry in the 1940's and 50's.

Applications for updated schemes of working and restoration conditions for these permissions were submitted but were superseded by an application ref 3/97/636 in 1997 for the marginal widening and deepening of the quarry to -50 metres AOD. Planning permission for this development was granted in 2002 and required quarrying operations to cease by 31st December 2018.

Other planning permissions have also been granted at the site for an asphalt plant and ancillary equipment and for the processing of imported inert waste materials.

Planning permission was also granted in 2019 for the deepening of an adjacent part of Lanehead Quarry to a maximum depth of -29 m AOD.

Planning Policy

National Planning Policy Framework: The following paragraphs of the National Planning Policy Framework are particularly relevant to this application: 8 – 11 (definition of sustainable development), 47 – 48 (determining applications), 54 – 55 (planning conditions), 109 (highways), 175 (biodiversity), 180 – 181 (impacts of noise an air quality), 182 (agent of change principle), 183(pollution control), 205 – 207 (planning for minerals)

Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD (JLMWDF)

Policy CS1 – Safeguarding Lancashire's Minerals Resources

Policy CS2 – Minimising the need for Mineral Extraction

Policy CS3 – Meeting the demand for new minerals

Policy CS5 – Achieving sustainable minerals production

Joint Lancashire Minerals and Waste Local Plan (JLMWLP)

Policy DM1 – Management of Waste and Extraction of Minerals

Policy DM2 – Development Management

Ribble Valley Borough Core Strategy

Policy DMG1 – General Considerations

Policy DME6 – Water Management

Consultations

Ribble Valley Borough Council: No objection. The Borough Council's Environmental Health Officer has reviewed the application and has no objection subject to the noise limits and noise controls in the noise assessment being adopted (including that contained in condition 31 of the existing permission). The dust suppression measures included within the application should also be implemented.

Clitheroe Town Council: No observations received.

Chatburn Parish Council: No observations received.

Jacobs UK Ltd (Ecology Comments): The Environmental Statement does not assess the potential direct and indirect impacts upon nearby designated sites or confirm that the further surveys for breeding birds, bats, great crested newts or other protected species have been carried out. The Environmental Statement does not establish the ecological baseline to allow an assessment of significant effects on the environment.

Environment Agency: No objection. The EA understand that the excavation at the quarry is currently taking place above the 0m AOD level. Despite permission already existing for mineral working to a level of 50 m below Ordnance Datum, there are a number of planning requirements that need to be considered before the excavation can go any deeper. In particular this relates to the requirements of condition 12 of planning permission 3/97/636 and the further requirements of condition 13 in relation to the progressive deepening of the quarry. It is important to ensure that the monitoring

and mitigation scheme that has been previously agreed for the adjacent Lanehead Quarry is also applied to any time extension for Bankfield Quarry.

LCC Highways Development Control: No objection subject to the same conditions contained within the previous permission being re-imposed on any new consent.

Natural England: No comments to make.

Lead Local Flood Authority: No objection.

Network Rail: No objection but recommend controls in relation to control of blasting and any changes in land levels within 10 metres of the boundary of the railway.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. Three representations have been received which are summarised as follows:-

- The area near the railway line and Coplow Quarry is valuable for wildlife and the ongoing quarrying development will affect the habitat.
- Pimlico Link Road is now very busy and is dangerous for walkers and cyclists. The extra noise from road traffic will have an impact on wildlife and the people living in the area.
- The use of a mobile crushing plant at the site previously resulted in noise and dust issues which impacted on residents in the Moorland Avenue area. If the application is successful, lessons from the past need to be learnt to avoid the previous issues recurring.
- A limit of 3mm / second should be used to limit vibration from blasting.

Advice

Bankfield Quarry is a long established limestone quarry which makes a significant contribution to the supply of hard rock aggregate minerals in Lancashire. The site also includes an asphalt plant which is used to manufacture road surfacing materials.

A planning application was submitted in 1997 for the marginal widening and deepening of this quarry to -50 metres AOD from its permitted depth of 0m AOD. At the time of the planning application it was estimated that the deepening and widening of the quarry would release an addition 13.5 million tonnes of reserves over a timescale until 2018. The planning permission for this development was issued in 2002 and some further working of the quarry took place to widen the quarry under the terms of that permission. However, in 2008 the quarry was mothballed in response to the global financial crisis and the consequent reduction in demand for construction materials. The quarry reopened in 2017, since when it has produced between 0.5 – 0.6 million tonnes per year.

Since the quarry reopened, the majority of the working has been by advancing the faces on the southern side of the quarry under the area previously occupied by the processing plant with the maximum depth remaining at around 0 m AOD. The reserves below the base of the existing quarry down to the maximum permitted depth of -50 m AOD are still unworked and additional time is therefore required to allow the quarry to be worked to its permitted depth.

The main issues raised by the application include the supply of aggregate reserves along with a number of environmental impacts including on water resources, local amenity (noise, dust and blasting), landscape / ecology and highways.

Aggregate supply / need issues

The mineral resource at Bankfield Quarry is the Carboniferous Limestone. This is quarried to produce general hard rock aggregate products that can be used in a range of construction uses. The site also has an asphalt plant that is used to produce road surfacing materials using stone quarried at the site as well as aggregates imported from other quarries to produce material with the correct specifications.

Section 17 of the National Planning Policy Framework relates to the sustainable use of minerals. Paragraph 203 states that it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. The NPPF therefore provides that when determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy. In order to provide for the need for minerals, the NPPF states that mineral planning authorities should provide for a steady and adequate supply of aggregates. For crushed rock, this should be done by maintaining landbanks of at least 10 years.

The local policy for the supply of aggregate minerals is contained in the Lancashire Minerals and Waste Local Plan (Core Strategy and Site Allocation and Development Management Policies) which has a plan period until 2021. Policy CS3 of the Core Strategy sets out that provision will be made in the period between 2001– 2021 for the extraction of 57.8 million tonnes of limestone for aggregate purposes. The provision will be made through rolling forward existing sites, identifying a minimal range of new sites and maximising the contribution from recycled and secondary sources.

As required by the National Planning Policy Framework, the County Council also produces an annual Local Aggregate Assessment (LAA) document to monitor supply and reserve patterns. The most recent LAA was produced in November 2019 based upon 2018 production data. In the report it is estimated that total limestone reserves equated to 52.6 million tonnes which gives a landbank of around 24 years based upon the average of sales over the previous 3 years. The mineral reserves that would be released by deepening Bankfield Quarry to its permitted depth are around 10 million tonnes and form a significant part of the existing landbank. Whilst, the reserves of limestone would still be above the required minimum 10 year landbank level should the time extension for Bankfield Quarry not be approved, it is also necessary to consider the contribution that is made to supply from this quarry. At present there are three limestone quarries in Lancashire that produce aggregates on a significant scale; Back Lane Quarry at Carnforth, Leapers Wood Quarry also at Carnforth and the application site. Since Bankfield Quarry resumed operations in 2017 it has made a significant contribution towards supply of around 0.5 – 0.6 Mt per year compared to an overall annual production in Lancashire of around 2.36 Mt. If the production from Bankfield Quarry was not able to continue, it would have an impact on the ability to ensure a steady and adequate supply of such minerals and would increase reliance on the other limestone quarry sites at Carnforth which are a significant distance from Clitheroe.

It is therefore considered that there is a strong argument for a further time extension at this quarry to meet the minerals supply requirements set out in national planning

policy and Policy CS3 of the Lancashire Minerals and Waste Local Plan – Core Strategy.

Water resources

The potential impact of the quarry on water resources is the most significant environmental impact of this site. The progressive deepening of this quarry (and the adjacent Lanehead Quarry) has resulted in the depth of working proceeding well below the natural level of the water table. The excavation therefore has to be pumped to allow the continued working of the site which has an impact on water table levels around the quarry. As the quarry is deepened, the impact of the dewatering operations is likely to be more significant as the impacts will be experienced at greater distance from the quarry. The Chatburn Limestone, which is the strata worked at Bankfield and Lanehead Quarries, has an outcrop orientated in an east – west direction. In some locations on this outcrop, streams and watercourses run directly on the limestone outcrop where it is likely that there is a hydrological relationship between groundwater in the Chatburn Limestone and stream flows. Ground water within the limestone may support stream flows or where groundwater levels are lower than watercourses, there may be a loss of water from streams into the bedrock resulting in a loss of flow. This could be due to seasonal fluctuations in groundwater levels or due to dewatering impacts from quarrying operations.

The impacts of the dewatering operations necessary to deepen Bankfield Quarry to -50 metres AOD were investigated as part of the 1997 planning application. This application was not accompanied by an Environmental Statement but information on ground and surface water impacts was submitted to an equivalent standard as an ES. Information on ground and surface water impacts was also submitted as part of the Environmental Statement submitted with Hanson UK's planning application in 2012 to deepen part of the adjacent Lanehead Quarry to -31 metres AOD. The impacts of the quarrying operations on ground and surface water resources in this area have therefore been subject to considerable investigation.

Planning permission 3/97/636 was subject to a number of conditions relating to ground and surface water monitoring and mitigation. Similar conditions were also attached to planning permission 3/12/940 in relation to the deepening of Lanehead Quarry. Due to the ground and surface water issues being common to both quarry sites, the operators of the both quarry sites have cooperated to produce a joint scheme of water monitoring. Implementation of the joint scheme has established a network of boreholes around the quarry sites to allow monitoring of groundwater levels together with a number of stage boards installed on local streams to record stream levels and flows. Under the requirements of the conditions for the respective planning permissions, the collected data is reported and interpreted to assess the likely impacts on local water resources. The data and interpretation is the subject of annual and five yearly reports to the County Council.

The Environment Agency have raised no fundamental objection to this application subject to the matters in condition 12 of permission 3/97/636 being approved prior to any deepening of the quarry below 0m AOD. Condition 12 contained requirements relating to the establishment and undertaking of the monitoring network together with reporting of results and carrying out of mitigation measures if required. A similar condition was imposed upon the planning permission for the deepening of Lanehead

Quarry prohibiting the deepening of the site below its permitted depth until the monitoring, reporting and mitigation requirements had been approved. Since the Environment Agency replied to the consultation on the Bankfield Quarry planning application, the joint scheme of monitoring has been submitted by the operators of Lanehead Quarry to address the water monitoring requirements in their permission. This scheme was considered satisfactory by the Environment Agency and was approved on 30th September 2019. As both quarry sites are impacting upon the same groundwater resource, the joint monitoring scheme is acceptable in relation to the deepening of Bankfield Quarry also.

With regard to mitigation, the previous studies that have been undertaken have indicated that there are periods when the Chatburn Brook to the east of the site runs dry as it loses water to the underlying strata. It is possible that this could be due to the quarrying activity or that the stream is naturally dry for part of the year and the quarrying activity increases the duration when the brook is dry. The operators of Bankfield Quarry have been pumping from the quarry for many years to control water levels. This water has historically been discharged to the Pimlico Brook adjacent to the quarry. An additional water discharge line was constructed in the early 2000's by the operators of Bankfield Quarry to allow a discharge to the Chatburn Brook and for the flows to be augmented during the spring and summer period when the stream would otherwise be dry. The use of this pipeline is detailed in the Joint Monitoring Scheme and it is the subject of a section 106 agreement as part of the Hanson permission for the deepening of Lanehead Quarry as it requires them to use infrastructure not in their ownership. However, as this pipeline is in the applicant's ownership, the use of the pipeline and augmentation of Chatburn Brook flows can be the subject of a planning condition.

Subject to conditions requiring the monitoring and reporting to take place in accordance with the Joint Monitoring Scheme, a limitation on the staged deepening of the quarry and a requirement to augment the flows in the Chatburn Brook, the proposal is considered acceptable in relation to ground and surface water resources and complies with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy DME6 of the Ribble Valley Core Strategy.

Local Amenity

Policy DM2 of the Lancashire Minerals and Waste Plan states that development for minerals and waste management operations will be supported where it can be demonstrated that all material, social, economic or environmental impacts that would cause demonstrable harm can be eliminated or reduced to acceptable levels.

The ongoing operation of this quarry has the potential to result in amenity impacts by way of dust, noise and blasting impacts. The existing permission also allows for the operation of the asphalt plant at night therefore giving rise to potential night time noise issues.

Bankfield Quarry is located in a generally industrial area. To the north of the application site is the cement manufacturing plant attached to Lanehead Quarry and to the west is the Johnston Mathey industrial chemicals complex. Whilst there are several properties located close to the planning permission boundary, they are located at some distance from the quarry itself. Given that the majority of the remaining mineral extraction operations would take place at considerable depth within the existing

quarry, it is considered unlikely that they would give rise to unacceptable noise and dust impacts at the nearest properties.

The quarry uses blasting to allow extraction of the rock and it will be noted that a representation has been received in relation to the vibration levels from the blasting. The existing permission for the site limits blasting vibration to a maximum of 9mm peak particle velocity /second with 95% of all blasts to be below 6mm ppv/ second. The same limits also apply to the adjacent Lanehead Quarry. These limits reflect current guidance and are sufficient to prevent damage to property and unacceptable amenity impacts. No complaints have been received regarding blasting at this quarry for many years. The existing limitations on blasting vibration are therefore considered acceptable and should be applied to any new planning permission.

The main amenity impacts arise from the processing of minerals and production of asphalt materials. In relation to processing, the quarry used to have a large fixed plant which was used to crush and screen aggregates. This plant was demolished in the early 2000's to allow quarrying of the underlying area. Processing was then carried out using mobile plant located close to the site entrance much nearer to residential properties. As noted in one of the representations, the use of this plant resulted in noise and dust impacts particularly during periods of easterly winds.

These issues have been raised with the applicant in order to better control the locations and impacts of future processing operations. The applicant has proposed that processing would in future be undertaken using mobile plant in two locations. Firstly and primarily within the existing quarry and secondly in the area close to the access which would be used for secondary crushing and re screening if required. Processing within the quarry would have little or no impact due to the distance from properties and the depth of the excavation below natural ground levels. The reactivation of processing activities in the area close to the access gives a risk that the previous impacts would recur. To address these impacts, it is considered that a condition should be imposed on any new permission preventing resumption of processing activities in this area until a scheme of noise and dust mitigation has been approved.

The site has an asphalt plant that is used to produce coated roadstone materials for highway surfacing. The current permission allows the plant to be used at night including on Saturday and Sunday nights on up to 150 times per year. The applicant wishes to maintain the ability to use the plant at night as this is when contracts for motorway and other major road resurfacing operations are carried out. When planning application 3/97/636 was determined, there was some uncertainty about the ability of the plant to meet current guidelines for night time noise from mineral workings. A condition was therefore imposed requiring further attenuation measures to be carried out in order to reduce noise impacts. The attenuation measures have been undertaken. No complaints have been received about night time noise including from the nearest property to the asphalt plant which is located close to the junction of Chatburn Road and the Pimlico Link Road approximately 260 metres from the asphalt plant.

Since planning permission 3/97/636 was granted, a number of permissions have been granted for residential development on land close to the quarry. These include a permission on land off Chatburn Road for 30 units approximately 170 metres south of the quarry. Most important is a permission granted in 2018 for the construction of 19

residential units on land adjacent to Pimlico Link Road approximately 20 metres from the quarry permission boundary. This permission has yet to be implemented but included a condition dealing with noise levels within habitable rooms. It is considered that occupiers of these houses could be affected by noise and dust impacts from the quarry given their close proximity, impacts that were not considered when application 3/97/636 was determined. However, consideration must be given to paragraph 182 of the National Planning Policy Framework which states that existing businesses should not have unreasonable restrictions placed on them as a result of development permitted after they were established (the agent of change principle). Whilst the potential amenity impacts from this quarry have changed since the previous permission was granted, there is no justification for removing the ability for the asphalt plant to work at night or to otherwise further restrict the operation of the quarry. Subject to the same conditions on noise, dust and blasting as were attached to the previous permission, the amenity impacts are considered acceptable and comply with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Ecology / Landscape Impacts

Bankfield Quarry has already been worked to its permitted limits at the surface and the continued working of the site would not require the removal of any further landscape features or wildlife habitats outside of the existing quarry boundary.

The boundary of the site with Pimlico Link Road is formed by existing mounding which is effective in screening the quarry and ancillary mining land with only the higher parts of the asphalt plant being readily visible. The mounding would be retained and this can be the subject of a planning condition. The 1997 planning application contained some proposals for increasing the mounding on these boundaries of the site particularly at its western end. These works were the subject of a planning condition but have never been implemented. However, the works to increase the mounding in this area would require the loss of the existing vegetation and given that the trees and shrubs in this area are now well established, it is considered that these works are no longer necessary or desirable.

The ecology consultation response that has been received on this application makes a number of comments in relation to the adequacy of the Environmental Statement and its assessment of ecological impacts. However, the site was been worked to its maximum lateral extent and the worked areas of the quarry are comprised of rock faces and benches that are devoid of vegetation. There is a large water body in the base of the void but it is very unlikely that this will be habitat for great crested newts or other protected species. The impacts of the continued working on ecology are therefore considered acceptable.

The previously permission was subject to a section 106 agreement to extend the aftercare period to a total of 15 years and it is considered that any new permission should be subject to a similar requirement.

Highways

The quarry has a high standard access onto the Pimlico Link Road. The link road was constructed specifically to allow access to the industrial facilities north east of Clitheroe to the A59. There are no capacity issues on the link road and the road is able to carry large volumes of HGV traffic. LCC Highways have raised no objection to the

application. The site has modern wheel cleaning equipment and many of the roads within the site are hard surfaced and therefore there should be no issues with mud or other debris on the public highway. Planning conditions are recommended with regard to the use of the wheel cleaning equipment, sheeting of vehicles and maintenance of internal site roads. With such conditions, the highway impacts are considered acceptable.

Conclusions

This site is an existing quarry which makes an important contribution towards the supply of limestone aggregate materials in Lancashire. Granting of a further time extension would allow the considerable remaining reserves to be worked therefore contributing to the supply of such materials.

The impacts of the quarrying operations in this area on the water environment have been extensively researched as part of previous proposals at this site and the adjacent Lanehead Quarry. A comprehensive system of monitoring is already in place which would continue during the extended period of operations. Mitigation also already takes place to address the existing impacts of the site and planning conditions can be attached to any new permission to require further mitigation should additional impacts occur as the quarry is deepened.

The impacts of the site on local amenity and the highway network are considered to be acceptable subject to conditions relating to hours of operation and noise, dust and blasting and the control of HGVs. The proposal is therefore considered to be acceptable in relation to national planning policy and to the policies of the Development Plan.

In view of the nature and location of the development, it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

Recommendation

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 the extension of the aftercare period, planning permission be granted subject to the following conditions:-

Time Limits

1. The mining operations authorised by this permission shall cease not later than 31st December 2033. The site shall thereafter be finally restored by 31st December 2035 accordance with the scheme and programme of restoration approved under the requirements of condition 36 or within 24 months of the cessation of mining operations as defined in this permission, whichever is the earlier.

Reason: To ensure the working and restoration of the site within a reasonable timescale in the interests of visual amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy DMG1 of the Ribble Valley Core Strategy.

Working Programme

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:
 - a) The Planning Application ref 3/97/636 received by the County Planning Authority on 5th August 1997 as amended by planning application ref LCC/2018/0060
 - b) Submitted Plans and documents submitted with planning application ref 3/97/636:
 - B4/SP - Site plan
 - B4/A - Extraction Areas
 - B4QQU795 - Geological and Development Cross Sections
 - B4/4 - Anticipated final faces
 - B4QD - Concept phasing plan
 - B4/90 Draft restoration scheme

Plans submitted with planning application ref LCC/2018/0060:

Drawing B004

- c) All schemes and programmes approved in accordance with this permission.

Reason: For the avoidance of doubt, to enable the County Planning Authority to adequately control the development] and to minimise the impact of the development on the amenities of the local area and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan and policies DMG1 and DME6 of the Ribble Valley Core Strategy.

3. Ground and surface water monitoring shall be undertaken throughout the duration of quarrying and restoration operations in accordance with the Joint Scheme of Water Monitoring for Lanehead, Bellman and Bankfield Quarries dated July 2018 and submitted pursuant to conditions 12 and 13 of planning permission 3/97/636.

The results of the ground and surface water monitoring shall be submitted to the County Planning Authority at annual and five yearly intervals as set out in section 4 of the Joint Scheme of Water Monitoring for Lanehead, Bellman and Bankfield Quarries.

Reason: In the interests of ground and surface water and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

4. Augmentation of flows to the Chatburn Brook between 1st March and 30th November in any year shall take place throughout the duration of quarrying and restoration operations at a rate of not less than 10 litres / second.

Reason: In the interests of ground and surface water resources and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

5. Prior to mining operations proceeding below the depths of 15M BOD (below ordnance datum), 30M BOD or 45m BOD a detailed report shall be submitted to and approved in writing by the County Planning Authority. The report shall include a summary of the ground and surface water monitoring information that has been undertaken as required by condition 3 to this permission and shall contain an assessment of the effectiveness of the mitigation measures and any requirement for additional mitigation if indicated by the monitoring. The scheme shall contain details of any additional mitigation if it is concluded that such works are required including a timescale for their implementation.

Reason: In the interests of ground and surface water protection and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan

Site Operations

6. There shall be no mining operations except from within the land edged blue on drawing B4/A - Extraction Areas.

Reason: To safeguard the amenities of the area and to ensure satisfactory restoration and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

7. No mineral extraction operations shall take place below a depth of 50 metres below Ordnance Datum. The requirements of this condition shall not apply in relation to the construction any quarry sump required to deepen the quarry to its maximum permitted depth.

Reason: To safeguard local watercourses and groundwater resources and to comply with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

8. Mobile plant used for the processing of aggregates shall only be located within the areas edged in red and labelled 'A' and 'B' on drawing B004. No processing of aggregates shall take place within the area red and labelled 'B' on drawing B004 until a scheme and programme of measures for noise and dust mitigation has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall contain details of the following:
- a) Noise and dust mitigation that is to be fitted to crushing and screening plant
 - b) Details of bunding or other boundary treatment around area B to reduce the impacts of noise and dust
 - c) Details of mitigation measures that are to be employed during dry and windy conditions to minimise dust emissions including dampening of stockpiles and haul roads and suspension of crushing and screening operations when the mitigation measures cease to be effective.

Reason: In order to control noise and dust emissions in the interests of local amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

9. Stockpiles of processed and imported quarried materials shall only take place in accordance with the scheme and programme dated 5th March 2003 submitted in accordance with the requirements of condition 16 of planning permission 3/97/636.

Reason: In the interests of local and visual amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

10. The provisions of part 17 Class B of schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 or any amendment, replacement or re-enactment thereof are excluded and shall not apply to this development. Any development referred to in that part shall only be carried out pursuant to a planning permission granted under part III of the Town and Country Planning Act 1990 or any amendment, replacement or re-enactment thereof.

Reason: To safeguard the amenity of the local area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Hours of Working

11. No quarrying operations shall take place outside the hours of:

05.00 to 22.00 hours, Mondays to Fridays (except Public Holidays)
05.00 to 13.00 hours on Saturdays

No quarrying operations shall take place at any time on Sundays or Public Holidays.

This condition shall not, however, operate so as to prevent the use of pumping equipment and the carrying out, outside these hours, of essential repairs to plant and machinery used on site.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

12. Notwithstanding the hours of operation permitted by condition 11 above, no processing of aggregates within the area edged red and labelled 'B' on drawing B004 shall take place outside the hours of

08.00 - 18.00 Mondays to Fridays (except Public Holidays)
08.00 - 13.00 hours on Saturdays

Reason: In the interests of local amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

13. Notwithstanding the general hours of operation specified in condition 11 above, the production and export of coated roadstone from the site may also be undertaken outside of the specified hours including on Saturdays and Sundays provided that the instances of working outside of the hours in condition 11 do not exceed 150 occurrences as defined in this permission in any one calendar year.

A written record shall be maintained at the site office of all instances when the coating plant is operated outside of the hours listed in condition 11. The record of the occurrences when the coating plant has operated outside of the hours listed in condition 11 during the previous 12 month period shall be submitted to the County Planning Authority within 14 days of the end of each calendar year.

Reason: In the interests of local amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

14. The use of explosives shall only take place between the hours of 10.00 to 18.00 hours Mondays to Fridays and at no other time.

Reason: In the interests of local amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Highway Matters

15. The wheel cleaning facilities at the site shall be used by all Heavy Goods Vehicles leaving the site during the development so as to ensure that no mud, dust or debris from the site is deposited by vehicle wheels upon the public highway.

Reason: In the interest of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

16. The sole access to and egress from the site for Heavy Goods Vehicles shall be from Pimlico Link Road as shown on drawing B4/92.

Reason: In the interests of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

17. Any internal haul road or private way between the wheel cleaning facilities and the boundary of the site shall, throughout the development be metalled and drained and kept clear of debris along its entire length at all times.

Reason: In the interests of highway safety and local amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

18. All vehicles transporting minerals of a size less than 100 mm in any dimension from the site shall be securely sheeted.

Reason: In the interests of highway safety and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

19. No more than 50 Heavy Goods Vehicles as defined in this permission shall leave the site in any one hour during the hours of working specified in conditions 11 and 13 above.

Reason: In the interests of local amenity and highway safety and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

20. A written record shall be maintained at the site office of all movements out of the site by heavy goods vehicles, as defined in this permission; such records shall contain the vehicle's weight, registration number and the time and date of the movement and shall be made available for inspection by the County Planning Authority or his representative at all reasonable times. The records shall be retained at the site for a period of 12 months.

Reason: In the interests of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with policies DM2 of the Lancashire Minerals and Waste Local Plan.

Control of Noise

21. Noise emitted from the site shall not exceed 55 dBLAeq (1 hour) (free field), as defined in this permission, when measured from any of the following properties at a point closest to the noise source:

- a) Park House NGR 756 433
- b) Clitheroe Hospital NGR 755 430

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

22. Where reversing alarms are employed on site only broadband multi-frequency sound alarms (white sound) shall be used.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

23. Notwithstanding the noise levels shown in condition 21 above, the noise levels emitted from the site during the following times of day shall not exceed the levels shown below when measured from the properties identified in condition 21 above at a point closest to the noise source.

	Daytime (07.00 – 19.00 hrs)	Dawn and Evening (06.00 – 07.00 and 19.00 -22.00 hrs)	Night time (22.00 – 06.00 hrs)
Mondays to Fridays	55	50	42
Saturdays	55	42	42
Sundays including public holidays	50	42	42

Reason : To control noise levels outside of normal daytime working hours in the interests of local amenity and conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Dust

24. Measures shall be taken at all times to minimise the generation of dust. Such measures shall include the fitting of dust mitigation measures to crushing and screening plant, the watering of all haul and access roads and the spraying of stockpiles as necessary during dry and windy weather conditions,

Reason: To safeguard the amenity of local residents and adjacent landowners and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Blasting

25. The vibrations from 95% of all blasts in any calendar month shall not exceed 6mm/sec peak particle velocity in any plane when measured at Bellman Farm NGR 764 435 at a point closest to the blast shotholes.

The ground vibrations and the air over pressure from all blasts shall be recorded at the property identified above or at any other location first approved in writing by the County Planning Authority.

As well as the ground vibration levels, records shall be taken of the maximum instantaneous charge, total charge weight, the blast location, the number of holes, the hole diameter and depth, the face height, the type of detonator, the burden and hole spacing and the weather conditions at the time of the blasting exercise. A copy of the blast and weather details recorded shall be retained for a period of 12 months and submitted at annual intervals on the anniversary of this planning permission (or on request), to the County Planning Authority.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to enable the Mineral Planning Authority to monitor the operations to ensure compliance with this permission and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

26. Notwithstanding condition 25, the vibrations from any blast shall not exceed 9mm/sec peak particle velocity in any plane when measured at the locations identified in condition 25 or any other location approved under the provisions of that condition.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

27. The level of vibration from any blast shall not exceed 12mm/ sec peak particle velocity in any plane when measured at any point on the boundary of the Clitheroe to Hellifield railway line.

Reason: To maintain the integrity of railway infrastructure and the safety of rail traffic and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Safeguarding of Watercourses and Drainage

28. Provision shall be made for the collection, treatment and disposal of all water entering or arising on the site to ensure that there shall be no discharge of contaminated or polluted drainage to ground or surface waters.

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

29. All foul drainage shall be discharged to a public sewer or else to a sealed watertight tank fitted with a level warning device to indicate when the tank needs emptying. Upon emptying the contents of the tank shall be removed from the site completely.

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

30. Any chemical, oil or fuel storage containers on the site shall be sited on an impervious surface with bund walls; the bunded areas shall be capable of containing 110% of the container or containers' total volume and shall enclose within their curtilage all fill and draw pipes, vents, gauges and sight glasses. There must be no drain through the bund floor or walls. Double skinned tanks may be used as an alternative only when the design and construction has first been approved, in writing, by the County Planning Authority

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

31. Repair, maintenance and fuelling of plant and machinery shall, where practical, only take place on an impervious surface drained to an interceptor and the contents of the interceptor shall be removed from the site completely.

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

Landscaping

32. All hedges and trees forming part of the site boundaries or to be retained within the site shall be protected from any damage and maintained throughout the development and aftercare period.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

33. Any trees within the site which are either removed or damaged, become diseased or which die at any time during the development, restoration and the aftercare period as provided for in this permission shall be replaced during the first available planting season, as defined in this permission, after which such condition is discovered with trees of a similar type, number and species so affected.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

34. All areas of the site left undisturbed, and all topsoil, subsoil, soil making material and overburden mounds shall be kept free from noxious weeds throughout the development including the restoration and aftercare periods.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

35. The landscaped mounds alongside the Pimlico Link Road shall be retained in position throughout the duration of the development. The soil materials within the mounds shall be utilised for the restoration of the site.

Reason: In the interests of the visual amenities of the areas and to ensure the proper restoration of the site and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Restoration

36. By not later than 31st December 2030, a scheme and programme for the final restoration of the site shall be submitted to the County Planning Authority for approval in writing. The scheme and programme shall contain details of the following:-

- a) The nature of the intended afteruses in the different areas of the site.
- b) The removal of all buildings, plant, structures and their foundations.
- c) The final levels of the site including maximum face heights, bench positions and face gradients.
- d) Details for the restoration of quarry benches in order to provide a suitable surface for plant growth including spreading of overburden or soil making materials.
- e) Proposed tree and shrub planting including locations of planting, details of species, spacings, numbers, planting techniques and protections measures.
- f) Seeding specifications across different areas of the site including areas and techniques used to create species rich calcareous grassland.
- g) Details for the treatment of the parts of the quarry forming the margins of the lake within the restored quarry. The details shall take into account the proposals for the control of final water levels contained in the approved restoration scheme for Lanehead Quarry.

Reason: In order to secure the proper restoration of the site in the interests of visual amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan

Aftercare

37. Within 3 months of the certification by the County Planning Authority of the completion of restoration, a scheme and programme for the aftercare of the site of the site shall be submitted to the County Planning Authority for approval in writing.

The scheme and programme shall contain details of the following:

- a) The treatment and maintenance of the restored site to promote its nature conservation interest and use for public amenity.
- b) Controlled grazing or mowing of any grassland areas.
- c) Management of planting works including thinning of trees and scrub clearance and the management of tree planting including replacement of failed plants, weed control and maintenance of protection measures.
- d) Treatment and maintenance of lake margins.
- e) Details of any measures required to control noxious or invasive weeds.
- f) Management of any surface water run off including maintenance of surface water ditches and repair of any damage caused by surface water run off.
- g) An annual inspection to be undertaken in conjunction with the County Planning Authority to assess the works that shall take place in the following year.

Thereafter, aftercare works shall be undertaken in accordance with the approved scheme and programme for a period of five years from the date that the County Planning Authority certifies in writing that the works of restoration are complete.

Reason: To secure the proper aftercare of the site and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Definitions

Free field: At least 3.5 metres away from the facade of a property or building.

Planting Season: The period between 1 October in any one year and 31 March in the following year.

Heavy Goods Vehicle: A vehicle of more than 7.5 tonnes gross weight.

Occurrence: Any time when the asphalt plant is operated outside of the hours of working specified in condition 11.

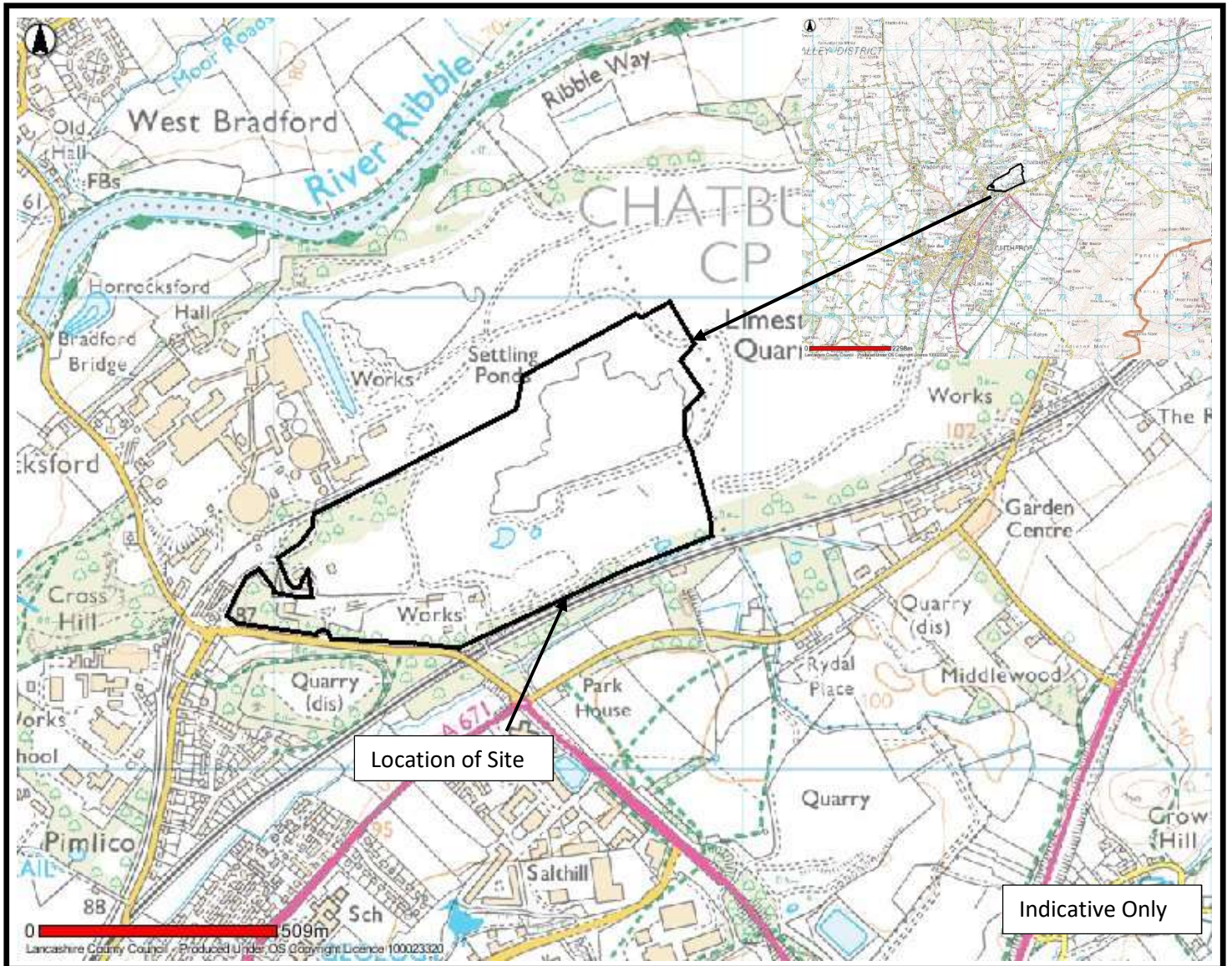
Completion of Restoration: The date the County Planning Authority certifies in writing that the works of restoration in accordance with condition 36 have been completed satisfactorily and that the water level in the quarry has reached a level of 65.5 metres AOD or a level specified in any amendment to the restoration scheme.

Local Government (Access to Information) Act 1985 List of Background Papers

None

Reason for Inclusion in Part II, if appropriate
N/A

APPLICATION LCC/2018/0060 VARIATION OF CONDITION 1 OF PLANNING PERMISSION 3/97/636 TO EXTEND THE MINING OPERATIONS UNTIL 31 DECEMBER 2033 WITH COMPLETED RESTORATION BY 31 DECEMBER 2034 AT BANKFIELD QUARRY, CLITHEROE

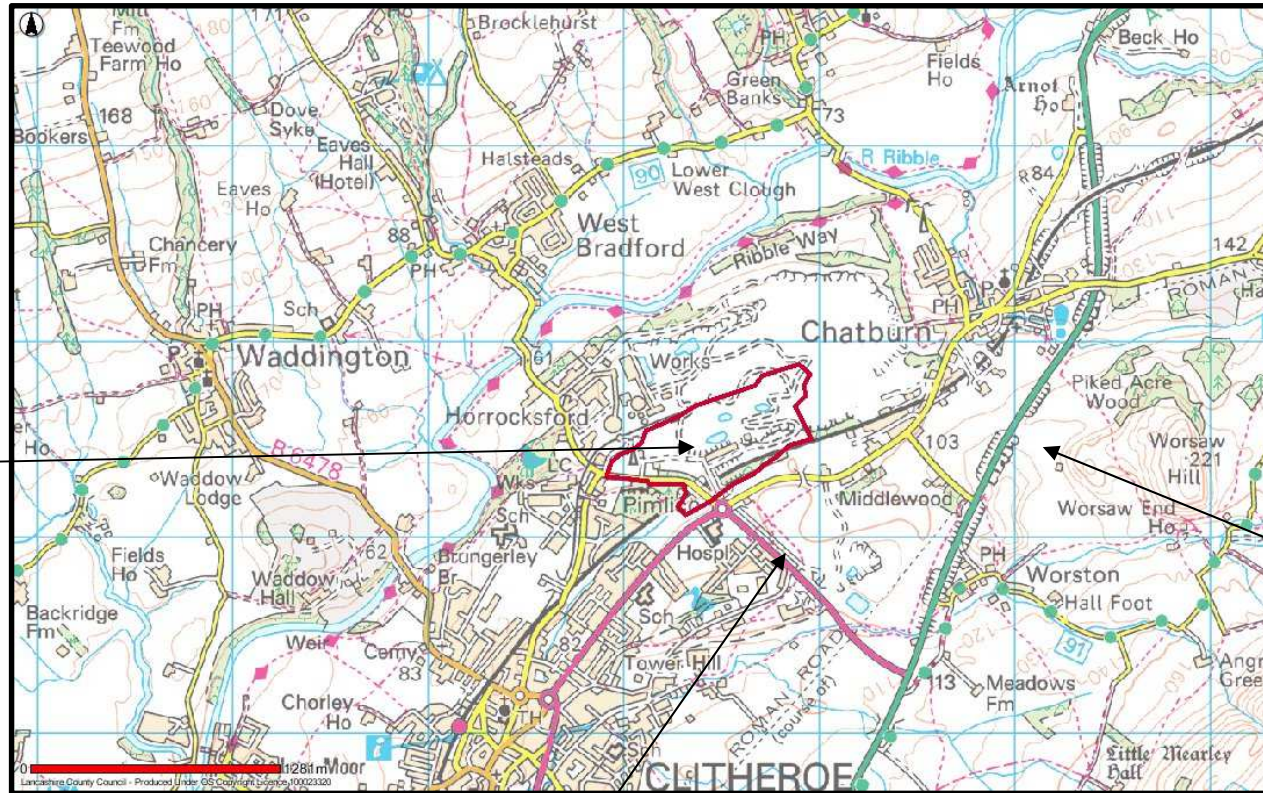


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Planning Application LCC/2018/0060

**Continuation of mining operations until 31st
December 2033 with completion of restoration by
31st December 2035.
Bankfield Quarry, Pimlico Old Road, Clitheroe**

Planning application LCC/2018/0060



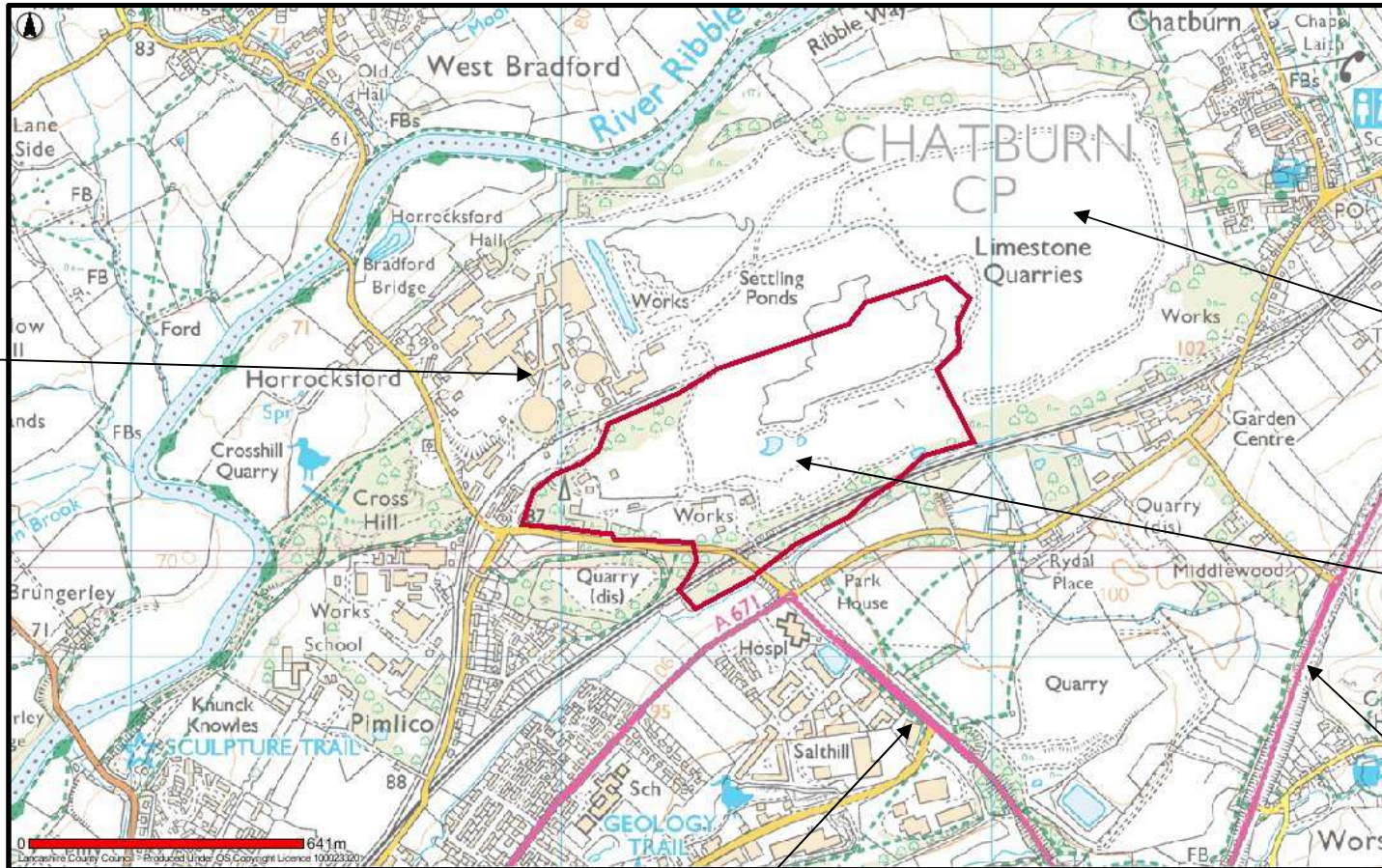
Bankfield
Quarry

A59

Pimlico Link Road

Planning application LCC/2018/0060

Cement works



Lanehead Quarry

Bankfield Quarry

A59

Pimlico Link Road

Planning application LCC/2018/0060



Main Quarry area

Cement works

Bankfield Quarry access

Asphalt plant

Pimlico Link Road

Planning application LCC/2018/0060 – view looking south west

Clitheroe

Bankfield
Quarry

Cement
works

Lanehead
Quarry



Planning application LCC/2018/0060 – View across quarry looking east

Lanehead Quarry



Bankfield Quarry

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Planning application LCC/2018/0060 – quarry access off Pimlico Link Road



View along Pimlico Link Road



View towards asphalt plant



Landscaped screen mounds

Asphalt Plant (behind Screening)

Bankfield Quarry – Outfall to Chatburn Brook



Location of outfall

Development Control Committee
Meeting to be held on 9 December 2020

Electoral Division affected: Chorley South, Chorley Rural East
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Chorley Borough: application number LCC/2020/0003

To vary condition 2 of planning permissions 09/05/0018, 09/13/0133, LCC/2015/0014, LCC/2016/0059 to allow for the continuation of phased extraction of sand and gravel and infilling of inert wastes for restoration purposes back to agriculture and conservation until 31 December 2030 and for recycling operations to continue until 31 December 2029 at Sandons Farm Quarry, Sandy Lane, Adlington, Chorley

Contact for further information:
Robert Hope, 01772 534159
DevCon@lancashire.gov.uk

Executive Summary

Application – To vary condition 2 of planning permissions 09/05/0018, 09/13/0133, LCC/2015/0014, LCC/2016/0059 to allow for the continued extraction of sand and gravel and infilling of inert wastes for restoration purposes back to agriculture and conservation until 31 December 2030 and for recycling operations to continue until 31 December 2029 at Sandons Farm Quarry, Sandy Lane, Adlington, Chorley.

Recommendation – Summary

That, subject to the applicant first entering into a Section 106 Agreement for an updated aftercare management plan including landscaping, habitats and public access for a period of 15 years, planning permission be **granted** subject to conditions controlling time limits, working programme, site operations, hours of working, noise and dust, highway matters, water management, soils, ecology, restoration, and aftercare.

Applicant's Proposal

The application is for a time extension to allow for the continued extraction of sand and gravel and infilling of inert wastes for restoration purposes back to agriculture and conservation until 31 December 2030 and for recycling operations to continue until 31 December 2029.

The application provides for a consolidation of several permissions relating to sand extraction and landfilling and one permission for the recycling of inert waste.

Description and Location of Site

The existing Sandons Farm Quarry site covers an area of approximately 11 hectares. The site is located off Sandy Lane in Adlington approximately 4km south of Chorley town centre and is accessed via a concrete haul road taken from the A5106 Wigan Lane. The nearest residential properties are located on Carrington Road, which border the site. There is currently a strip of maturing tree planting between the houses and the working site that was established following the grant of planning permission for the original sand quarry. There is also a soil screen bund that was constructed following a previous extension of the site.

The quarry and proposed extension area are located within the Green Belt. Footpaths numbers 11 and 12 run along the southern and eastern boundaries of the site.

Background

Two planning applications were initially submitted for the existing quarry site. The first for the phased extraction of sand and gravel followed by infilling of inert waste for restoration purposes back to agriculture (ref 09/05/0018) and the second for the phased extraction of sand and gravel followed by low level restoration without landfilling (ref 09/06/0867). Both were refused planning permission by Lancashire County Council's Development Control Committee. However, planning permission was granted on appeal by the Planning Inspectorate in December 2007 following a public inquiry. The applicant implemented planning permission 09/05/0018 and operations commenced in June 2008.

On 17 April 2013 planning permission was granted to allow for the sorting, treating, crushing and screening of imported construction, demolition and excavated soil/waste with re-usable/recyclable material exported off-site and the remainder for use in the restoration of the quarry (ref. 09/13/0133).

On 20 May 2015 planning permission was granted for a northerly extension to the area of phased extraction of sand and gravel and infilling with inert waste for restoration purposes, back to agriculture and conservation (ref. LCC/2015/0014). The permission was implemented and the majority of the sand has been extracted.

On 12 April 2017 planning permission was granted for an extension to the area of phased extraction of sand, gravel and clay, followed by infilling with inert waste for restoration purposes, back to agriculture, woodland, and nature conservation (ref. LCC/2016/0059). The permission was implemented and the majority of the sand has been extracted.

Planning Policy

National Planning Policy Framework

Planning Practice Guidance to accompany the National Planning Policy Framework

Waste Management Plan for England

National Planning Policy for Waste

Joint Lancashire Mineral and Waste Development Framework Core Strategy DPD
Managing our Waste and Natural Resources

Policy CS1	Safeguarding Lancashire's Mineral Resources
Policy CS3	Meeting the demands for New Minerals
Policy CS4	Identifying Sites and Areas for Mineral Extraction
Policy CS5	Achieving Sustainable Mineral Production

Joint Lancashire Minerals and Waste Local Plan - Site Allocations and Development
Management Policies (Part 1)

Policy NPPF1	Presumption in Favour of Sustainable Development
Policy DM1	Management of Waste and Extraction of Minerals
Policy DM2	Development Management
Policy LF2	Sites for Inert Waste
Policy M1	Managing mineral production

Central Lancashire Adopted Core Strategy

Policy 29 Water Management

Chorley Local Plan

Policy BNE 1 – Design Criteria for New Development
Policy BNE 9 – Biodiversity and Nature Conservation

Consultations

Chorley Borough Council – Object to the proposal on the grounds that there is no identified need for the extraction of the remaining mineral reserves or the importation of inert waste. The proposal would extend the period of impacts upon the Green Belt and other harm from landscape and visual impacts and noise. The proposal conflicts with Policy M1 of the Joint Lancashire Minerals and Waste Local Plan and policy BNE 1 of the Chorley Council Local Plan 2012 - 2026 and should be refused on this basis.

Coppull Parish Council – No comments received.

Adlington Town Council – There are concerns that this is another repeat request to extend the timescale for this application, which is not acceptable. The Town Council objects to this application.

Coal Authority – No comments to make.

Lancashire County Council Landscape Service – A number of recommendations have been suggested as improvements to the previously approved restoration plan.

Lancashire County Council Ecology Service – Initially provided comments with recommendations for the review and update of the previously approved restoration and planting scheme. The applicant submitted an amended restoration plan and the majority of the recommendations have been addressed.

Environment Agency - The application is for time extension with no other conditions proposed to be varied. There is no objection to the proposal provided that the maximum permitted depth of excavation remains as per existing conditions.

LCC Highways Development Control – No objection.

Canal and River Trust – Initially stated that culvert 133 is located adjacent to the site and that so long as access would be retained to the culvert and manhole then there is no comment to make. Following further discussion on the detailed design of the culvert arrangement across the site, the Canal and River Trust added that the culvert under the canal has a diameter of 900mm and it is now understood that the upstream side of the culvert has also been upgraded to a 900mm pipe to match the capacity under the canal, (this upstream section was previously thought to be culverted at 450mm diameter). On the downstream side a temporary 750mm diameter pipe was installed replacing an earlier blocked/damaged culvert. Although clearly a 750mm pipe would be a betterment and have a greater capacity than the original culvert, it would really be more beneficial for this section to now reflect the capacity of the upstream culvert. Given the upstream capacity and culvert under the canal are both 900mm then the downstream section should also be replaced with a 900mm or bigger capacity. If the size decreases on the site as proposed, then it could potentially form a point where flows may become restricted and may cause back flooding.

It is also understood that as part of the restoration for the site the land levels would be altered which would result in the manhole serving the culvert (which was put in to enable access for maintenance etc) would be left protruding above ground level. This would not be satisfactory from a visual perspective and may also hinder accessibility/maintenance. It is noted that planned works include alterations to manholes. It is not clear if this would include the manhole(s) that would otherwise be left protruding from the ground following the restoration on the site? The manhole(s) should be lowered to the finished ground level following restoration and this should be secured as part of the restoration plan or by some other means. As the manhole(s) would be altered the opportunity to also upgrade them to be able to accommodate a 900mm pipe should be taken, if this is not already part of the planned works.

Lancashire County Council Lead Local Flood Authority – No comments received.

Ramblers' Association – No comments received.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. 10 representations have been received (including County Councillor Kim Snape, and Chorley Borough Councillors Peter Wilson, Graham Dunn and June Molyneaux) with objections against the application for the following summarised reasons:

- Residents are at a loss as to how many more applications will be submitted to extend the life of this site, which is not acceptable to the local community.
- There is no identified need for the extraction of the remaining mineral reserves or the importation of inert waste.
- Another 10 years would increase the impact on the local amenity, extend the period of impact on the green belt along with other landscape, visual and noise impact.
- The proposal would conflict with Policy M1 of the Minerals and Waste Local Plan and Policy BNE1 of the Chorley Council Local Plan 2012-2026.
- There would be ongoing problems with sand blowing on residential properties, and dust and bad odours.
- There would be a continuation of unacceptable noise from machinery and workers shouting.
- There is night time noise from generators or water pumps.
- The operations have moved closer to the site boundary and soil bunding was removed.
- The earth mounds cause surface water to drain onto property.
- The time extension should be for a much shorter period.
- The time extension should be at 2-3 year reviews to allow for reassessment of impacts on local residents.
- The quarrying operations have impacted on culvert number 133 that passes under the canal and into the site. There have been ongoing issues with a collapsed agricultural stone box culvert (outside the sand extraction area but at depth under soil storage mounds) that resulted in upstream residential flooding in 2011, 2012 and 2015 due to the downstream blockage. Following these flooding events the site operator carried out some remediation works including the opening up of the covered culvert, constructing an inspection chamber and a short section of 750mm diameter pipe. The flooding issue has been alleviated but the work is not completely satisfactory to remove the risk of future flood events. Following the submission of an amended design with a proposed new fully piped 750mm diameter culvert including 2 manhole inspection chambers, it is still maintained that the pipe should be 900mm diameter to match the upstream dimensions.
- The public footpath from Sandy Lane has been rendered nearly impassable by the laying of some sharp stones for quite a distance, which resulted in a cut to a dog's paw and footwear. This will not improve with the permission extension.
- With the degeneration of the area fly tipping and rodent populations have increased.
- Effective noise controls should be subject of conditions.
- It is recognised that a time extension will be required to complete the works but this should be subject to phase 2 operations being completed by 2025 at the latest.
- Agricultural pastureland is questionable in view of climate change concerns.
- The site is used by off-road motorbikes.
- The quarry is an eyesore.
- The quarry has a detrimental impact on wildlife and newt nets have been removed.
- Trees and hedgerows have been removed.
- Enough sand has now been extracted.

- The quarry generates unacceptable levels of HGV traffic and sand debris is deposited onto the highway. The level of traffic will be compounded by the ongoing construction of a supersized dairy farm on adjacent land.

Advice

This application is for a time extension for 10 years to allow for the extraction of the last remaining reserves of sand and gravel at the site and to allow time for the site to be restored to previously approved levels along with retention of waste recycling facilities. The site has been operational since 2008 and further permissions have been granted for inert waste recycling facilities to prevent recoverable waste being landfilled, and for two additional small extension areas within the confines of the site boundary.

The majority of the sand and gravel has already been extracted but large areas of the site need restoring to achieve the previously approved levels. The applicant has stated that approximately 80% or 600,000 tonnes of the sand reserve has been excavated. The remaining 20% or 150,000 tonnes of sand reserve is located towards the eastern and northern boundaries and on the western part of the site adjacent to the recycling and processing operations area. Approximately 25% or 195,850m³ of inert waste have been imported to cap-off the old landfill and for restoring part of the southern boundary.

The sand and gravel reserves at the site have already been accounted for within the Joint Lancashire Minerals and Waste Local Plan so there is no requirement to reconsider the need for the sand. In fact, the remaining reserve at the site is now arguably insignificant in overall landbank terms. However, the site makes a contribution towards the supply of sand materials and therefore there is merit in allowing the remaining reserves to be extracted. It is considered that the key issues for consideration are the acceptability of allowing the continued importation of inert waste materials to achieve previously approved levels and the potential impact on the Green Belt, the local environment, the amenity of the residents who live nearby, the impact on local landscape and the public highway. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The National Planning Policy Framework advises that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives, which concern the economy, social matters and the environment, which are interdependent and need to be pursued in mutually supportive ways.

Should permission be granted, the site would be restored to levels that were previously found to be acceptable and would largely follow the pre-development landform. The site operator is currently working towards an approved restoration plan, which would return the land to agricultural pasture, species rich grassland and peripheral woodland. However, this application has presented an opportunity to review the detail of the plan

that was approved some 12 years ago. Through the application process and in view of comments from Lancashire County Council's Landscape and Ecology advisors, the applicant has incorporated some minor changes to the restoration plan to include additional nature and settlement pond features, clearly displayed interconnected drainage channels, new hedgerow planting, amended native planting mixes, extended areas of species rich grassland, reduced areas of agricultural pasture, made clear reference to hibernacula piles and bird boxes, and retained public access to part of the site. These changes should provide enhanced biodiversity value for the site and can be considered as a planning gain. On a similar theme, a condition is also recommended for the continuation of amphibian protection measures that were a conditional requirement of permission LCC/2016/0059 for an extension to the extraction boundary.

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.

The applicant has provided an up to date overarching restoration phasing plan, which shows restoration works continuing in areas nearer to residential properties at the south of the site and then moving northwards. Following this plan, the impact of sand extraction and restoration works, particularly in relation to noise, should progressively diminish over time. In view of comments made by local residents it is recommended that a condition be imposed to require that restoration works in phase 2, closest to residential properties, be completed by 31 December 2024 to give some comfort to neighbouring residents that progress is being made and that the nearest part of the site to the properties would be restored and landscaped at an earlier stage.

An Environmental Permit would be required from the Environment Agency and this would control the specific waste types and measures to prevent pollution. Odour and rodent issues are unlikely given the nature of the waste that can be deposited at the site.

The existing site is subject to a Section.106 agreement for a 10 year aftercare management plan following the 5 year aftercare period covered by condition given the size of the site, and the extensive planting and nature conservation proposals. Should permission be granted, it is recommended that this requirement be carried forward to ensure satisfactory delivery of planting and nature conservation, and public access objectives.

Green Belt

In allowing the appeal of permission 09/05/0018 for the existing quarry, the Planning Inspector gave consideration to the appropriateness of both the minerals and landfill element of the quarry development within the context of the Green Belt and concluded that with appropriate planning conditions and an assumption that the final restoration of the site would contribute to the achievement of objectives for the use of land within Green Belt, the scheme was acceptable within the Green Belt and that there was no need to consider the issue of very special circumstances.

Government policy on Green Belt at the time of the appeals was set out in Planning Policy Guidance Note 2 and is now set out in the National Planning Policy Framework. Nevertheless, it is considered that the Green Belt principles in respect of proposals of this nature are comparable and the Planning Inspector's view on Green Belt impact is shared in respect of this application. The site is largely worked out and is now being restored so the greatest impact on the Green Belt has already taken place. Therefore, the logical approach in Green Belt terms is to allow for the site to be completed as previously approved.

Impact upon local amenity

As previously stated, the permitted sand and gravel reserves at the site are largely exhausted, particularly close to the rear of Carrington Road. Small areas of reserves are located adjacent to the Leeds-Liverpool canal and further north. Restoration works are ongoing to the rear of Carrington Road and Sandy Lane and adjacent to an historical landfill site. In the shorter term, noisy activity would be associated with the tipping of waste materials and associated land forming operations. Noise conditions have been in place throughout operations at the site and a soil screening bund is in place between operations and existing advance tree planting strip. A dust management plan also forms part of the original permission. Should permission be granted these controls should be carried forward.

A number of concerns have been raised in respect of motorcycle activities taking place within the quarry environment outside working hours that is causing noise disturbance. The applicant has advised that this is unauthorised activity and the site is secured as far as is possible. Nevertheless and ordinarily, permitted development rights exist which allow such activities for a limited number of days during the year. However, as a means of seeking to prevent this within the quarry environment, it is recommended that should permission be granted, a condition should be re-imposed to prevent motorcycle use within the quarry.

Highway Matters

The current access to the site is via a dedicated haul road from Wigan Lane (A5106). Due to the suitability of Wigan Lane to accept HGVs, no vehicle number restrictions are in force in relation to the existing permission. It is considered that a time extension to the site would not have an unacceptable impact upon highway safety or amenity subject to the same conditional requirements to seek to ensure that there would be no deposit of mud or debris on the public highway, vehicles transporting minerals from the site would be sheeted, and that access would only be taken from Wigan Lane.

Concern has been raised in relation to the potential impact on the local footpath network. However, there are no footpaths within the site. Vehicles accessing the site would continue to cross a footpath route at the perimeter. However, the site operator would be required to maintain safe public access to the footpath network under the provisions of separate footpath legislation. Footpath 12 that runs alongside the site but within the ownership of the applicant has recently been resurfaced with a smooth top layer.

Water Management

The existing operations at the site are subject to ongoing hydrogeological assessment, which includes the monitoring of the groundwater environment and understanding of groundwater levels. From this information maximum excavation levels have been calculated to allow for 1m clearance above maximum groundwater levels. Operations would continue on this basis and previously established groundwater monitoring conditions continue to be recommended.

The site is not within a flood risk zone. The development would not be significantly affected by flooding and would not lead to a significant increase in flooding elsewhere. The Environment Agency have raised no objection provided that the maximum permitted depth of excavation remains as per existing conditions.

At some point in the past, possibly following the commencement of development, there was a structural failure and partial blockage within a buried old stone lined culverted field watercourse adjacent to the quarry excavations but within the wider site boundary. The upstream flow of the unnamed watercourse passes Allanson Hall Farm under the Leeds to Liverpool Canal at culvert number 133. The blockage within the culvert lead to upstream flooding following storm events from 2011 to 2015 until the site operator carried out temporary remedial works to reveal the culvert, install an inspection chamber adjacent to the culvert under the canal, install a new short section of 750mm diameter pipe, and dig an open trench to maintain water flow across the site. There have been no flooding events since but there is a need to provide a permanent solution along with the restoration of the site. The applicant has provided details as part of the planning application for the time extension given that issue is part of the site restoration. The details include a proposed new fully piped 750mm diameter culvert with 2 manhole inspection chambers and an outfall at the point where the culvert emerges above ground to the north of the site before converging with Eller Brook.

A local resident has welcomed the proposed improvements but has stated that the new pipe should be 900 diameter rather than 750mm diameter to be consistent with upstream dimensions. However, there is some dispute over the sizing changes and other restrictions between the site, under the canal and upstream and the feasibility of connecting a 900mm diameter pipe to an existing manhole chamber. Given that there have been no flood events since the initial blockage was cleared and temporary pipeline installed, and given that the proposed scheme represents a major upsizing of the original stone culvert it is considered that the proposal is acceptable for the purposes of the planning application for the quarry time extension and restoration works. A condition is recommended to ensure that the proposed culvert scheme is constructed within a timely manner along with partial site restoration by 31 December 2022.

Human Rights

The Human Rights Act 1998 requires the County Council to take into account the rights of the public under the European Convention on Human Rights and not to act in a manner incompatible with those rights. Article 1 of Protocol 1 states that an individual's peaceful enjoyment of their property shall not be interfered with except as is necessary, in accordance to the law and as is proportionate.

This application were it to be approved would be unlikely to generate a degree of impact on neighbouring properties, which would breach these rights. However, it is considered that any potential impacts could be controlled by conditions.

Conclusion

The proposed time extension for the existing quarry would give opportunity for the operator to extract the small volume of sand reserves that remain at the site and allow for the appropriate restoration of the site as previously approved. Subject to the re-imposition of previously approved conditions and new conditions relating to the timing and phasing of restoration, improvements to the restoration plan to include enhanced nature conservation features, and a condition for the construction of a new culvert arrangement, and subject to an updated section 106 Agreement for longer term aftercare, it is considered that there should be no unacceptable adverse impact on the environment, the Green Belt, local highways or the amenity of local residents. The proposal is therefore considered to be acceptable in terms of the policies of the National Planning Policy Framework and the Development Plan.

Recommendation

That, subject to the applicant first entering into a Section.106 Agreement for an updated aftercare management plan including landscaping, habitats and public access for a total period of 15 years, planning permission be **granted** subject to the following conditions:

Time Limits

1. Waste processing and recycling operations shall cease by 31 December 2029, and mineral excavation and final restoration of the site shall be completed by 31 December 2030, in accordance with the conditions to this permission.

Reason: To provide for the completion and restoration of the site within the approved timescale in the interest of local amenities and to secure the proper restoration of the site and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

2. Notwithstanding the requirements of condition 1, Phases 1 and 2 shown on drawing no. V280.504 - 'Restoration Phasing Plan' shall be landfilled and restored in accordance with the conditions of this permission by 31 December 2024.

Reason: To provide for the early completion and restoration of part of the site within the approved timescale in the interest of local amenities and to secure the proper restoration of the site and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Working Programme

3. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following:

Submitted Plans:

Drawing no. V280.500 - Location Plan
Drawing no. V280.501 - Existing Permissions
Drawing no. V280.502, rev 2 - Finished Levels
Drawing no. V280.503 - Sections
Drawing no. V280.504 - Restoration Phasing Plan
Drawing no. V280.505, rev 2 - Drainage Plan
Drawing no. V280.506, rev 1 - Amended Restoration Proposals
Drawing no. V280.507, rev 2 - Existing Survey and Culvert
Drawing no. V280.508 - Culvert Section
Drawing no. V280.509 - Details for Pond 1 -4
Drawing no. V280.510 - Details for Ponds 5 and 6 - Settlement Ponds
Drawing no. V280.511 - Details for Pond 7 - Settlement Ponds

Reason: For the avoidance of doubt, to enable the County Planning Authority to adequately control the development and to minimise the impact of the development on the amenities of the local area, and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

4. No mineral extraction shall take place outside the areas permitted under planning permission numbers 09/05/0018, LCC/2015/0014 and LCC/2016/0059.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

5. The extraction boundary of planning permission number 09/05/0018 (as extended by permission LCC/2015/0014 and LCC/2016/0059) shall be marked out using 1m high coloured posts at a minimum interval of 50 metres between each post within 1 month of the date of this permission. Thereafter, the marker posts shall be retained in position until the site has been restored.

Reason: To ensure adequate control of site operations and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

6. A copy of the conditions and all documents referred to in Condition 3, to which this permission is subject, shall be made available at the site office at all times throughout the development.

Reason: To ensure all site operatives can readily make themselves aware of the planning conditions.

7. Any sand and gravel washing and screening plant used on the site shall be in accordance with the details approved under condition 5 of permission 09/05/0018.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to prevent the pollution of adjacent land and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

8. A topographical survey of the site shall be submitted annually to the County Planning Authority within one month of the anniversary of the date of this permission until the end of the aftercare period referred to in the conditions to this permission. The survey shall have been carried out within two months preceding the date of the anniversary of this permission and shall consist of a plan drawn to a scale not less than 1:1250 which identifies all surface features within the site and a 10 metre grid survey identifying levels related to ordnance datum over all the land where sand has been extracted and wastes have been deposited.

Reason: To enable the planning authority to monitor the site and to ensure compliance with the planning permission.

9. The site shall be the final place of deposit for waste and no waste shall be removed from the site once it has been deposited within the landfill area.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to prevent the pollution of adjacent land and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

10. No minerals or waste shall be processed or stockpiled outside the 'Recycling and storage Area' shown on drawing no. V280.501 - 'Existing Permissions' and such stockpiles shall not exceed 4 metres in height.

Reason: To safeguard the visual and residential amenity of adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

11. No minerals shall be sold direct to the general public from the site.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

12. No waste shall be deposited either temporarily or permanently on any part of the site at a higher level than the levels shown on drawing no. V280.502, rev 2 - Finished Levels.

Reason: To ensure satisfactory restoration of the site and safeguard the amenity of the local residents and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

13. No waste other than inert construction, demolition and excavation waste shall be deposited at or brought on to the site.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to prevent the pollution of adjacent land and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Hours of Working

14. No mining operations, waste processing and recycling, landfilling or restoration shall take place except between the hours of:

0730 to 1800 hours, Mondays to Fridays
0800 to 1230 hours on Saturdays

No mining operations, waste processing and recycling, landfilling or restoration shall take place at any time on Sundays or Public Holidays. This condition shall not operate so as to prevent the use of pumping equipment and the carrying out, outside these hours, of essential maintenance to plant and machinery used on site.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

15. Notwithstanding condition 14, no topsoil and subsoil stripping and replacement operations including storage mound formation and removal shall take place except between the hours of:

0900 to 1700 hours, Mondays to Fridays
0900 to 1230 hours on Saturdays.

No topsoil and subsoil stripping and replacement operations including storage mound formation shall take place at any time on Sundays or Public Holidays.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Highway Matters

16. The sole access and egress from the site shall be from A5106 Wigan Lane as shown edged red on Drawing no. V280.500 -'Location Plan'.

Reason: In the interest of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

17. The wheel cleaning facilities approved under condition 17 of permission 09/05/0018 shall be used by all HGVs leaving the site throughout the development.

Reason: In the interest of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

18. Any internal haul road or private way between the wheel cleaning facilities and the A5106 Wigan Lane shall be metalled and drained and shall be kept clear of debris along its entire length throughout the development.

Reason: In the interest of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

19. No debris or mud from the site shall be deposited by vehicles upon the public highway.

Reason: In the interest of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

20. All vehicles transporting minerals or recycled waste products from the site shall be securely sheeted.

Reason: In the interest of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Control of Noise and dust

21. The site area subject of this permission shall not be used for motorcycling at any time.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to prevent the pollution of adjacent land and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

22. Where reversing alarms are employed on site only broadband multi-frequency sound alarms (white sound) shall be used.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

23. Noise emitted from the operations hereby permitted shall not exceed 55dB LAeq (1hour) (free field), as defined in this permission, when measured at the

properties of Rigshaw Bridge Cottages, Sandons Farm and Carrington Road at a point closest to the noise source.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

24. The noise limits set out in condition 23 shall not apply during the stripping of soils and overburden at the site, the construction of storage mounds for materials and their regrading during the restoration of the site, or the construction of landscape or baffle mounds. Noise from any of these activities shall not exceed 70dB LAeq (1 hour) (free field) as defined in this permission as measured at the residential properties of Rigshaw Bridge Cottages, Sandons Farm and Carrington Road at a point closest to the noise source. For these activities the 55dB LAeq (1 hour) (free field) limit shall not be exceeded for more than 8 weeks in any one calendar year, unless otherwise agreed in writing by the County Planning Authority. A written record shall be made of the dates that these activities are taking place and shall be made available to the County Planning Authority on request.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

25. The development shall be carried out in accordance with the dust management scheme approved under condition 25 of permission 09/05/0018 to prevent dust or wind blown material being carried on to adjacent property.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Water Management

26. Mineral extraction shall not take place below a surface defined as being 1 metre above the surface defined as the 'highest natural variation in the water table' established through the approved scheme and programme under condition 26 of permission 09/05/0018, or below an extraction depth illustrated on drawing no. V280.503 - 'Sections', whichever is the higher level above ordnance datum (AOD).

Reason: To ensure that the proposed works will not detrimentally impact upon groundwater quality or quantity and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy 29 of the Central Lancashire Core Strategy.

27. The groundwater level in the monitoring boreholes and the level of the excavation base at the site subject to this permission shall be monitored and recorded at monthly intervals throughout the development and shall be reported to the County Planning Authority at 6 monthly intervals from the date of this

permission. Details of the location and depth of groundwater monitoring points shall be supplied with the report and all levels must relate to ordnance datum.

Reason: To ensure that the proposed works will not detrimentally impact upon groundwater quality or quantity and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy 29 of the Central Lancashire Core Strategy.

28. The culvert and manhole arrangement shown on drawing V280.507, rev 2 - 'Existing Survey and Culvert' and drawing no. V280.508 - 'Culvert Section' shall be constructed by 31 December 2021.

Reason: To safeguard local watercourses and drainage and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy 29 of the Central Lancashire Core Strategy.

29. Provision shall be made for the collection, treatment and disposal of all water entering or arising on the site to ensure that there shall be no discharge of contaminated or polluted drainage to ground or surface waters.

Reason: To safeguard local watercourses and drainage and avoid the pollution of any watercourse or groundwater resource or adjacent land and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy 29 of the Central Lancashire Core Strategy.

30. All foul drainage shall be discharged to a public sewer or else to a sealed tank and the contents of the tank shall be removed from the site completely.

Reason: To safeguard local watercourses and drainage and avoid the pollution of any watercourse or groundwater resource or adjacent land and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy 29 of the Central Lancashire Core Strategy.

31. Any chemical, oil or fuel storage containers on the site shall be sited on an impervious surface with bund walls; the bunded areas shall be capable of containing 110% of their containers' total volume and shall enclose within their curtilage all fill and draw pipes, vents, gauges and sight glasses. There must be no drain through the bund floor or walls. Double skinned tanks may be used as an alternative only when the design and construction has previously been approved, in writing, by the County Planning Authority.

Reason: To safeguard local watercourses and drainage and avoid the pollution of any watercourse or groundwater resource or adjacent land and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy 29 of the Central Lancashire Core Strategy.

32. Repair, maintenance and fuelling of plant and machinery shall only take place on an impervious surface drained to an interceptor and the contents of the interceptor shall be removed from the site.

Reason: To safeguard local watercourses and drainage and avoid the pollution of any watercourse or groundwater resource or adjacent land and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy 29 of the Central Lancashire Core Strategy.

Soils

33. All available topsoil and subsoil shall be stripped from any part of the site before that part is excavated or is traversed by heavy vehicles, plant or machinery. All stripped topsoil and subsoil shall be stored in separate mounds within the site for use in the restoration of the site.

Reason: To ensure the proper removal and storage of soils to ensure satisfactory restoration and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

34. No topsoil or subsoil shall be sold or otherwise removed from the site.

Reason: To ensure satisfactory restoration of the site and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

35. Topsoil and subsoil storage shall be managed as set out on drawing no. V280.205, Rev 1 - 'Soils Movement, Storage and Phasing Programme', and the accompanying email from Oakbay Design dated 23 September 2016, which accompanies planning permission LCC/2016/0059. The screening bund illustrated on drawing no. V280.201, Rev 1 - Amendment of Extraction Area and Additional Screen Bunding, and drawing no. V280.203 - 'Amendment of Extraction Area - Sections', which form part of permission LCC/2016/0059 shall be no higher than 5m above pre-development existing ground levels.

Reason: To ensure satisfactory restoration of the site, to protect residential amenity, and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

36. The development shall be carried out in accordance with the recommendations set out in the 'Protected Species Survey Report for Amphibians' document dated June 2016, as approved under planning permission reference LCC/2016/0059.

Reason: To protect wildlife and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Restoration

37. Landfill restoration works shall be undertaken following the phasing scheme shown on Drawing no. V280.504 - Restoration Phasing Plan.

Reason: To seek to ensure a systematic restoration of the site and to comply with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

38. Restoration of the site shall be undertaken in accordance with the details shown on drawing no. V280.506, rev 1 - 'Amended Restoration Proposals' and in accordance with the details in the document entitled Restoration of Sandons Farm Quarry, Restoration Statement, dated 24 November 2020.

Reason: To ensure satisfactory restoration of the site and to comply with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Aftercare

39. Aftercare of the site for a period of 5 years shall be carried out in accordance with the details within the document entitled 'Aftercare Scheme' as previously approved under the requirements of the s.106 agreement attached to permission 09/05/0018 (as amended by the s.106 agreement to this permission) following the final restoration of the site.

Reason: To ensure that the site is satisfactorily returned to a beneficial afteruse and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

40. A monitoring report shall be submitted to the County Planning Authority annually by 31 December (commencing 31 December 2021) until the end of the aftercare period.

The report shall include:

- a) Any operations carried out on the land during the previous 12 months in respect of mineral extraction;
- b) Measures taken to implement the landscaping, progressive restoration and habitat creation;
- c) Measures taken to implement the aftercare provisions; and
- d) Intended operations for the next 12 months.

Reason: To allow the mineral planning authority to monitor the development and to ensure that the site is returned to a beneficial afteruse and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Definitions

Final Restoration: The date the County Planning Authority certifies in writing that the works of restoration in accordance with the conditions of this permission have been completed satisfactorily.

Planting Season: The period between 1 October in any one year and 31 March in the following year.

Free field : At least 3.5 metres away from the facade of a property or building.

Notes

The grant of planning permission does not remove the need to obtain the relevant statutory consents/licences from the Environment Agency.

Local Government (Access to Information) Act 1985
List of Background Papers

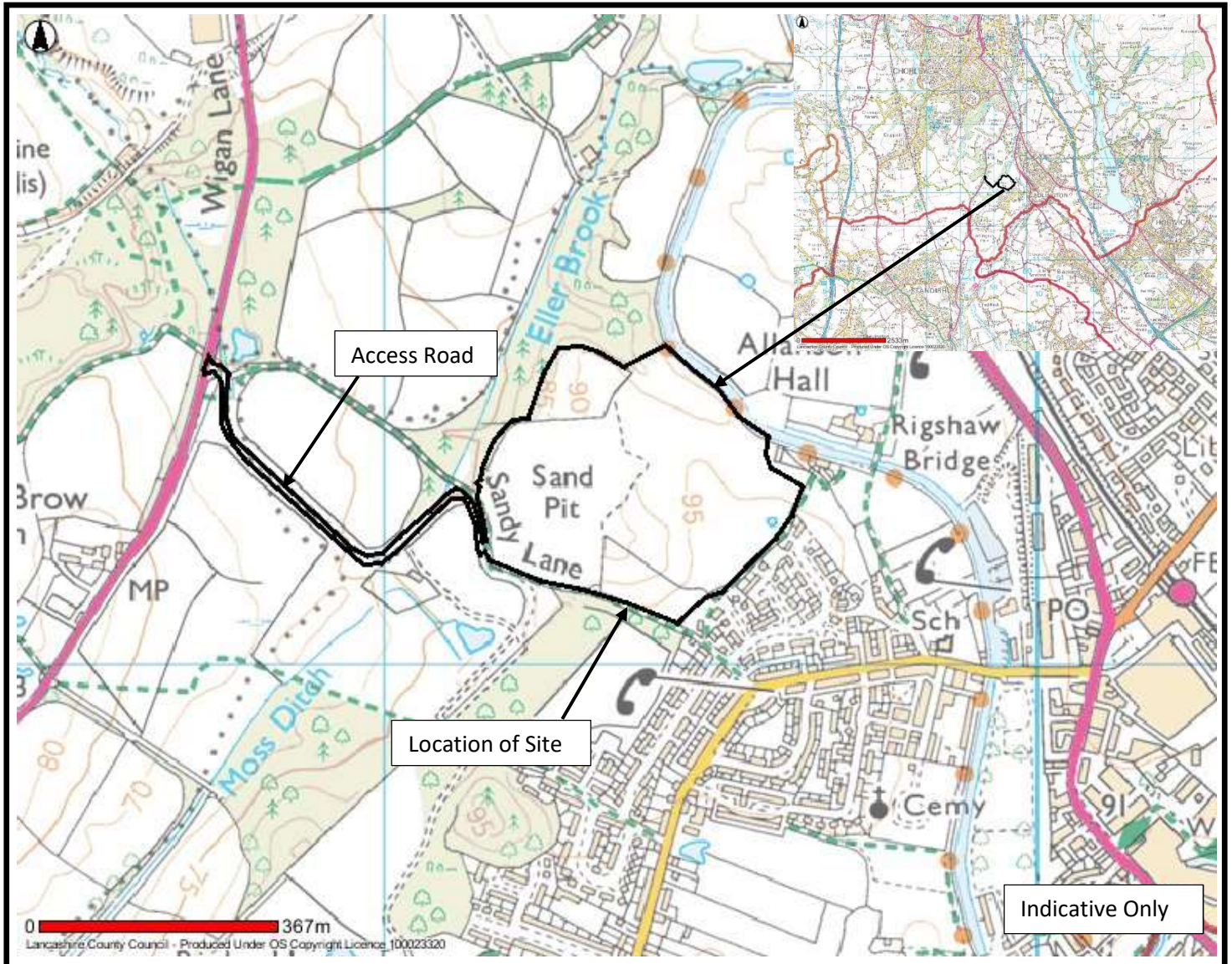
Paper	Date	Contact/Ext
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None

Reason for Inclusion in Part II, if appropriate

N/A

APPLICATION LCC/2020/0003 TO VARY CONDITION 2 OF PLANNING PERMISSIONS 09/05/0018, 09/13/0133, LCC/2015/0014, LCC/2016/0059 TO ALLOW FOR THE CONTINUED EXTRACTION OF SAND AND GRAVEL AND INFILLING OF INERT WASTES FOR RESTORATION PURPOSES BACK TO AGRICULTURE AND CONSERVATION UNTIL 31 DECEMBER 2030 AND FOR RECYCLING OPERATIONS TO CONTINUE UNTIL 31 DECEMBER 2029 AT SANDONS FARM QUARRY, SANDY LANE, ADLINGTON, CHORLEY



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Planning application LCC/2020/0003

**To vary condition 2 of planning permissions
09/05/0018, 09/13/0133, LCC/2015/0014,
LCC/2016/0059 to allow for the continuation of
phased extraction of sand and gravel and infilling of
inert wastes for restoration purposes back to
agriculture and conservation until 31 December
2030 and for recycling operations to continue until
31 December 2029 at Sandons Farm Quarry, Sandy
Lane, Adlington, Chorley**

Planning application LCC/2020/0003

Location plan (indicative)



Planning application LCC/2020/0003 Aerial View (June 2016)

Wigan Lane

Access Road

Wheel cleaner



Leeds and
Liverpool Canal

Residential
properties

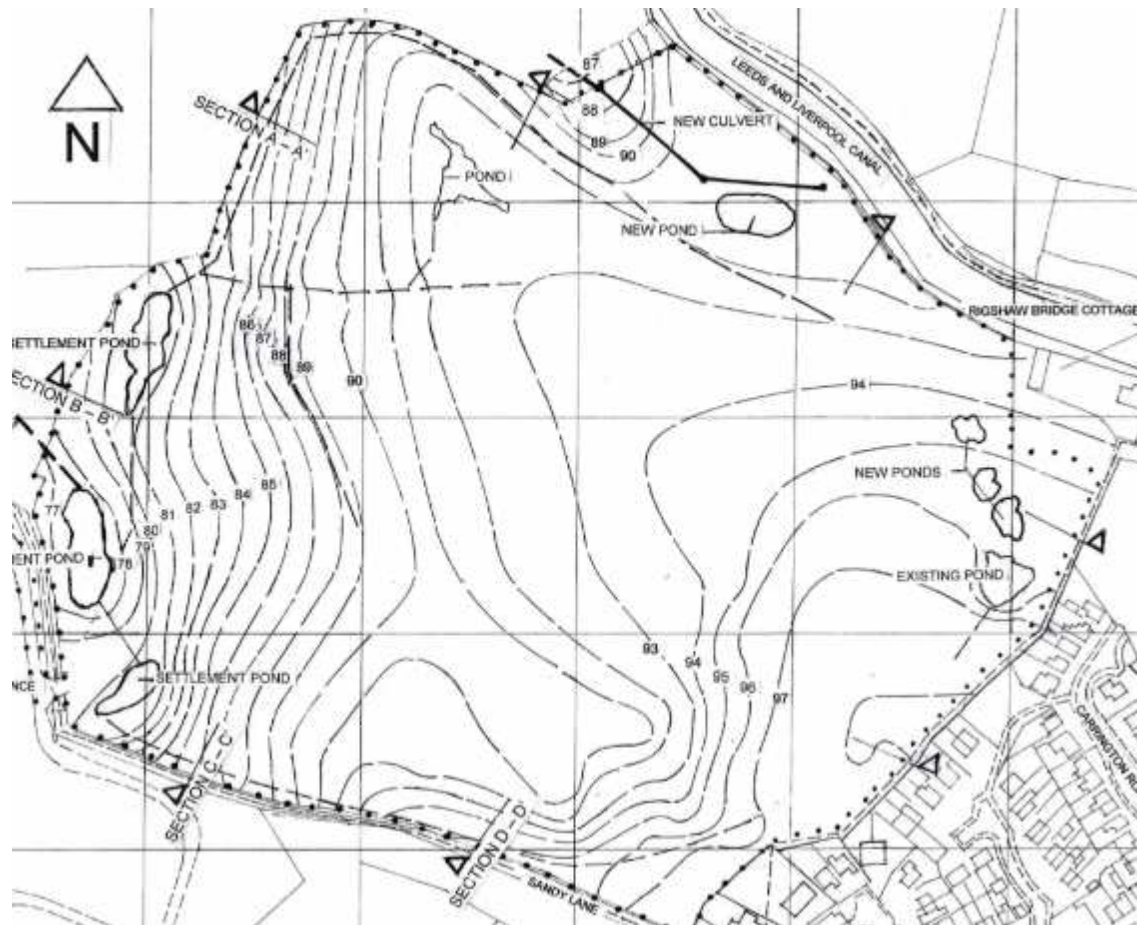
Planning application LCC/2020/0003

Restoration phasing plan

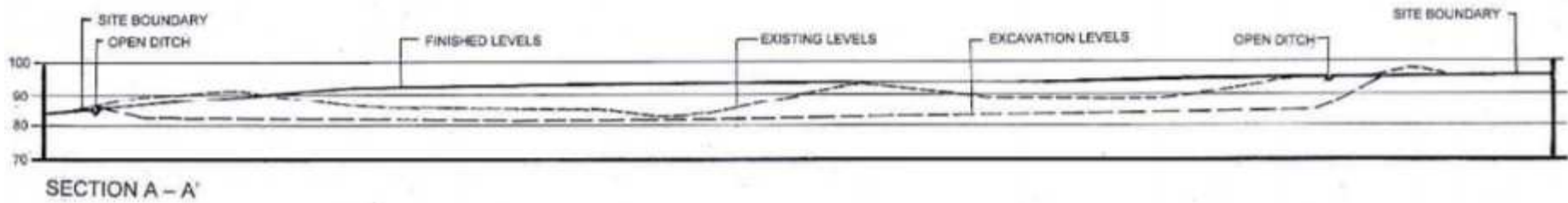


Planning application LCC/2020/0003

Finished levels

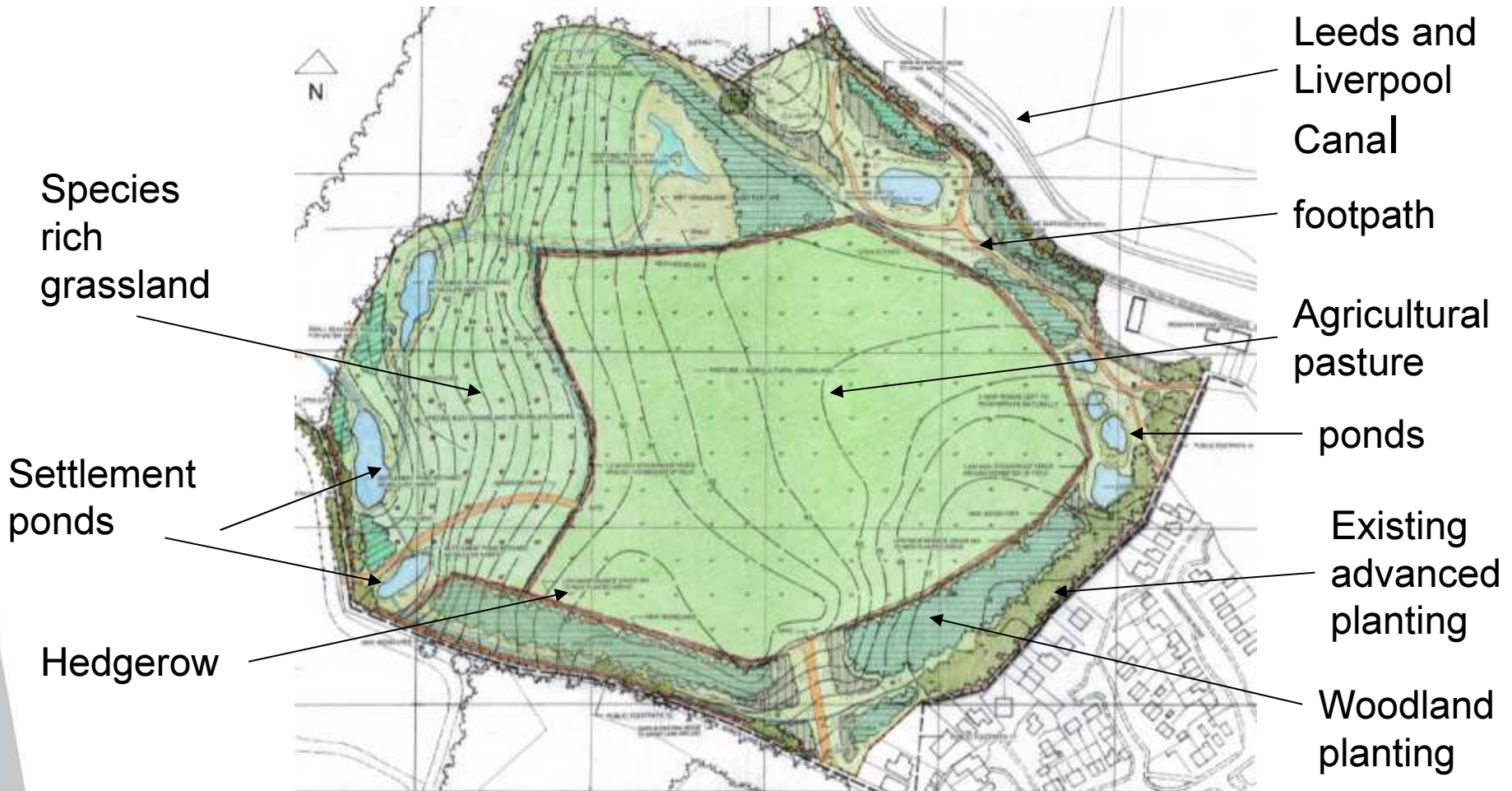


Planning application LCC/2020/0003 section



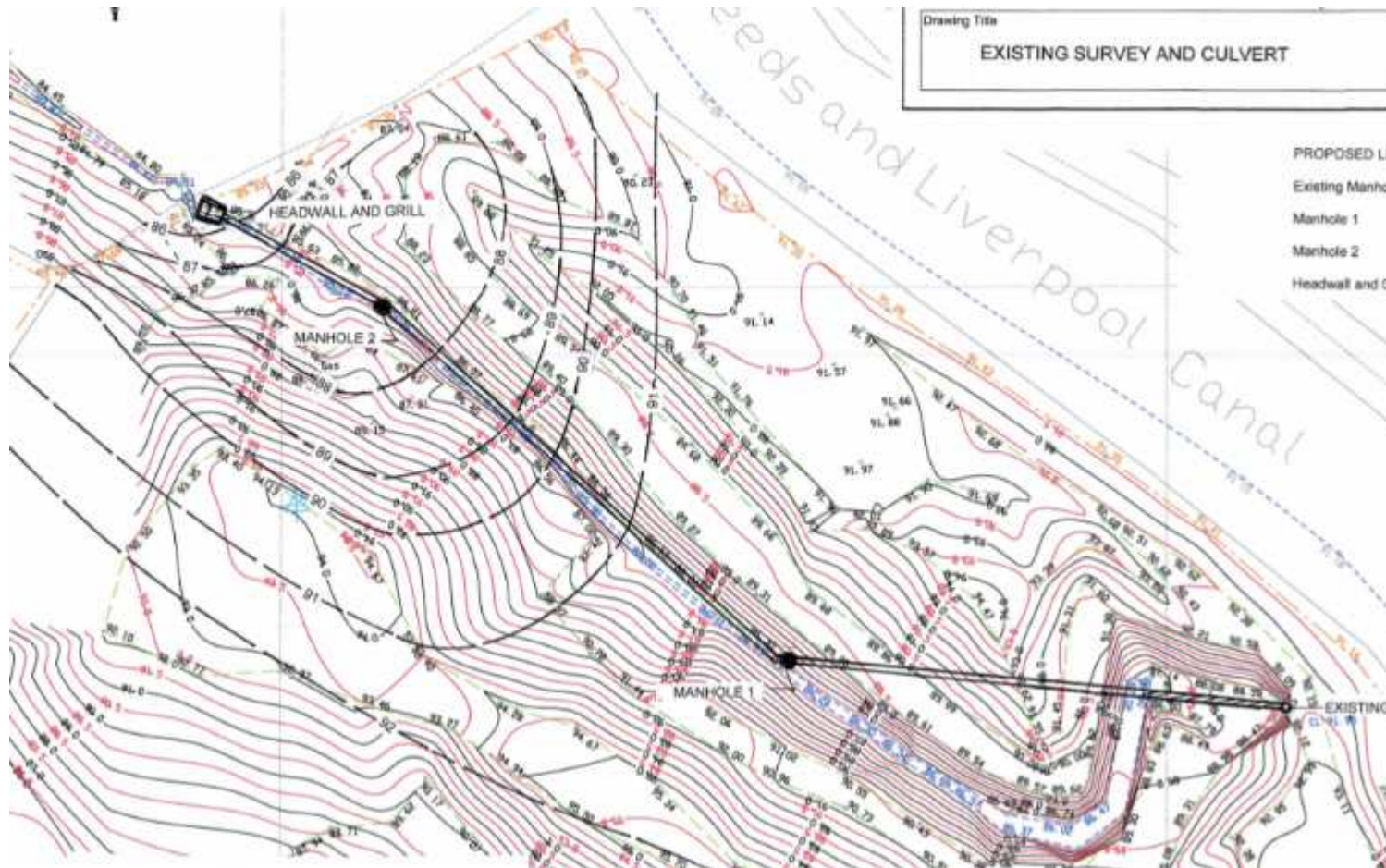
Planning application LCC/2020/0003

Restoration plan



Planning application LCC/2020/0003

Culvert plan



Planning application LCC/2020/0003

Carrington Road

Advance planting established around 2009

Ongoing restoration works

Sand excavation



Planning application LCC/2020/0003

Phase 1
restoration
area



Material
processing area

Planning application LCC/2020/0003



Access Road

Planning application LCC/2020/0003



Site entrance to Wigan Lane

Development Control Committee

Meeting to be held on 9th December, 2020

Electoral Division affected: Thornton and Hambleton
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Wyre Borough: application number. LCC/2020/0039

The infilling of a lake, and change of use of land to allow the siting of 40 static caravan pitches for holiday use and associated infrastructure. Highfield Farm Fisheries, Gants Lane, Hambleton.

Contact for further information:

Jonathan Haine, 01772 534130

DevCon@lancashire.gov.uk

Executive Summary

Application - The infilling of a lake, and change of use of land to allow the siting of 40 static caravan pitches for holiday use and associated infrastructure. Highfield Farm Fisheries, Gants Lane, Hambleton.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, design of development, works to infill the lake, landscaping, highways matters, occupancy controls, and ecological mitigation.

Applicant's Proposal

The application is for the infilling of an existing carp fishing lake and the subsequent development of the infilled area for 40 static caravans and associated infrastructure.

The infilling of the lake would require the importation of approximately 10,000 m³ of inert fill materials. These materials would be imported over a one month period with a maximum of 20 heavy goods vehicle movements per day.

Following the lake being infilled to the surrounding land levels, the static caravan units would be developed and would be arranged around a new circular access road. The existing vegetation on the perimeter of the site would be retained.

Each lodge unit would be single storey with a pitched roof and would measure approximately 12 metres by 6 metres. The units would be used to provide holiday accommodation. The development would create 3 – 4 full time equivalent jobs. An existing building on the site currently used to service the fishing facility would be retained.

Description and Location of Site

The application site relates to an existing lake located at Highfield Farm Fisheries, a course fishing facility, situated off Ghants Lane approximately 1km east of Hambleton village centre.

To the south and north of the application are other fishing lakes, to the east are agricultural fields whilst to the west is Ghants Lane beyond which are further agricultural fields.

Ghants Lane is an unclassified road which links to the A588 via a number of other unclassified roads.

A public footpath runs along the southern and eastern sides of the lake subject to the application.

The nearest residential properties are located at Highfield Farm itself immediately adjacent to the application site and at Cottage Field Farm 120 metres to the north west.

Background

History: Planning permission was granted on the application site and adjacent land in 2002 for the excavation and exportation of clay to form fishing lakes (ref 2/02/486).

Planning Policy

National Planning Policy Framework: The following paragraphs of the National Planning Policy Framework are considered relevant to the development: 7 -11 (definition of sustainable development), 54 -55 (planning conditions), 80- 84 (economic development and rural economy), 109 (transport considerations), 127 (design) and 174 - 175 (biodiversity).

Joint Lancashire Minerals and Waste Local Plan

Policy DM2 – Development Management

Wyre Borough Local Plan

Policy SP2 – Sustainable Development

Policy SP4 – Countryside Areas

Policy CDMP1 – Environmental Protection

Policy CDMP3 – Design

Policy CDMP4 – Environmental Assets

Policy CDMP6 – Accessibility and transport

Policy EP9 – Holiday Accommodation

Consultations

Wyre Borough Council: Initially raised objection on the basis that the applicant has not demonstrated that the proposed business is viable in the long term. Therefore insufficient information has been submitted to assess the proposal against policy EP9. Without this information, the proposal would represent unjustified development in the countryside contrary to policies SP4 and EP9. Wyre Council have considered further information from the applicant including a business plan and viability statement and now consider that the development is acceptable subject to conditions relating to an infill materials validation strategy, drainage scheme, construction environmental management plan, dust management plan, external lighting scheme, limitation of the units to holiday use only and details of building materials

Hambleton Parish Council : No observations received

Lancashire County Council Ecology Service: Objects to the application on the basis of the loss of pond habitats. Ecology maintain that the applicant's ecology surveys have not fully identified the value of the pond for protected species including common toads and therefore it is not possible to properly establish the impacts of the development. Ecology consider that the fishing lake will be used as breeding habitat for toads which are a priority species and therefore mitigation needs to be provided which adequately replaces the lost pond habitat.

Environment Agency: No objection subject to a condition regarding compensatory habitat creation.

Lancashire County Council Highways Development Control: No objection subject to conditions relating to vehicle routing / traffic management plan and requirement for a pre development highway condition survey.

Representations – The application has been advertised by press and site notice and neighbouring residents informed by individual letter. Three representations have been submitted raising the following issues:-

- Is the development for caravans or lodges and over what times of year is the accommodation to be open.
- The need for more holiday accommodation in this area is questionable and the contribution made to the local economy is doubtful.
- The accommodation will increase the amount of traffic along Ghants Lane.
- The ecology survey has not noted barn and tawny owls and bats that are present in the area and the lakes are almost certainly used by great crested newts. The increase in human activity will be detrimental to these species.
- Ghants Lane is already a very busy road and the development would lead to a large increase in traffic which cannot be accommodated on this road without unacceptable highway safety impacts. Two speed humps are required on the corner at Bickerstaff House to avoid an accident at this location.
- The fishing lakes will not be safe for children.
- The site is too far from Hambleton to reach the site by public transport.

Advice

The application is for the infilling of an existing carp fishing lake with imported soils and clays and for the development of the created land as a tourist accommodation site for 40 lodge / caravan units.

There are three fishing lakes on this site which were created in 2002/ 03 under a planning permission granted by the County Council for the extraction and export of clay. The current application relates to the central lake at Highfield Fisheries and the other two lakes would remain in their current form.

The planning application raises two main issues: 1) the environmental impacts arising from the infilling of the fishing lake and 2) the relationship of the proposed tourism accommodation to the policies in the Wyre Local Plan.

Infilling of the fishing lake

The key issues raised by the infilling proposals relate to the traffic impacts arising from the importation of the infill material and the impacts on ecology due to the loss of the fishing lake.

In relation to highway impacts, the applicant estimates that infilling of the existing lake would require approximately 10,000 m³ of inert fill materials. The applicant states that these materials would be imported over a one month period with 20 HGV movements per day. It is considered that importation of these volumes of fill would take longer to import or would require more frequent HGV's than the applicant's estimate but in any event, the volumes or duration of works are not significant and the highway impacts have to be assessed in that regard. It does not appear that any unacceptable highway impacts occurred when these lakes were excavated and that operation generated significantly more HGVs than currently proposed.

The site is located off Ghants Lane which links to the A588 via a number of other unclassified rural lanes. These roads are not generally suitable to take large volumes of HGVs over a prolonged period. Lancashire County Council Highways have raised no objection but have requested that any permission be subject to a traffic management plan. In view of the nature of the roads in the vicinity of the site, it is considered that the traffic management plan should include provision for the establishment of a one way system to avoid HGVs having to pass on these roads. Matters such as wheel cleaning and hours of operation can be the subject of separate planning conditions.

Highways have also requested a condition requiring a pre and post development survey of Ghants Lane and the other local roads that would be used by HGV traffic with a requirement that the developer make good any damage to the highway. This requirement is noted but it is considered that it should not be imposed due to the difficulties of adequately enforcing the condition and being able to demonstrate that the developer's traffic has resulted in damage to the highway.

In relation to ecology, the lake subject to this application was constructed in 2002 / 2003 and has three islands with peripheral landscaping that was planted after the lake was excavated. It has approximately 40 fishing stations which are accessed off a stone

track running around the perimeter of the lake. The margins of the lake are generally comprised of mown grass but there is some marginal vegetation on the lake edge.

Paragraph 174 of the National Planning Policy Framework requires that plans should promote the conservation, restoration and enhancement of priority habitats and the protection and recovery of priority species and identify and pursue opportunities for securing measuring net gains for biodiversity. It states that if significant harm to biodiversity cannot be avoided, adequately mitigated or as a last resort, compensated for, then planning permission should be refused.

The planning application includes an ecological survey of the pond that would be infilled. This was based upon a phase 1 survey of the site to map habitats and record presence or potential for protected species. Amphibian surveys were also undertaken of a number of field ponds in the land around the site. The applicant did not carry out amphibian surveys of the fishing lakes themselves as they considered that any potential was limited due to predation by fish. In the ponds around the site, no great crested newts were found with limited numbers of other amphibians. No survey for bats was undertaken around the lake but there was no evidence of any roosting features in the trees or buildings around the lake. Given the findings of the survey and the high numbers of fish in the lake, the applicant considers that the fishing lake is not a priority habitat and that the infilling of the lake would not have any unacceptable ecological impacts.

The Lancashire County Council Ecologist notes the findings of the applicant's ecology survey. However, she considers that the applicant has not adequately determined the use of the fishing lake for common toads and the use of the lake for this species cannot be discounted as fish do not predate toad eggs or tadpoles. Toads are a priority species and their presence would result in the fishing lake being a priority habitat. Adequate mitigation would therefore need to be demonstrated to compensate for the loss of priority habitat.

The applicant does not hold any information at present to be able to demonstrate that the fishing lake is not habitat for toads. He considers that the nature of the lake with its mown margins reduces its value including for toads. However, in order to progress the planning application, mitigation has been proposed. This includes ceasing the fishing activities on the northern lake so that it becomes a dedicated wildlife pond and developing three additional new pond features on the application site and on adjacent land. The Lancashire County Council Ecologist considers that this mitigation would still be inadequate as the area of the new ponds would be less than the area of the fishing lake that would be lost and would not be the single large area of water which is preferred by toads. However, it must be remembered that the lake feature being lost is a commercial fishing lake which has been constructed relatively recently and which is heavily disturbed by anglers with carefully managed peripheral areas to preserve fishing access. While these factors do necessarily prevent use by toads, they reduce the value of the lake for wildlife in general. The mitigation that is being put forward including the cessation of fishing on the northern pond would increase its value for ecology in general provided that it is subject to suitable controls in relation to creation and management. With conditions relating to habitat creation and management the proposal is considered acceptable in relation to the requirements of paragraphs 174

and 175 of the National Planning Policy Framework and policy CDMP4 of the Wyre Local Plan.

The proposed tourist accommodation

The proposal is for the development of 40 chalet / caravan units that would be marketed as holiday accommodation.

Paragraph 83 of the National Planning Policy Framework states that planning decisions should support sustainable rural tourism and leisure developments which respect the character of the countryside.

The application site lies within a countryside area in the Wyre Local Plan. Policy SP4 of the Local Plan deals with development within the countryside area and states that the open and rural character of the countryside will be recognised for its intrinsic character and beauty and that development which adversely impacts on the open and rural character of the countryside will not be permitted unless it is demonstrated that the harm to the open and rural character is necessary to achieve substantial public benefits that outweigh the harm. Policy SP4 states that development within the countryside area will only be granted for certain specified types of development including holiday accommodation in line with policy EP9.

Policy EP9 states that holiday accommodation proposals will be permitted where they meet the requirements of the core development management policies and provide they satisfy the following criteria:

- The totality of the development including on site services is of appropriate scale and appearance to the local landscape.
- Any new building and supporting infrastructure is necessary.
- New tourism accommodation site incorporating new build accommodation will need to be supported by a sound business plan demonstrating long term viability.
- Proposal for extensions to sites which include new built accommodation outside settlement boundaries will need to be supported by a viability assessment of the existing and proposed businesses.

The site is located in the open countryside where a policy of general development restraint applies in line with policy SP4 of the Local Plan. Development should therefore only be approved in such locations where it is for certain specified purposes and where, in the case of holiday accommodation, it is demonstrated that the development would be viable in the long term and would not lead to derelict or disused built development in the countryside.

Wyre Borough Council originally raised objection to the application as they did not consider that the applicant had demonstrated long term viability. The applicant submitted a business and financial plan setting out the projected costs and income from the development which the Borough Council considered was adequate in terms of the requirements of Policy EP9.

The proposal would provide a small number of new jobs and would create a demand for rural services such as shops. The proposal would therefore give rise to some local economic benefits. The principle of the holiday accommodation on this site is therefore acceptable and would meet the rural development objectives of paragraph 83 of the National Planning Policy Framework.

In terms of environmental impacts, the site is well screened from Ghants Lane and from the surrounding land including local footpaths by the perimeter vegetation which would be retained. The chalet / caravan units would be relatively small and would not be visible in the wider landscape. Subject to a condition controlling the levels of the infilling, the retention of the existing perimeter landscaping and the design and materials of each chalet unit, the development is considered acceptable in terms of visual impacts.

The use and occupation of the chalets would give rise to some traffic impacts. However, this would be set against the traffic impacts arising from the existing fishing activity which would be confined to a single lake compared to the three lakes which are currently used. The traffic impacts from the operation of the units would be largely confined to private cars and given the relatively small number of chalet units, it is considered that these impacts are acceptable.

There are a number of other issues that would need to be subject to planning conditions. Firstly, the chalet units would require foul drainage and therefore a condition is required to control the detail of the location and design of such works. Secondly, the proposal is not in a location where the development of residential accommodation would normally be supported and therefore a condition is also required controlling the use of the chalet units so that they are only used for holiday accommodation and not for permanent residences. The Borough Council have also requested a condition in relation to lighting of the site. This is considered acceptable. The Borough Council have also requested a condition requiring a dust management plan and air quality emissions assessment. However, it is not considered that the proposal would have any particular dust or air quality impacts. Dust impacts during the infilling of the lake can be controlled through a simple condition requiring mitigation to be undertaken. With such conditions, the proposed chalet development is considered to be acceptable in relation to policies CDMP1, CDMP3, CDMP4, CDMP6 and EP9 of the Wyre Local Plan.

In view of the scale, location and design of the development, it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

Recommendation

That planning permission be **Granted** subject to the following conditions:

Time Limits

1. The development shall commence not later than 3 years from the date of this permission.

Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:
 - a) The Planning Application and supporting statement received by the County Planning Authority on 22nd June 2020
 - b) Submitted Plans and documents:

Drawing GA3290-WHP-01B - Location plan

Drawing GA3290-WHP-01B - Wildlife Habitat Plan accompanying email from Graham Anthony Associates dated 17th November 2020
 - c) All schemes and programmes approved in accordance with this permission.

Reason: For the avoidance of doubt, to enable the County Planning Authority to adequately control the development and to minimise the impact of the development on the amenities of the local area, and to conform with policies CDMP1 and CDMP4 of the Wyre Local Plan.

3. Written notification of the date of commencement of the development shall be sent to the County Planning Authority within 7 days of such commencement.

Reason: To enable the County Planning Authority to monitor the development to ensure compliance with this permission and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy of the Wyre Plan.

4. No materials other than clean soils and clays shall be used to infill the lake.

Reason: To control the development in the interests of local amenity and ecology and to conform with Policy CDMP4 of the Wyre Local Plan.

5. The operations to infill the lake shall be completed within three months of the date of commencement as notified to the County Planning Authority under the provisions of condition 3 above.

Reason: In the interests of the amenities of the area and to conform with Policy CDMP1 and CDMP3 of the Wyre Local Plan.

6. No development shall take place until a details of the final levels of the infill materials have been submitted to and approved in writing by the County Planning Authority. No materials shall be tipped either temporarily or permanently above the approved levels.

Reason: In the interests of visual amenity and to conform with Policy SP2 and CDMP3 of the Wyre Local Plan.

Design

7. No development of the chalet units shall be undertaken until a scheme and programme including details of the following matters has been submitted to the County Planning Authority for approval in writing:
- a) The building materials to be used for the external elevations including walls and roof.
 - b) The materials to be used for the access roads
 - c) Details of any external lighting to be erected including location, design and light output
 - d) Details of the measures to be installed for dealing with waste and surface water including the location and design of any treatment facility and locations of outfalls.

The development shall thereafter be undertaken in accordance with the approved details, the facilities for waste and surface water shall be installed before any of the chalet units are occupied.

Reason: In the interests of the visual amenities of the area and to ensure the proper treatment of waste water and to conform with policies CDMP1 and CDMP3 of the Wyre Local Plan.

Highway Matters

8. No development shall commence until a Construction Management Plan has been submitted to the County Planning Authority and approved in writing. The Construction Management Plan shall contain details of the following:-
- a) The measures to prevent HGVs associated with the importation of fill materials from passing on Ghants Lane. The measures shall include signage or other measures to inform all hauliers of the approved HGV routes.
 - b) The hours of operation that will apply to HGVs importing fill materials to the site.
 - c) The measures to be employed during the infill operations to prevent mud and debris being deposited on the public highway by HGVs leaving the site.

The proposals contained in the approved Construction Management Plan shall be complied with at all times during the infilling operations.

Reason: In the interests of highway safety and local amenity and to conform with policy CDMP3 of the Wyre Local Plan.

9. Measures shall be employed at all times during the infilling operations to prevent mud, dust and other debris from being deposited on the public highway by HGVs leaving the site.

Reason: In the interests of local amenity and highway safety and to conform with Policy CDMP3 of the Wyre Local Plan.

10. Works to infill the lake and to construct the accommodation units shall only be undertaken between the following hours:

08.00 - 17.30 Mondays to Fridays

08.00 - 13.00 Saturdays

No such works shall be undertaken at any time on Sundays or Public Holidays

Reason: In the interests of local amenity and to conform with Policy CDMP3 of the Wyre Local Plan.

11. Measures shall be taken at all times during the duration of infilling works to minimise the generation of dust.

Reason: In the interests of the amenities of the area and to conform with Policy CDMP1 of the Wyre Local Plan.

Occupancy Controls

12. The accommodation units shall be used for the purposes of holiday accommodation only and not as a permanent residence.

Reason: To ensure that the development is only occupied for tourism purposes and to conform with policy SP4 of the Wyre Local Plan.

13. An up to date register of the names and home addresses of all owners / occupiers of each accommodation unit shall be maintained and retained at the site office. The register shall be made available to the County Planning Authority on request.

Reason: To ensure that the accommodation units are only occupied as holiday accommodation and to conform with Policy SP4 of the Wyre Local Plan.

Landscaping and Ecology

14. Any tree and shrub removal shall only be undertaken outside of the bird breeding season between 1st March and 31st August unless surveys by a suitably qualified and experienced ecologist have determined that nesting birds are not present.

Reason: In the interests of ecology and to conform with Policy CDMP4 of the Wyre Local Plan.

15. All vegetation of the boundaries of the site including those trees labelled 'existing trees' on drawing GA3290-WHP-01B shall be protected from damage and retained during the works to infill the lake. Any trees and shrubs damaged or removed during those operations shall be replaced with trees and shrubs of the same species in the first planting season following the date of their removal.

Reason: In the interests of the landscaping of the site and to conform with policy CDMP4 of the Wyre Local Plan.

16. The accommodation units shall only be sited in the locations shown on drawing GA3290-WHP-01B.

Reason: In the interests of the visual amenities of the area and to conform with Policy CDMP3 of the Wyre Local Plan.

17. No development shall commence until an ecological mitigation plan has been submitted to the County Planning Authority for approval in writing. The mitigation plan shall include the following details:

- a) Details for the creation of the new pond features as shown on drawing GA3290-WHP-01B including the exact dimensions, depths and cross sectional details and landscaping.
- b) Details for the landscaping and management of the areas on the periphery of the new ponds.
- c) Details of tree and shrub planting to mitigate for the loss of vegetation from the infilling of the lake including locations, layout, species, planting methods and protection methods.
- d) A method statement for the draining down of the existing fishing lake labelled FP1 including techniques to relocate any amphibians. The draining down works shall only take place between September and January inclusive.
- e) Details for the erection of a minimum of 10 bird boxes.
- f) Details of amphibian hibernacula to be created.

The pond creation, tree and hedge planting works and other ecological mitigation measures contained in the approved scheme shall be completed in the first planting season following the commencement of the development.

Reason: To secure the ecological mitigation works and to conform with Policy CDMP4 of the Wyre Local Plan.

18. Within six months of any accommodation units being developed at the site, an ecological enhancement and management scheme for the northern fishing lake and the mitigation measures required under condition 17 of this permission shall be submitted to the County Planning Authority for approval in writing. The scheme shall include details of the following:

- a) The works proposed to remove all fish from the lake.

- b) Works to improve the biodiversity potential of the lake including removal of the fishing pegs and habitat creation works on the pond margins and peripheral areas.
- c) A management plan for the lake and the other ecological ponds required by condition 17 including measures to exclude public access.

The mitigation works including landscaping works contained in the approved scheme shall be completed within six months of the approval of the scheme.

The northern lake and mitigation works undertaken under the provisions of condition 17 shall thereafter be managed in accordance with the management plan approved under c) above for the duration of the development.

Reason: In the interests of ecology and to conform with Policy CDMP4 of the Wyre Local Plan.

Definitions

Heavy Goods Vehicle: A vehicle of more than 7.5 tonnes gross weight.

Planting Season: The period between 1 October in any one year and 31 March in the following year.

Notes

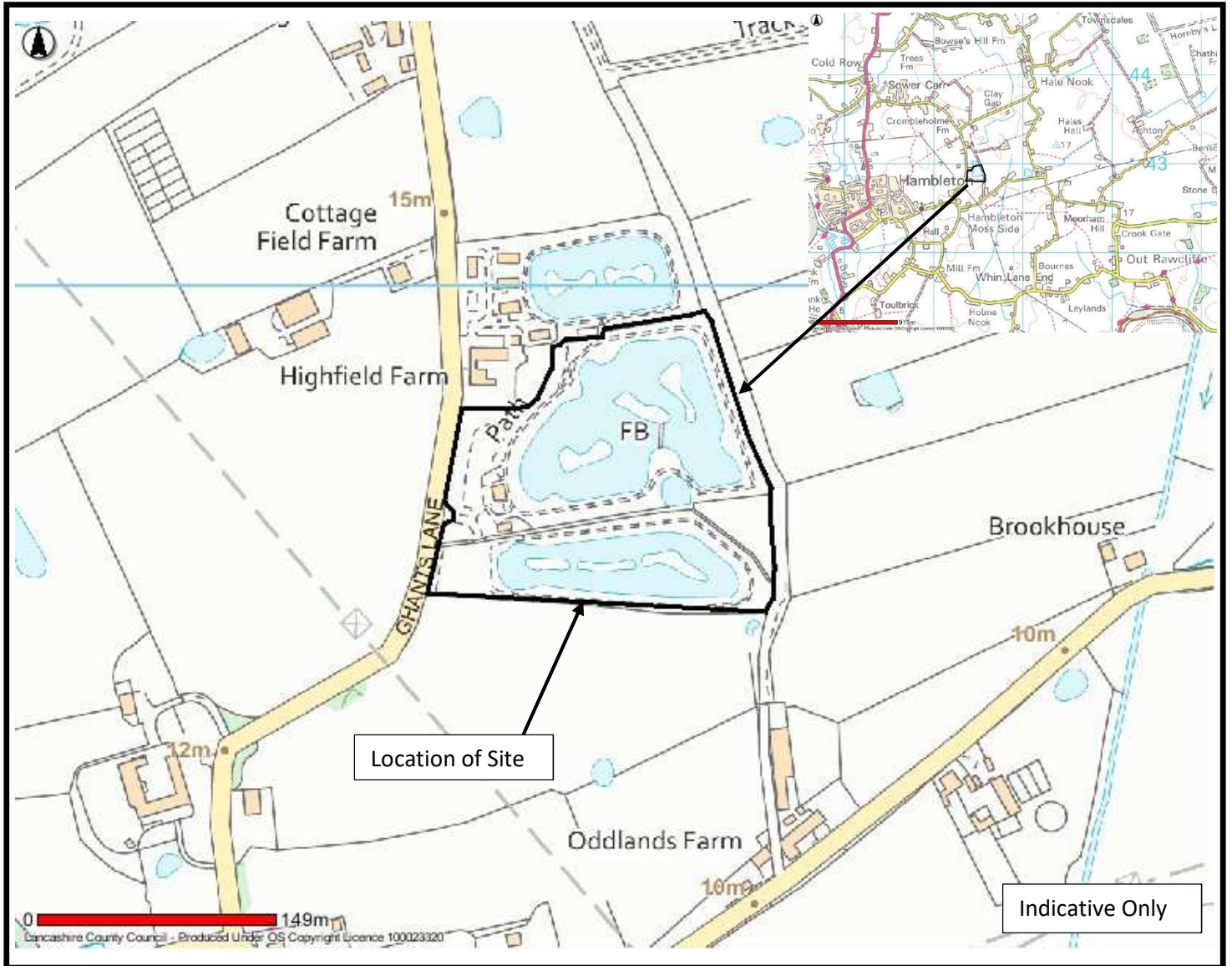
The grant of planning permission does not remove the need to obtain the relevant statutory consents/licences from the Environment Agency.

Local Government (Access to Information) Act 1985 List of Background Papers

None

Reason for Inclusion in Part II, if appropriate
N/A

APPLICATION LCC/2020/0039 THE INFILLING OF A LAKE, AND CHANGE OF USE OF LAND TO ALLOW THE SITING OF AN ADDITIONAL 40 STATIC HOLIDAY CARAVAN PITCHES AND ASSOCIATED INFRASTRUCTURE AT HIGHFIELD FARM FISHERIES GHANTS LANE HAMBLETON



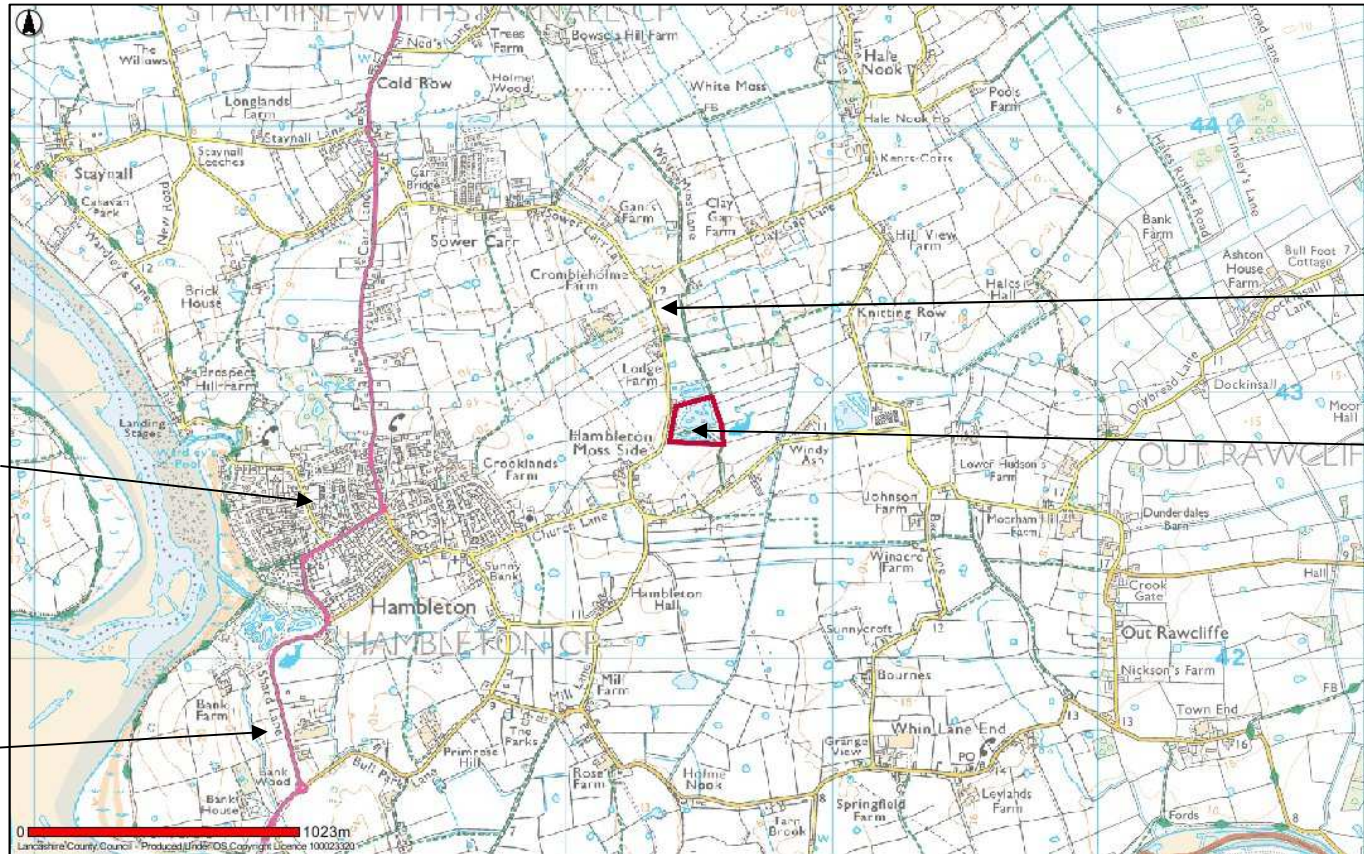
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Planning Application LCC/2020/0039

**Proposed infilling of fishing lake and development
of site for 40 caravan / chalet units for holiday
accommodation.**

Highfield Farm Fishery, Ghants Lane, Hambleton

Planning application LCC/2020/0039



Ghants Lane

Application site

Hambleton

A588

Planning application LCC/2020/0039



Ghants
Lane

Highfield
Farm
Fishing
Lakes

Planning application LCC/2020/0039 – Proposed Layout



Planning application LCC/2020/0039 – photograph of existing fishing lake



Planning application LCC/2020/0039 – Photograph of existing fishing lake



Planning application LCC/2020/0039 – Existing fishing lake



Development Control Committee

Meeting to be held on 9th December 2020

Electoral Division Affected: All

Planning decisions taken by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation

Contact for further information:

Susan Hurst 01772 534181
DevCon@lancashire.gov.uk

Executive Summary

Planning decisions taken by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation.

Recommendation – Summary

That the report be noted.

Since the last ordinary meeting of the Development Control Committee on the 21 October 2020, the following decisions on planning matters have been taken in accordance with the County Council's Scheme of Delegation.

Lancaster

Application: No. LCC/2020/0040

Thomas Graham and Sons - Warehouse 2, Northgate Business Park, Middlegate, White Lund Industrial Estate, Morecambe.

Retrospective application for a waste transfer station for offensive waste - mainly non-clinical hygiene waste.

Ribble Valley

Application: No. LCC/2020/0055

Information kiosk/Public toilet building located at Springwood, Whalley.

Proposed refurbishment and alterations of the information kiosk and toilets including change of use of part of the building to a food and drink takeaway.

Preston

Application: No. LCC/2020/0059

Ashton Community Science College, Aldwych Drive, Preston.

Provision of new school assembly hall with covered link back to the existing school building.

Application: No. LCC/2020/0054

Acorns Primary School, Blackpool Road, Preston.

Erection and replacement of perimeter fencing with 2.4m and 3m high steel mesh security fencing with vehicular and pedestrian gates.

Application: No. LCC/2019/0029/1

Land at Red Scar Industrial Estate, Preston

Compliance with condition 25 and condition 26 of permission LCC/2019/0029 - details of signage - improvement works for entrance to Red Scar Industrial Estate

South Ribble

Application: No. LCC/2019/0058NM1

Plot 3.4/Building 2, Lancashire Business Park, Enterprise Drive, Leyland.

Non material amendment for the enlargement of 1no service door to units 1, 2, 3 and 8 and an additional vehicular access point on to Spurrier Street.

Application: No. LCC/2019/0058/4

Plot 3.4/Building 2 Lancashire Business Park, Enterprise Drive, Leyland.

Compliance with condition 8 - external lighting of permission LCC/2019/0058.

Application: No. LCC/2019/0058/3

Plot 3.4/Building 2 Lancashire Business Park, Enterprise Drive, Leyland.

Compliance with condition 10 - electric vehicle charging of permission LCC/2019/0058.

Application: No. LCC/2019/0058/2

Plot 3.4/Building 2 Lancashire Business Park, Enterprise Drive, Leyland.

Compliance with conditions 4 - remediation strategy of permission LCC/2019/0058.

Application: No. LCC/2019/0058/1

Plot 3.4/Building 2 Lancashire Business Park, Enterprise Drive, Leyland.

Compliance with conditions 3, drainage 5, external materials 6, footway/cycleway and 7 landscaping of permission LCC/2019/0058.

West Lancashire

Application: No. LCC/2018/0023NM1

Tower House, Stopgate Lane, Simonswood.

Non material application for the change in colour of the building.

Application SCP/2020/0001

Simonswood Industrial Estate, Simonswood.

EIA scoping opinion for clinical / medical waste incineration facility.

Hyndburn

Application: No. LCC/2019/0070NM1

North Cliffe School Site, Blackburn Old Road, Great Harwood.

Non material amendment for changes to the brick, soffit, fascia, roof tile, quoin locations and additional roof photovoltaics.

Pendle

Application: No. LCC/2019/0007/1

Foulridge Waste Water Treatment Works, Foulridge, Colne.

Compliance with condition 8 of permission LCC/2019/0007 – Landscaping scheme.

Rossendale

Application: No. LCC/2020/0048

Haslingden High School, Broadway, Haslingden.

Retention of the modular building approved under permission LCC/2015/0072.

Application: No. LCC/2020/0044

Cribden House Special School, Haslingden Road, Rawtenstall.

Installation of 1no woodland pod classroom as per existing pods.

Recommendation

That the report be noted.

Local Government (Access to Information) Act 1985

List of Background Papers

Paper	Date	Contact/Directorate/Ext
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None		
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Reason for Inclusion in Part II, if appropriate

N/A

