

Lancashire County Council

Development Control Committee

Wednesday, 20th October, 2021 at 10.30 am in Committee Room 'C' - The Duke of Lancaster Room, County Hall, Preston

Agenda

Part 1 (Open to Press and Public)

No. Item

1. **Apologies for absence**
2. **Disclosure of Pecuniary and Non-Pecuniary Interests**

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 last meeting held on 8 September 2021** (Pages 1 - 4)

The committee are asked to agree that the Minutes of the last meeting held on 8 September 2021 be confirmed and signed by the Chair.
4. **Update Sheet**

The Update Sheet will be considered as part of each related agenda report.
5. **West Lancashire Borough: application number LCC/2021/0032 Erection of portal framed building for storage of recycled soils, Newbridge Farm, Stopgate Lane, Simonswood** (Pages 5 - 20)
6. **Wyre Borough: application number LCC/2021/0033 Amendment to condition 7 of planning permission LCC/2014/0145 to allow the site to accept household waste in addition to the existing permitted waste inputs of commercial and industrial waste, Burn Hall Waste Transfer Station, Unit 8 Burn Hall Industrial Estate, Venture Road, Fleetwood** (Pages 21 - 42)

7. **South Ribble Borough: application number LCC/2021/0012 Extraction of sand and gravel including construction of new access road and new junction with A59 Preston New Road, creation of plant site, weighbridge and stockpiling area, silt ponds, landscaping including screen mounding, with progressive restoration to wetland and passive flood management facility, woodland and agriculture. Lower Hall Farm, Samlesbury nr Preston** (Pages 43 - 50)
8. **West Lancashire Borough: application number LCC/2021/0037 Provision of a temporary classroom, Lathom Park C of E Primary School, Hall Lane, Lathom** (Pages 51 - 62)
9. **Planning decisions taken by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation** (Pages 63 - 64)

10. 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.

11. Date of Next Meeting

The next meeting of the Development Control Committee will be held on Wednesday, 8 December 2021 at 10.30 a.m. in Committee Room B - the Diamond Jubilee Room, County Hall, Preston.

L Sales
Director of Corporate Services

County Hall
Preston

Lancashire County Council

Development Control Committee

Minutes of the Meeting held on Wednesday, 8th September, 2021 at 10.30 am in Committee Room 'A' - The Tudor Room, County Hall, Preston

Present:

County Councillor Matthew Maxwell-Scott (Chair)

County Councillors

| | |
|--------------|------------|
| P Rigby | M Pattison |
| M Dad BEM JP | J Potter |
| A Kay | E Pope |
| H Khan | B Yates |
| G Mirfin | S Clarke |

1. Apologies for absence

Apologies were received from County Councillor Loraine Cox.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

County Councillor Barrie Yates declared a non-pecuniary interest in Item 7 as he was a South Ribble Borough Councillor and was a Member of the Borough Council's Planning Committee.

3. Minutes of the last meeting held on 21 July 2021

Resolved: That the minutes of the last meeting held on Wednesday 21 July 2021 be confirmed and signed by the Chair.

4. Update Sheet

No Update Sheet was required for items on this agenda.

5. Wyre Borough: application number LCC/2020/0061 Erection of new composting building and continuation of use of existing composting site subject to a condition restricting the export of compost to five heavy goods vehicles (HGVs) per day, Iron House Farm, Lancaster Road, Out Rawcliffe, Preston

A report was presented on an application for the erection of a new composting building and continuation of use of the existing composting site, subject to a condition restricting the export of compost to five heavy goods vehicles per day at Iron House Farm, Lancaster Road, Out-Rawcliffe, Preston.

It was reported that further discussions were taking place in relation to the traffic issues at this site. It was therefore requested that consideration of this application be deferred to a later meeting of the Committee.

Resolved: That consideration of this application be **deferred**, until discussions in relation to the traffic issues at the site had been concluded.

**6. Lancaster City Council: application number LCC/2021/0023
Proposed classroom extension including replacement and
relocation of existing fencing and relocation of two car parking
spaces, Loyne Specialist School, Sefton Drive, Lancaster**

A report was presented on an application for a proposed classroom extension, including replacement and relocation of existing fencing and relocation of two car parking spaces at Loyne Specialist School, Sefton Drive, Lancaster.

The classroom extension would require the removal of a length of existing 2.4 metre high palisade fencing. This would be replaced with 107 metres of 1.8 m high mesh fencing on a different alignment, further from the school buildings to create extra play provision and outside resources for the school. Two car parking spaces would be lost due to the extension which were to be replaced by extending the existing car parking area at the front of the school. The spaces would be surfaced with an interlocking cellular paving grid, infilled with gravel.

The report included the views of Lancaster City Council, LCC Highways Development Control and LCC Ecology Service, and details of one representation raising concerns around traffic, highway safety and parking. These representations had been addressed in the Committee report.

The Development Management Officer presented a Powerpoint presentation showing an aerial view of the site and the nearest residential properties, the location of the proposed classroom extension and replacement car parking spaces, and photographs of the existing site and proposed changes.

It was reported that the school were currently unable to accommodate the large number of Early Year Foundation Stage children being put forward for placement, due to the lack of classroom and outdoor space within Early Years. The children that were not placed often ended up in mainstream provision in classes of up to 30 pupils where they struggled to progress. The proposed extension would allow more Early Years Foundation Stage children with special educational needs to learn in an environment that suited their needs.

Resolved: That planning permission be **granted**, subject to conditions controlling time limits, working programme, building materials, landscaping, protection of trees and ecological mitigation, as set out in the Committee report.

7. South Ribble Borough: application number LCC/2021/0029 Creation of a new car park with 2.4m high security fencing and gates, Lever House County Primary School, Bristol Avenue, Farington

A report was presented on an application for the creation of a new car park with security fencing and gates at Lever House County Primary School, Bristol Avenue, Farington.

As outdoor learning had taken an increased prevalence in the national curriculum, the school considered there was inadequate outdoor play space for both key stage one and two children. This was a particular issue in the wintertime when the playing field tended to get waterlogged. The existing car park was directly adjacent to the playground and separated the existing playground from the playing fields. In order to provide a greater area of hard surfaced playground, it was proposed to convert the existing car park to playground, which would create a single enlarged play area with a size suitable for the school intake. A new area of replacement car parking would then be constructed on the northern edge of the playing field.

The report included the views of LCC Highways Development Control and United Utilities and details of an objection from Sport England. No comments had been received from South Ribble Borough Council or the Lead Local Flood Authority. One representation had been received by a local resident raising a number of issues regarding highways and parking impacts at the school which were detailed and responded to in the Committee report.

The Development Management Officer presented a Powerpoint presentation showing an aerial view of the site, the nearest residential properties and the proposed car park. A diagram was also shown of the car park layout and photographs of parking spaces to be retained, the existing car park which was to become the playground, the location of proposed car parking and the playground to be extended.

The Development Management Officer answered questions from Committee on the application.

Committee noted that although there would be some loss of the playing field, any conflict with the Playing Fields Policy was outweighed by the benefits of the development. However, it was reported that, due to the objections raised by Sport England, it was necessary to refer the application to the Secretary of State for determination.

County Councillor Mirfin proposed that an additional condition be included in the planning permission for adequate signage to ensure the effectiveness of vehicular movements in and out of the car park area and advising motorists they were approaching a school car park. It was confirmed that the development would not necessitate a change to the car park access from the public highway and that signs were currently displayed for school staff parking.

After a discussion, County Councillor Mirfin withdrew his proposal. However, going forward, County Councillor Mirfin emphasised the need to improve signage for car parking both in front of schools and on school car parks.

Resolved: That subject to the Secretary of State not calling in the application for his own determination, planning permission be **granted** subject to conditions controlling time limits, working programme, building materials and layout of car park, as detailed in the Committee report.

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

It was reported that, since the last meeting of the Development Control Committee on 21 July 2021, five 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.

9. Urgent Business

There were no items of Urgent Business.

10. Date of Next Meeting

Resolved: That the next meeting of the Committee be held on Wednesday 20 October 2021 at 10.30am, County Hall, Preston.

L Sales
Director of Corporate Services

County Hall
Preston

Agenda Item 5

Development Control Committee

Meeting to be held on 20 October 2021

| |
|--|
| Electoral Division affected: West Lancashire East |
|--|

West Lancashire Borough: application number LCC/2021/0032
Erection of portal framed building for storage of recycled soils, Newbridge Farm, Stopgate Lane, Simonswood

Contact for further information:

Faiyaz Laly, 01772 538810

DevCon@lancashire.gov.uk

Executive Summary

Application - Erection of portal framed building for storage of recycled soils, Newbridge Farm, Stopgate Lane, Simonswood.

Recommendation - Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, building materials and hours of construction.

Applicant's Proposal

Planning permission is sought for the erection of a portal framed building located at a waste transfer station at Newbridge Farm, Stopgate Lane, Simonswood. The building would measure approximately 37.6m x 30.5m with a height of 10.5m. The building would have a total floor space of approximately 1150m² and would be open sided to the western elevation.

The lower section of the building would be constructed from concrete panels to a height of 3.5m with the upper sections of the building being constructed from box profile coated metal cladding sheets coloured green. The building would be finished with a pitched roof constructed from fibre cement sheeting also coloured green.

The site imports inert wastes which are then processed and screened to produce a variety of soil products which are suitable for use on sites such as football pitches, golf courses and domestic gardens. The site was granted planning permission for a portal framed storage building for storage of recycled materials in January 2013 (Ref - 8/12/1116). As the applicant never implemented this permission it has since expired. The applicant now intends to construct a building of similar dimensions but in a different location.

At present soil screening and storage operations take place in the open air. However, this is resulting in the recycled soil materials becoming saturated by rain

making the product unfit for purpose. The building would be used for the covered storage of soil in order to prevent the soil being exposed to the weather. The height of the building is required to allow a loading shovel to operate inside the building to create and remove stockpiles of soil.

Description and Location of Site

The proposed building would be at an existing inert waste recycling site located off Stopgate Lane, Simonswood approximately 3.5 km north east of Kirkby. The whole operational site extends to 6.2 hectares (ha).

The Wigan - Liverpool railway line forms the southern boundary of the site with the remainder of the waste transfer station and associated screening mounds located to the west. To the north is the access road to the site and to the east is agricultural land. The nearest residential properties are located at Newbridge Farm 350m to the north and at Abrams Farm, off Stopgate Lane, 400m to the west. A farm track crossing the railway is located 150m to the east and which is also designated as a public footpath. The boundary of the Green Belt wraps around the north, east, and south sides of the waste transfer station site.

Background

History

Planning permission for the importation and storage of mature, soil, sand, compost and other non-special waste and the mixing, processing and grading of these materials was granted in 1999 (ref - 8/97/1115).

Planning permission for a new access road to the site and creation of a screening embankment was granted in 2006 (ref - 8/06/0129).

Planning permission was granted in January 2013 for the erection of a portal building for the storage of recycled soil materials (ref - 08/12/116).

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 7 - 14, 51 - 53, 54 - 57, 84 - 85, 124 - 136 and are relevant with regards to the presumption in favour of sustainable development, tailoring planning control to local circumstances, planning conditions, supporting the rural economy, and achieving well designed places.

National Planning Policy for Waste (NPPW)

Section 7 is relevant with regards the determination of applications for waste development.

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

Policy CS7 - Managing our Waste as a Resource
Policy CS8 - Identifying Capacity for Managing our Waste
Policy CS9 - Achieving Sustainable Waste Management

Joint Lancashire Minerals and Waste Local Plan

Policy DM2 - Development Management
Policy WM2 - Large Scale Built Waste Management Facilities
Policy WM3 - Local Built Waste Management Facilities

West Lancashire Local Plan

Policy GN1 - Settlement Boundaries
Policy GN3 - Criteria for Sustainable Development
Policy EC1 - The Economy and Employment Land
Policy EC2 - The Rural Economy
Policy EN2 - Preserving and Enhancing West Lancashire's Natural Environment

Consultations

West Lancashire Borough Council - No objection.

Simonswood Parish Council - No objection to the portal frame building. The parish council would like the starting hours to remain as existing due to concern for the residents.

Health and Safety Executive - No objection.

The Coal Authority - No observations received.

Lancashire County Council Highways Development Control - No objection. The proposed development is within an established waste transfer business and does not involve a new or altered access to the public highway. The site has previously been granted planning permission (2012/1116) for the construction of a storage building. This application is for the relocation of the previously approved storage building. The proposed building is for the storage of materials and to cover current waste on site.

The supporting statement submitted with this application states that as the building purpose is to cover current waste on site, the development would not enable greater volumes of waste to be produced and therefore would not increase traffic levels along Stopgate Lane. Lancashire County Council Highways does not have any objection to the relocation of the portal framed building and is of the opinion that the proposed development would not have a significant impact on highway safety or highway capacity within the immediate vicinity of the site.

Representations - The application has been advertised by press, site notice, and neighbouring residents informed by individual letter. No representations have been received.

An email has been received from County Councillor Rob Bailey requesting that the application is determined by the Development Control Committee and raising concerns over expanded operating hours and additional Heavy Goods Vehicles movements through Bickerstaffe as a consequence of the new operation.

Advice

Planning permission is sought for the erection of a building on an existing waste transfer station site to be used for the storage of recycled soil materials. The site imports inert waste materials which are then screened and processed to produce a variety of soil products which are suitable for use on sites such as football pitches, golf courses and domestic gardens. At present the soil screening and storage operations take place in the open air. However, this is resulting in the recycled soil materials becoming saturated by rain making the product unfit for purpose. The building would be used for the storage of soil undercover in order to prevent it being exposed to the weather. The height of the building is required to allow a loading shovel to operate inside the building to create and remove stockpiles of soil.

The overall site benefits from a planning permission granted in 1999 for the importation and recycling of soils and inert waste materials (ref 8/97/1115). Planning permission for a portal framed storage building for the storage of recycled materials was previously granted on this site in January 2013 (Ref - 8/12/1116) but this permission was never implemented and has expired. The applicant now intends to construct a building of similar dimensions to that previously approved but in a different location.

The National Planning Policy for Waste (NPPW) requires that waste materials should be managed at the highest level possible within the waste hierarchy. Policy CS7 of the Lancashire Minerals and Waste Core Strategy Development Plan Document (DPD) seeks to manage waste as a resource, while Policy CS8 of the Core Strategy Development Plan Document (DPD) seeks to ensure an adequate provision of suitable waste facilities across the county. The site has been established as a waste processing site since at least 1998 and the proposed development would generally accord with the aims of the National Planning Policy for Waste (NPPW) and the Core Strategy.

The National Planning Policy Framework (NPPF) and the Joint Minerals and Waste Local Plan recognises that waste developments have the potential to give rise to adverse impacts on the quality of life of people for a variety of reasons including noise and dust. More specifically, Policy DM2 of the Joint Minerals and Waste Local Plan supports development for waste management operations 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. In assessing proposals, account should be taken of the proposal's setting, baseline environmental conditions and neighbouring land uses, together with the extent to

which its impacts could be controlled in accordance with current best practice and recognised standards.

The building would be located adjacent to the southern boundary of the waste processing site adjacent to the railway line. The application site is designated in the West Lancashire Local Plan for Employment Use. As the proposed building would be wholly located within an industrial land allocation the principle of the development would accord with this policy.

Policy GN3 of the West Lancashire Local Plan states that development should have regard to visual amenity within its surroundings through sensitive design including appropriate siting, orientation, scale, materials, landscaping and boundary treatment.

The building would measure approximately 37.6m x 30.5m with a height of 10.5m. Whilst the proposed building is large it would be of an agricultural appearance and therefore would not look out of place in this area where there are a number of similar buildings at nearby farm complexes and on the adjacent Simonswood Industrial Estate. The materials for the building are considered to be appropriate in this area and for the type of building proposed and would help to mitigate the visual impact of the building when seen from the surrounding Green Belt. Overall the site is generally well screened by the existing landscaping surrounding the waste processing site and the nearest viewpoint from Stopgate Lane to the north is a considerable distance from the site. For these reasons it is considered no further landscaping is required.

County Councillor Bailey has raised concerns over the expanded operating hours and additional Heavy Goods Vehicles (HGV) movements through Bickerstaffe as a consequence of the new operation. Although there are concerns in the Bickerstaff area regarding HGV movements from this site and from the wider Simonswood Industrial Estate, the applicant has confirmed the development would not enable greater volumes of waste to be processed at the site and therefore would not increase traffic levels from the site. The hours of operation would also not be changing as part of this application which are the hours permitted by permission ref 8/97/1115 (07.30 to 18.30 Mondays to Fridays and 07.30 to 13.00 on Saturdays).

Paragraph 109 of the National Planning Policy Framework (NPPF) states that proposals should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. Lancashire County Council Highways does not have any objection to the new building and are of the opinion that the proposed development would not have a significant impact on highway safety or highway capacity within the immediate vicinity of the site.

In conclusion, the location, design and nature of the development would ensure that there would be no adverse impacts. The development therefore accords with the policies of the National Planning Policy Framework (NPPF) and the Development Plan.

In view of the scale, location and purpose 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.

Working Programme

2. The development shall be carried out in accordance with the following documents:
 - a) The Planning Application received by the County Planning Authority on 19 July 2021.
 - b) Submitted Plans and documents:

Drawing Number - X387.158.PL01 / Site Location Plan
Drawing Number - X387.158.PL03 / Proposed GA Plans
Drawing Number - X387.158.PL04 / Proposed Elevations

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 and Policy GN3 of the West Lancashire Local Plan.

Building Materials

3. The building materials used for the elevations and roof of the building shall conform to the details shown on Drawing Number - X387.158.PL04 / Proposed Elevations.

Reason: In the interests of the visual amenities of the area and to conform with Policy GN3 of the West Lancashire Borough Local Plan.

Hours of construction

4. a) No construction development, delivery or removal of materials shall take place outside the hours of:

07.30 to 18.30 hours Monday to Friday (except Public Holidays)

07.30 to 13.00 hours on Saturday

No construction development, delivery or removal of materials shall take place at any time on Sundays or Public Holidays.

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

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy 2 of the Lancashire Minerals and Waste Local Plan and Policy GN3 of the West Lancashire Local Plan.

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

| Paper | Date | Contact/Ext |
|---------------|----------------|---|
| LCC/2021/0032 | September 2021 | Faiyaz Laly, Planning and Environment 01772 538810 |

Reason for Inclusion in Part II, if appropriate

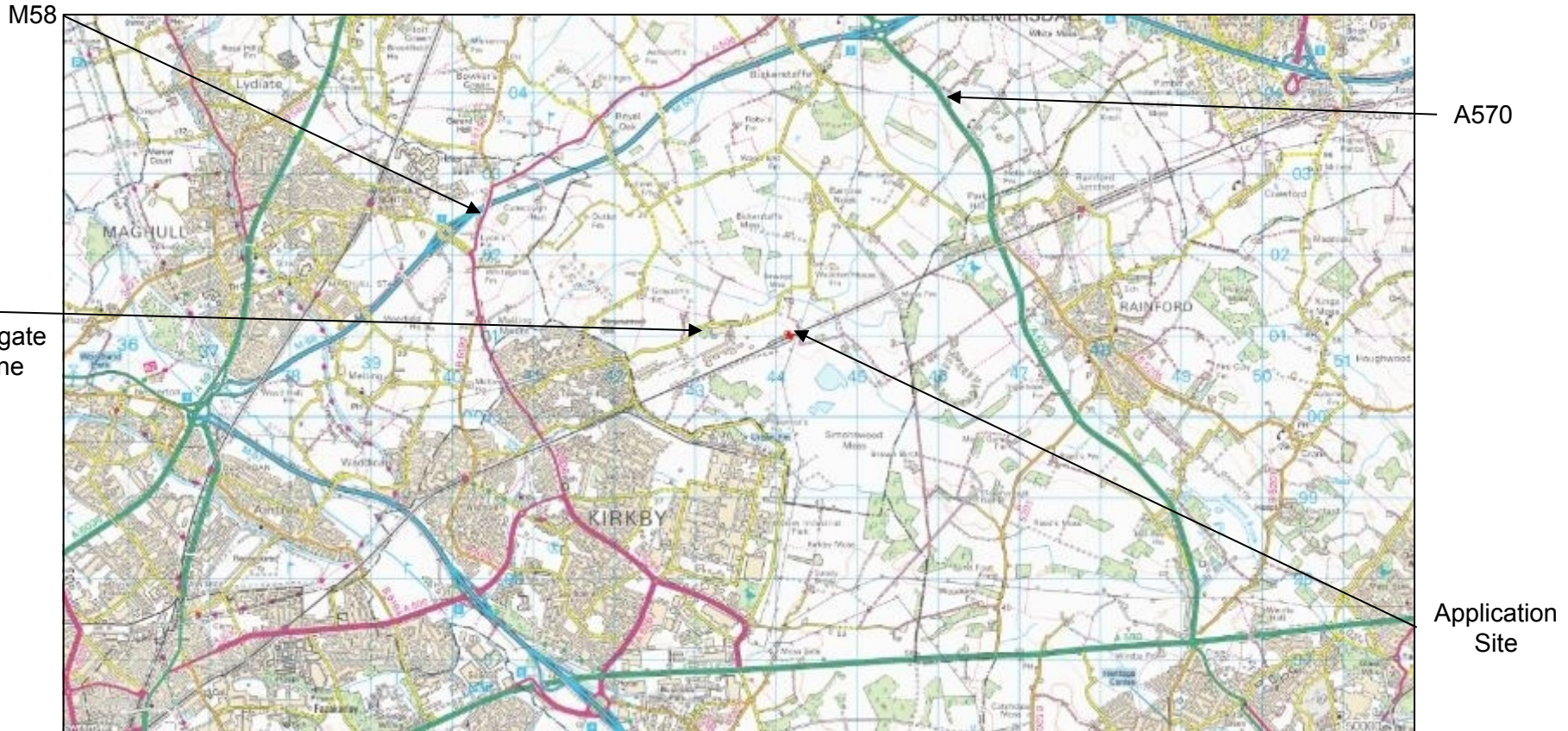
N/A

Planning Application - LCC/2021/0032

Erection of Portal Framed Building for storage of recycled soil materials

Newbridge Farm, Stopgate Lane, Simonswood

LCC/2021/0032 - Location



M58

A570

Application Site

Stopgate Lane
Page 14

LCC/2021/0032 – Location Plan



Stopgate Lane

Site Entrance

Applicant's Waste transfer Station (Blue line)

Application Site

Simonswood Industrial Park

LCC/2021/0032 - Aerial Photograph



Site Entrance

Greenbelt

Applicant's
Waste transfer
station

Application
Site

Greenbelt

Simonswood
Industrial Park

Page 16

LCC/2021/0032- Elevations



Photographs - Site of proposed building

Existing



Proposed



Page 18

Photographs - Stopgate Lane



Development Control Committee

Meeting to be held on 20 October 2021

| |
|--|
| Electoral Division affected: Cleveleys East |
|--|

Wyre Borough: application number LCC/2021/0033

Amendment to condition 7 of planning permission LCC/2014/0145 to allow the site to accept household waste in addition to the existing permitted waste inputs of commercial and industrial waste, Burn Hall Waste Transfer Station, Unit 8 Burn Hall Industrial Estate, Venture Road, Fleetwood

Contact for further information:

Jonathan Haine, 01772 534130

DevCon@lancashire.gov.uk

Executive Summary

Application - Amendment to condition 7 of planning permission LCC/2014/0145 to allow the site to accept household waste in addition to the existing permitted waste inputs of commercial and industrial waste, Burn Hall Waste Transfer Station, Unit 8 Burn Hall Industrial Estate, Venture Road, Fleetwood.

Recommendation – Summary

Subject to the applicant first entering into a Section 106 Agreement relating to heavy goods vehicle (HGV) routing, planning permission be **granted** subject to conditions controlling time limits, working programme, noise and dust controls, building materials and lighting, highway matters, surface waters and ecological mitigation.

Applicant's Proposal

The application is for an amendment to condition 7 of planning permission LCC/2014/0145 relating to the operation of an existing waste transfer station.

Planning permission LCC/2014/0145 was granted on 7 April 2020. Condition 7 of the permission reads as follows:

7. No waste other than inert or non-hazardous commercial and industrial waste including materials arising from other waste recycling or recovery operations shall be deposited at or brought onto the site.

The current application is to amend condition 7 so that it includes household waste in the types of waste that can be imported into the site for processing.

Description and Location of Site

The application site is an existing waste transfer and waste processing site located on the north side of the Burn Hall Industrial Estate 1.3 km to the south east of Fleetwood. The site is a flat area of land covering an area of 1.2 hectares which is accessed from the B5268 Fleetwood Road via Venture Road within the industrial estate.

Waste transfer and processing operations take place within two modern buildings located towards the southern boundary of the site with the remainder of the site being comprised of a hard surfaced area used for vehicle parking and circulation.

To the north of the site is the Cala Gran Caravan park, 20 metres from the site boundary. To the east is the Thornton waste technology park whilst to the south are various industrial units forming part of the Burn Hall Industrial Estate. The nearest residential properties are situated approximately 45 metres to the north west of the site boundary on Springfield Terrace fronting Fleetwood Road.

Background

History: There are a number of planning permissions which relate to this site as follows:

Planning permission was first granted for waste transfer operations on this site in 2011 (ref 2/11/0184). Various conditions of permission 2/11/0184 were then amended via a planning permission granted in 2012 to allow an increase in the floor area of the waste transfer building (ref 2/11/0877). A further permission was also granted at this time for the construction of an additional building to enclose the waste processing machinery (ref 2/11/876).

Two further applications were then submitted in 2014 to extend working hours, to allow the waste imported to have low levels of food contamination and to regularise an air filtration plant and various other items of external equipment (refs LCC/2014/0145 and LCC/2014/0146). These were approved in 2020 following the signing of a Section 106 agreement relating to heavy goods vehicle (HGV) routing.

In 2016 planning permission was granted for amendments to the air extraction system including erection of a 25 metre high ventilation stack and emission/odour control system (ref LCC/2016/0051).

Planning Policy

National Planning Policy Framework (NPPF): The following paragraphs are considered relevant: 8–11 (definition of sustainable development), 185 and 188 (planning and pollution control)

National Planning Policy for Waste: Section 7 is relevant regarding determination of applications.

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

Policy CS7: Managing our waste as a resource

Policy CS8: Identifying capacity for managing our waste

Joint Lancashire Minerals and Waste Local Plan (JLMWLP)

Policy DM2: Development Management

Wyre Borough Local Plan

Policy SP2 Sustainable Development

Policy CDMP1 Environmental protection

Consultations

Wyre Borough Council: No observations received.

Environment Agency: No objection. The operator has an environmental permit authorising the physical treatment of specified non - hazardous waste which includes municipal waste.

Highways England: No objection.

LCC Highways Development Control: No observations received.

Fleetwood Town Council: No observations received.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. No representations have been received.

County Councillor Andrea Kay has requested that the application is reported to committee for determination and has also drawn attention to the presence of two caravan parks, a farm based visitor attraction and two proposed housing developments of 300 plus homes in the local area. County Councillor Kay has asked where the waste will be originating from, the routes the heavy goods vehicles (HGVs) will take and the likely pollution impacts for the local area.

Advice

The application site is a waste transfer and processing site that at present accepts industrial and commercial waste. These waste types are processed by various manual and mechanised processes that shred and sort the waste allowing recyclable elements such as glass and metal to be removed for recycling. The residual paper and plastic material are recovered as solid recovered fuel and is exported for use by the cement industry as a fuel to replace the use of coal or other fossil fuels in their kilns.

The current planning permission for the site restricts the waste types to commercial and industrial waste. The current application proposes to broaden the types of waste accepted at the site to include household waste. It should be noted that commercial wastes may include wastes having a level of food contamination that would be similar to household waste. The inclusion of household waste within the range of waste types that could be processed by this site does therefore not necessarily mean that they will have an odour potential greater than the waste types that can currently be imported. It should also be noted that the existing Environment Agency permit for the site already allows for the importation of household waste and therefore the amendment to the planning permission would bring the two controls into alignment.

The applicant wishes to expand the range of wastes that the site can accept to give the business better resilience given possible changes in waste markets due to the effects of Brexit and the COVID 19 pandemic. The applicant states that the amendment would not increase the volumes of waste being imported to the site as this is restricted by the permit to 125,000 tonnes per year. If a contract for the acceptance of household waste is obtained, the volumes of commercial and industrial waste would be managed to ensure that the overall permitted levels within the permit were complied with.

Policy CS7 of the Lancashire Minerals and West Core Strategy sets out targets for recycling and recovery of value from industrial, commercial and municipal solid waste. The targets for municipal solid waste are to recycle and compost 61% of such wastes by 2020 and in addition to recover value from 18% of such waste by 2015. The proposal to increase the range of waste types at this site to include household waste would provide additional capacity to support achievement of these targets. In addition, there are pressures to reduce the volumes of plastic waste being exported for reprocessing and it is likely that this will result in a greater requirement for domestic waste processing and recycling facilities particularly for household waste such as that proposed. It is therefore considered that the proposal would assist in meeting the Core Strategy targets for the recovery of household waste and the need for waste management infrastructure more widely.

The main issue relates to the likely impacts on local amenity particularly from odours arising from the waste materials. The nearest dwellings to the site are located on Springfield Terrace which are 120 metres from the waste processing building. To the north of the site is also the Cala Gran Caravan Park, consisting of a large number of static caravans used for holiday accommodation. The nearest of these are located approximately 70 metres to the north of the waste processing building.

Policy CDMP1 of the Wyre Local Plan concerns environmental protection. It states that development will be permitted where it can be demonstrated that the development will be compatible with adjacent existing uses and will not lead to significant adverse effects on health, amenity, safety and the operation of surrounding uses with reference to noise, vibration, odour, light, dust, or other pollution and nuisance. Policy DM2 of the Lancashire Minerals and Waste Local plan contains a similar requirement.

Odours from this site have previously been an issue and the planning applications that were submitted for this site in 2014 generated approximately 70 representations from local residents including from the Cala Gran Caravan Park concerned about odours from the site. However, it should be noted that no representations have been received in response to the current application.

To address the odour impacts of the site a new air extraction and odour treatment system was installed at the site in 2017. This system maintains the building under negative pressure by drawing air through the building, through various treatment equipment for odours and dust and then vents the air through a 25 metre high stack attached to the eastern elevation of the building. The ventilation system extracts air at a rate of three changes per hour. In addition the doors to the building operate under controls which ensure that they open automatically in response to the approach of a vehicle and can close shortly after in order to prevent the escape of odours from the building.

The site currently accepts commercial and industrial wastes which can have low levels of food contamination. However, household waste may have increased levels of food waste attached to packaging and therefore an increased odour generating potential. To assess the ability of the existing air extraction to deal with a possible increase in odour, a trial load of household waste was imported to the site in March 2021. The odours generated by the waste were recorded and were compared with an Odour Assessment report which was undertaken in 2014 which itself included odour levels from different types of waste. The odour emissions recorded from the household waste sample were within the levels of the samples that were used to prepare the 2014 assessment. The outputs of the 2014 assessment included odour levels from the building using different rates of air extraction and ventilation stack heights. The assessment concluded that the odour emissions from the site would be acceptable if using a ventilation system allowing for the air volume of the building to be changed once in every hour. However, the ventilation system that has now been installed at the site allows for the air volume of the building to be changed three times in every hour therefore allowing much better control of odour emissions. It is therefore concluded that the odour control systems installed at the site are capable of dealing with any odour emissions that might result from the processing of household waste.

In addition it is necessary to consider the controls on odour that are provided through the permit for the site. The permit includes a condition which addresses the odour impacts of the operation:

Emissions from the activities shall be free from odour at levels likely to cause pollution outside of the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including but not limited to, those specified in any odour management plan, to prevent or where that is not practicable to minimise the odour.

The permit already allows for the importation of household waste to the site and the above control has been imposed to allow the Environment Agency to control the odour emissions that might result from such wastes. Paragraph 188 of the National Planning Policy Framework NPPF states that '*the focus of planning policies and*

decisions should be on whether proposed development is an acceptable use of land rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.'

Taking into account the above advice it is considered that the odour impacts of the proposal are acceptable and that there are existing controls available within the permit to address any residual impacts that might arise.

In relation to traffic issues, the applicant maintains that no increase in input levels to the site are proposed above the existing 125,000 tonnes per year level. No objection has been received from Highways England in relation to traffic on the A585 or from Lancashire County Council Highways in relation to traffic on other roads in the area. The existing permission is subject to a Section 106 agreement controlling heavy goods vehicle (HGV) routing which restricts HGVs to the A585 via the Eros Roundabout and also Fleetwood Road and Bourne Way. Heavy goods vehicles (HGVs) associated with this site are not permitted to pass through Thornton except if a delivery originates from that area. To maintain these controls, it is considered that any new permission should be subject to a similar legal agreement.

In conclusion, the proposal would assist in providing additional facilities for the management of household waste meeting the objectives of national waste policy and Policy CS7 of the Core Strategy. The proposed acceptance of household waste to the site is considered acceptable in terms of local air quality and highway impacts in compliance with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policies SP2 and CDMP 1 of the Wyre Local Plan.

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

Recommendation

That subject to the signing of a Section 106 agreement in relation to heavy goods vehicle (HGV) routing, planning permission be **granted** subject to the following planning 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.

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) Planning permission 02/11/0877 as amended by the Planning Application LCC/2014/0145 received by the County Planning Authority on 8 October 2014 and planning application LCC/2021/0033 received by the County Planning Authority on 25 June 2021.
- b) Submitted Plans attached to planning application LCC/2014/0145 received by the County Planning Authority on 8 October 2014:

Site Location Plan

Submitted documents received by the County Planning Authority from Mellor Holdings on 19 December 2014:

Noise Management Plan
Noise/ Acoustic Assessment
Odour Management Plan

Submitted document received by the County Planning Authority from Martin Environmental Solutions on 9 March 2015:

Additional Supporting Statement in relation to planning applications LCC/2014/144, LCC/2014/145 and LCC/2014/146

- 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 NPPF 1 and DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policies SP1 and CDMP1 of the Wyre Borough Local Plan.

Hours of Working

- 3. No waste transfer and recycling operations shall take place outside the hours of:

0700 to 1900 hours, Mondays to Fridays (except Public Holidays)
0800 to 1300 hours on Saturdays (except Public Holidays)

Notwithstanding the above hours of operation, waste and processed materials shall also be able to be imported / exported to the site between the hours of:

13.00 to 17.00 on Saturdays and 10.00 to 15.00 hrs on Sundays and Public Holidays.

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

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policy CDMP1 of the Wyre Borough Local Plan.

4. The external elevations of the building shall be maintained silver grey (colour code RAL 9006) and the roof shall be maintained in goose wing grey (BS 10 A 05) throughout the duration of the development.

Reason: In the interests of the visual amenities of the area and to conform with Policy SP1 of the Wyre Borough Local Plan.

5. The noise attenuation fencing erected along the northern boundary of the site shall be retained in position and maintained in accordance with the approved details at all times.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policy SP1 of the Wyre Borough Local Plan.

Site Operations

6. A copy of this permission and all the documents referred to in condition 2 shall be available for inspection at the site office at all times throughout the development.

Reason: For the avoidance of doubt and to ensure all site operatives are aware of the planning conditions and approved documents and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One.

7. No waste other than inert or non-hazardous household, commercial or industrial waste including materials arising from other waste recycling or recovery operations shall be deposited at or brought onto the site.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policy SP1 of the Wyre Borough Local Plan.

8. No sorting or storage of waste or recovered materials shall be undertaken other than within the approved waste transfer reception building and MRF building.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One, Policy SP1 of the Wyre Borough Local Plan.

9. No crushing or screening of inert waste materials or aggregates shall be undertaken on the site other than wholly within a building.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policy SP1 of the Wyre Borough Local Plan.

Control of Noise

10. All plant, equipment and machinery used in connection with the operation and maintenance of the site shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification and shall be maintained in accordance with that specification at all times throughout the development.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policy SP1 of the Wyre Borough Local Plan.

11. The types of reversing alarms contained in the scheme and programme submitted to the County Planning Authority pursuant to condition 19 of planning permission 02/011/0877 and approved in writing on the 31 January 2013, shall be fitted to all mobile plant on commencement of the development and thereafter utilised at all times during the development.

The approved details are the validated application dated 05 November 2012 and supporting document titled 'Acoustic and Dust Suppression Assessment' dated May 2012.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One, Policy SP14 of the Wyre Borough Local Plan and Policy 1 of the Wyre Borough Council Fleetwood - Thornton Area Action Plan.

12. The rating level of the noise emitted from the site shall not exceed the existing background noise level by more than 5dB(A)(1hour). The noise levels shall be determined at 12 Springfield Terrace National Grid Reference (NGR) 332 448 or the southern boundary of the Cala Gran Caravan Park, Fleetwood

Road between National Grid References (NGR's) 332 447 and 332 448. The measurements and assessments shall be made in accordance with BS 4142:2014.

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.

Dust

13. The measures to prevent the migration of dust from the operation of the site contained in the scheme and programme approved under the requirements of condition 8 to planning permission 02/011/0877 shall be undertaken at all times.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policy SP1 of the Wyre Borough Local Plan.

14. The measures for the suppression of dust within and outside the buildings contained in the scheme and programme submitted to the County Planning Authority pursuant to condition 21 to planning permission 02/011/0877 shall be employed at all times.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policy SP1 of the Wyre Borough Local Plan.

Floodlighting

15. The floodlighting used on the site shall be operated and maintained in accordance with the scheme and programme submitted to the County Planning Authority pursuant to condition 25 of planning permission 02/011/0877 and approved in writing on the 31 January 2013.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policy SP1 of the Wyre Borough Local Plan.

Highway Matters

16. All vehicles transporting waste and recovered or recycled materials from the site shall be securely sheeted.

Reason: In the interests of highway safety and to safeguard the amenity of local residents and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One.

17. Measures shall be taken at all times during the development to ensure that no mud, dust or other deleterious material is carried onto the public highway by vehicles leaving the site.

Reason: In the interests of highway safety and to safeguard the amenity of local residents and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One.

Safeguarding of Watercourses and Drainage

18. Disposal of foul and surface waters shall only take place in accordance with the scheme and programme and that was submitted to the County Planning Authority pursuant to condition 28 of planning permission 02/011/0877 and approved in writing on the 31 January 2013.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policy SP1 of the Wyre Borough Local Plan.

Ecology

19. The measures for the protection of barn owls contained in the scheme and programme submitted to the County Planning Authority pursuant to condition 30 of planning permission 02/011/0877 shall be maintained in their approved locations during the operational life of the site.

Reason: To provide mitigation for the loss of habitat of barn owls and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One.

Definitions

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

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

| Paper | Date | Contact/Directorate/Ext |
|---------------|--------------|--|
| LCC/2021/0033 | 16 June 2021 | Jonathan Haine, Planning and Environment, 01772 534130 |

Reason for Inclusion in Part II, if appropriate:

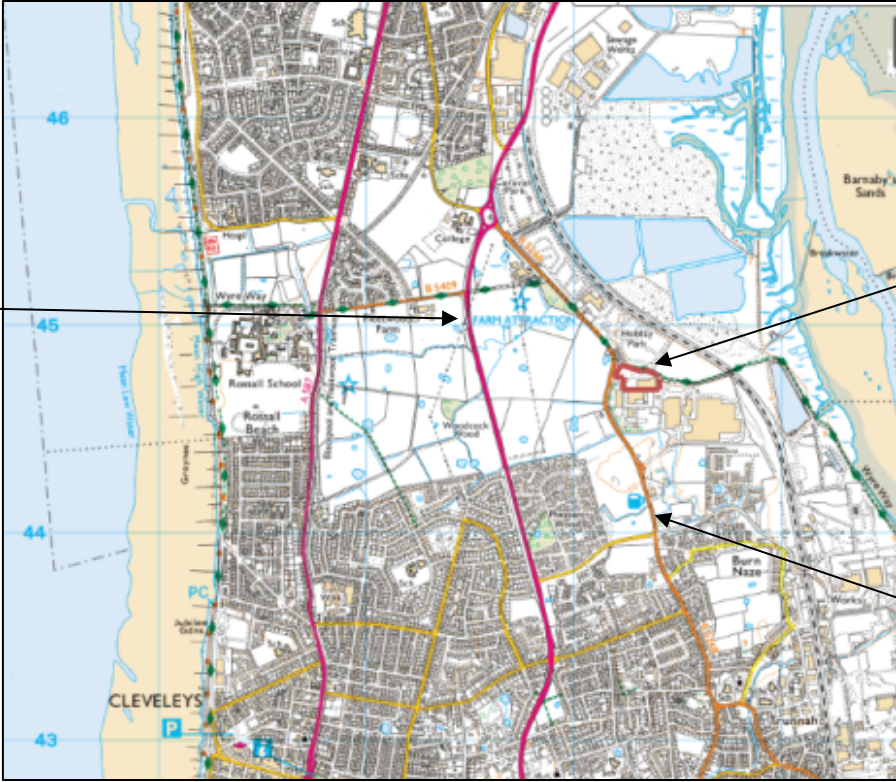
N/A

Planning application LCC/2021/0033

Amendment to condition 7 of planning permission LCC/2014/0145 to allow the site to accept household waste in addition to the existing permitted waste inputs of commercial and industrial waste.

Lancashire Waste Recycling Limited, Unit 8, Burn Hall Industrial Estate, Venture Road, Thornton

Planning application LCC/2021/0033



A585

Application site

Fleetwood Road

Planning application LCC/2021/0033

Aerial View



Springfield Terrace

Page 35

Entrance to site from Venture Road leading to Fleetwood Road

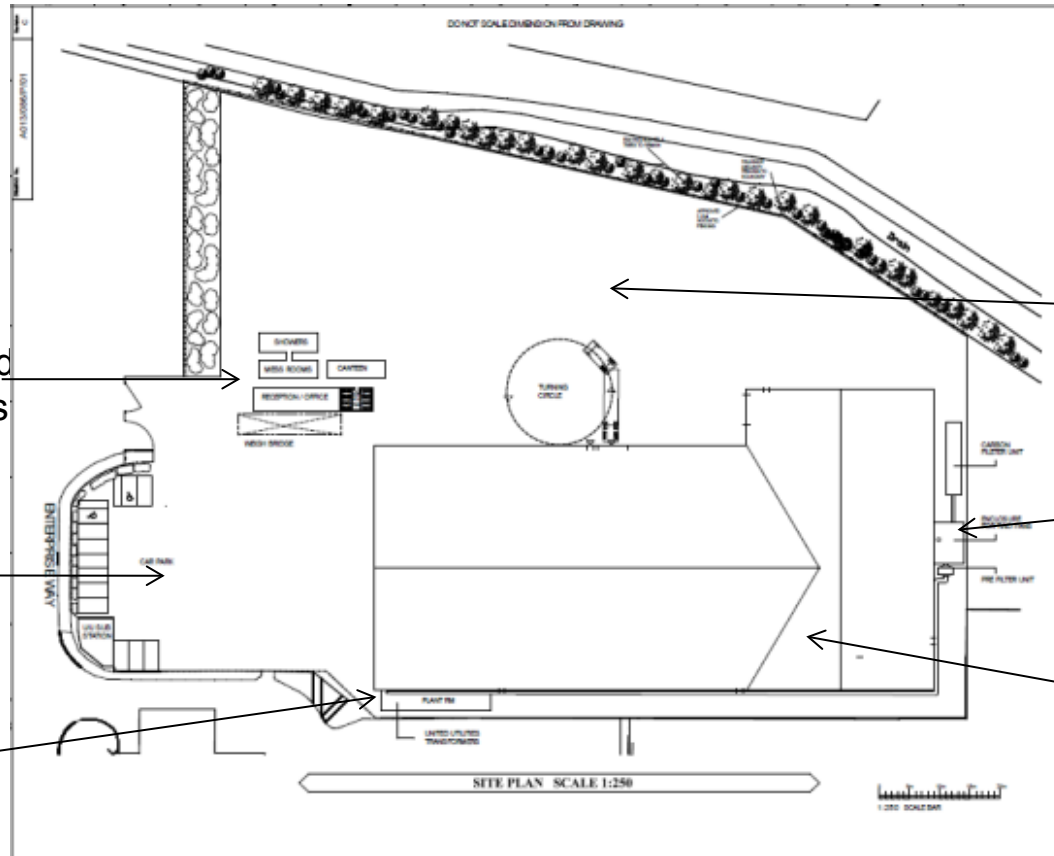
Site boundary (red line)

Cala Gran Caravan Park

Public footpath

Buildings used for waste processing

Planning applications LCC/2021/0033 - Site layout



Weighbridge, demountable unit and 3 shipping containers

Open yard area

Air filtration system

Parking area

Waste transfer building

Plant room

Planning application LCC/2021/0033 - View of waste transfer building



Planning application LCC/2021/0033 - View of open yard area

2.5m high
wooden acoustic
fencing on
northern site
boundary

Entrance to
waste transfer
building



Reinforced
concrete surface

Planning application LCC/2021/0033 - View of air filtration system



Stainless steel vent stack and pipework

Enclosure for two fans

Pre-filter unit

Planning application LCC/2021/0033 - Waste reception area in east side of waste transfer building



Planning application LCC/2021/0033 - Piles of processed waste (kiln fuel) in west side of waste transfer building



Agenda Item 7

Development Control Committee

Meeting to be held on 20 October 2021

| |
|---|
| Electoral Division affected: South Ribble East |
|---|

South Ribble Borough: application number LCC/2021/0012

Extraction of sand and gravel including construction of new access road and new junction with A59 Preston New Road, creation of plant site, weighbridge and stockpiling area, silt ponds, landscaping including screen mounding, with progressive restoration to wetland and passive flood management facility, woodland and agriculture. Lower Hall Farm, Samlesbury nr Preston

Contact for further information:
Jonathan Haine, 01772 534130
DevCon@lancashire.gov.uk

Executive Summary

Application - Extraction of sand and gravel including construction of new access road and new junction with A59 Preston New Road, creation of plant site, weighbridge and stockpiling area, silt ponds, landscaping including screen mounding, with progressive restoration to wetland and passive flood management facility, woodland and agriculture. Lower Hall Farm, Samlesbury nr Preston.

Recommendation – Summary

That the Committee visit the site before considering the proposal.

Applicant's Proposal

The application is for the extraction of sand and gravel from an area of farmland adjacent to the River Ribble near Salmesbury, Preston. The site extends to around 90 hectares.

The application proposes the extraction of around 3 million tonnes of sand and gravel which would be worked over a period of around 20 years at an annual output of around 150,000 tonnes per annum. This would generate approximately 25 heavy goods vehicle (HGV) loads (50 movements) per day.

The proposal comprises the following key elements:

- Construction of a new priority junction with the A59 together with a new access road crossing farmland and Potters Lane to gain access to the proposed mineral extraction site.

- A site for the location of a processing plant, stockpile area, office and weighbridge facility would then be established at the southern end of the extraction area. This area would be surfaced in concrete. Soils stripped from this area would be used to create a screening mound to provide visual and acoustic screening.
- A lagoon would then be developed for the storage of clean water to feed the processing plant for mineral washing purposes and to allow settlement of silt from the used washing water.
- The extraction area would then be worked in a clockwise direction. The top and subsoils and any overburden would be stripped from each phase and temporarily stored. A spine haul road would be constructed along the centre line of the site which would be used to access most of the phases. The mineral would be worked using a tracked excavator to feed dump trucks to transport the mineral to the processing plant. The mineral below the water table would be worked in wet conditions without the requirement to dewater the site.
- Soils and overburden from subsequent phases of the site would be used to restore the previous phase. The restoration works would create a series of water bodies with reed beds, gravel banks and new areas of woodland. It is not intended that there will be public access to the restored site, the intention being to provide an area of undisturbed new wildlife habitat.
- Following completion of mineral extraction the plant site would be restored to agricultural land. The access road would be removed and the junction with the A59 would be stopped up and the area reinstated to match the adjacent agricultural fields.

A full description of the proposed development will be provided when the application is presented for determination.

Description and Location of Site

The site comprises around 90 hectares of agricultural land located near Samlesbury, 6km east of Preston city centre. The access would be taken from the A59 Preston – Clitheroe road which at the access point is a dual carriageway.

The access would then follow a generally north westerly direction across agricultural fields to cross Potters Lane which is a minor road serving a number of residential properties in the area.

The proposed mineral extraction site itself is bound on its western, northern and eastern sides by the River Ribble and is a spur of land formed by a meander in the river. It is formed of eight fields used for agricultural grazing which are divided by low hedgerows. The field at the northern end of the site is partly covered by low scrub and wet areas arising from historic mineral extraction operations in this area.

To the west of the proposed extraction area on the opposite side of the River Ribble is the Brockholes nature reserve, itself a former sand and gravel quarry. Following the river upstream from Brockholes directly north of the application site, the land rises steeply from the river and is densely wooded - Red Scar and Tun Brook Woods which are designated as a Site of Special Scientific Interest (SSSI). The River Ribble and Brockholes Nature Reserve are designated as biological heritage sites. There is also a ruin of a 12th century manor house located at Lower Hall close to the north eastern boundary of the site which is a Grade II listed building.

The nearest residential properties to the application are located off Potters Lane near to the processing plant site and to the proposed access road. There are also two farm complexes at Lower Hall and Seed House Farm which are located close to the site.

The whole site including access road is located within the Green Belt.

A full description of the site and surrounding area will be provided when the application is reported to committee for determination.

Advice

This is a major application for sand and gravel extraction from a green field site. The application raises a number of issues including the requirement for new sand and gravel reserves and the local environmental impacts including ecology, landscape, heritage issues, highway safety and impacts on local amenity.

The application was originally submitted in March 2021 but the initial consultation process that has been undertaken identified a number of issues in the information contained within the Environmental Statement that was submitted to support the planning application. The applicant is therefore currently preparing further supplementary information to support the original Environmental Statement. This will be advertised and subject to further consultation in due course.

Due to the scale of the proposal and likely impacts and the difficulty in visualising the proposed development 'on paper', it is considered that it would be beneficial for members of the Committee to view the site and surrounding area before considering this planning application.

Recommendation

That the Committee visits the site before considering the proposal.

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

| Paper | Date | Contact/Directorate/Ext |
|---------------|------------|--|
| LCC/2021/0012 | 26/02/2021 | Jonathan Haine, Planning and Environment 01772 534130 |

Reason for Inclusion in Part II, if appropriate

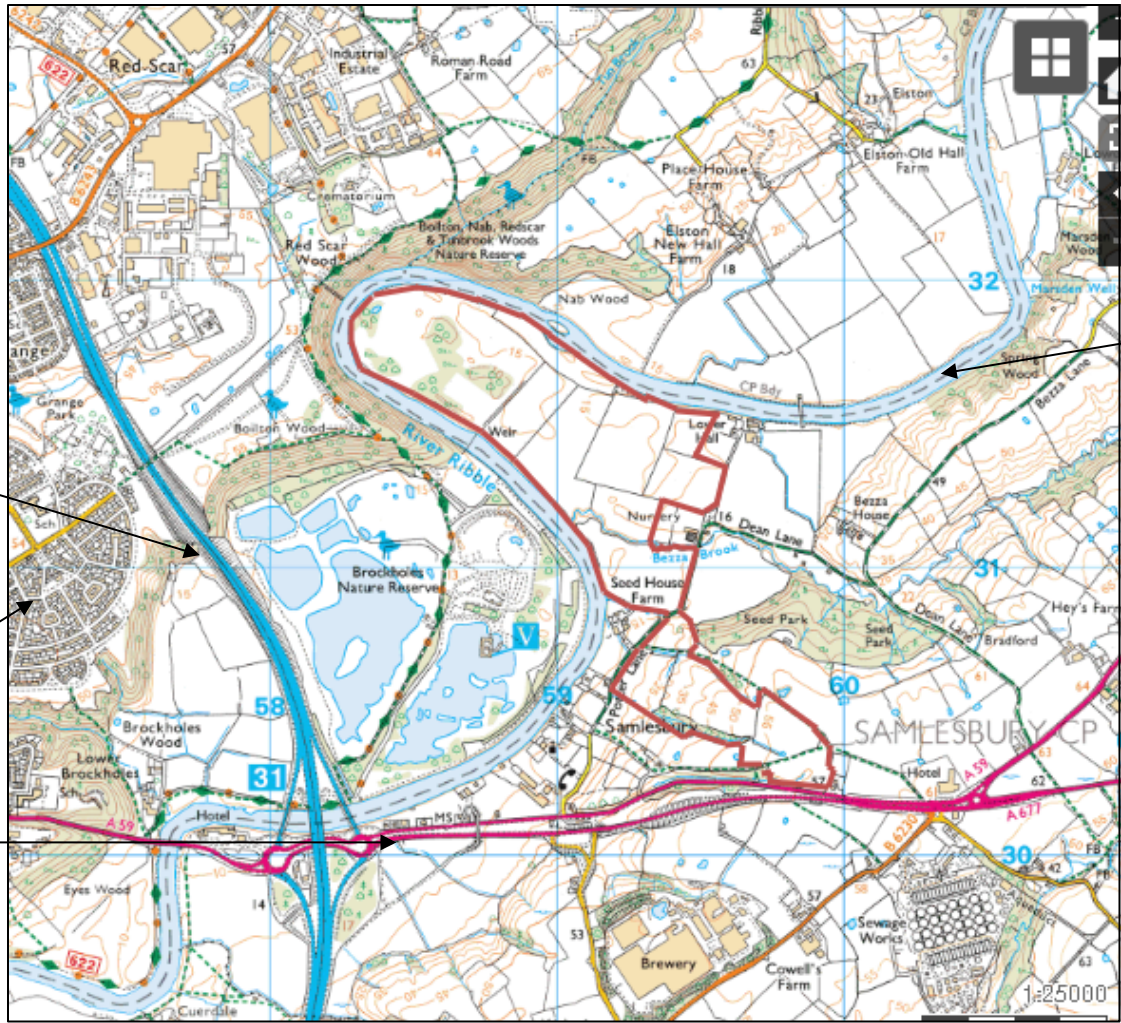
N/A

Planning Application - LCC/2021/0012

Application for extraction of sand and gravel, new access road and junction with A59, plant site with weighbridge and stockpiling area, silt lagoons, landscaping including screen mounding with progressive restoration to wetland and passive flood management facility, woodland and agriculture

Lower Hall Farm, Salmesbury, Preston

LCC/2021/0012 – Location Plan



River Ribble

M6 Motorway

Preston

A59

Page 48

LCC/2021/0012 - Aerial Photograph

Redscar Wood
SSSI

Proposed
extraction
Area (blue line)

Brockholes
Nature reserve

M6 junction 31

River
Ribble

Route of
proposed access
road

A59



Agenda Item 8

Development Control Committee

Meeting to be held on 20 October 2021

| |
|--|
| Electoral Division affected: West Lancashire East |
|--|

West Lancashire Borough: application number LCC/2021/0037

Provision of a temporary Classroom, Lathom Park C of E Primary School, Hall Lane, Lathom

Contact for further information:

Susan Hurst, 01772 534181

DevCon@lancashire.gov.uk

Executive Summary

Application – The construction of a temporary classroom at Lathom Park C of E Primary School, Hall Lane, Lathom.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, duration of the development and building materials.

Applicant's Proposal

The proposal is for a temporary classroom (for a maximum of three years) to alleviate pressure on classroom space due to rising roll numbers. The dimensions of the building are 6.55m x 4.88m with an overall height of 2.78m with a flat roof, UPVC windows and aluminium doors and clad in shiplap cladding which would be silver grey.

Description and Location of Site

The application is at Lathom Park C of E Primary School located off Hall Lane (B5240) in the village of Lathom, approximately 4km north east of Ormskirk town centre. The school building itself is a Grade II Listed Building with modern additions. The site is located within the Lathom Park Conservation Area and is within the Green Belt. The proposed development would be located near the western edge of the school grounds on a grass area. The site is well screened to the north and west by mature trees. To the south and north east are the school playgrounds and car park, and to the east, the school building.

Background

History

The application site is within the grounds of an existing primary school. There is no relevant planning history.

Planning Policy

National Planning Policy Framework:

Paragraphs 11-14, 95, 126 –130, 147 - 150 and 194 –202 are relevant with regards to the definition of sustainable development, the requirement for new school places, the requirement for good design, green belt and impacts on heritage assets.

West Lancashire Local Plan 2012-2027

Policy GN1 – Settlement Boundaries

Policy GN3 – Sustainable Development

Policy EN2 – Preserving and Enhancing West Lancashire's Natural Environment

Policy EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

Consultations

West Lancashire Borough Council - Object to the development as it would result in harm to the openness of the Green Belt and fails to demonstrate very special circumstances sufficient to outweigh the identified harm. The siting of the classroom fails to preserve or enhance the character and appearance of the Conservation Area.

Lathom Parish Council - Support of the application.

Coal Authority – The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority.

LCC Highways Development Control – No comments received.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. No representations have been received.

Advice

Lathom Park C of E Primary School offers education for children from pre-school age to eleven years. Due to new development in the area and the good reputation of the school, roll numbers are rising and there is now an urgent need for additional specialist teaching space. The school wish to extend the existing school building but due to its design, any extension will be costly, and it will take time for the school to acquire the

necessary finance. A small temporary classroom building is therefore proposed to alleviate the immediate pressure on classroom space.

Paragraph 95 of the National Planning Policy Framework (NPPF) states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities and Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement and to the development that will widen choice in education. It also states that great weight should be given to the need to create, expand or alter schools through the preparation of plans and decisions on applications. The County Council's general strategy towards providing education provision is to provide additional space at existing schools rather than construct new schools in order that this provision can be delivered quickly and to achieve best value for money by reducing infrastructure and land acquisition costs. However, it is important to balance the need for the proposal against the impacts of the development.

The main issues relate to the impacts on the Green Belt and location adjacent to a listed building and within a Conservation Area.

Paragraph 149 of the National Planning Policy Framework (NPPF) states that the construction of new buildings is inappropriate development in the Green Belt. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. The proposed school building does not fall within any of the listed exceptions to Green Belt policy and therefore the building should be approved only if very special circumstances apply.

The school currently has 46 children with a current legal capacity of 70 children. However due to the nature of the existing school, the school consider that it is impossible to accommodate this number with adequate space. The school has a high proportion of Special Educational Needs and Disability (SEND) pupils (35%) which require specialist teaching support using external staff and requires provision of a separate area that can be used for pupils with special educational needs. The head teacher has stated that 35% of pupils have such needs and that the layout of the existing school does not provide an undisturbed area where the educational needs of these children can be addressed. The building would be small in scale and is proposed for a temporary period of up to three years. The temporary building would also be within the existing developed area of the school. Taking these factors into account, it is considered that the harm to the openness of the Green Belt would be very limited and in any event there are very special circumstances in terms of the need to provide school accommodation and lack of space within the school that would justify the development within the Green Belt. In order to ensure that the impacts on the Green Belt are only temporary, a condition is recommended to ensure the life of the building is restricted to three years.

The existing school building is Grade II listed being of red brick construction with a steeply pitched roof and distinctive dormer and chimney features. Paragraph 202 of the National Planning Policy Framework (NPPF) states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Policy EN4 of the West Lancashire Local Plan states that there will be a presumption in favour of

the conservation of designated heritage assets and that development will not be permitted that will adversely affect a listed building or conservation area.

The new building would be approximately 7 metres from the existing school building adjacent to the early years playground and therefore would be within the setting of the building as viewed from Hall Lane. However, the proposed building is very small in scale and would not dominate the listed building or be a particular incongruous feature in the Conservation Area. No trees or other vegetation would require removal for the development. Any harm to the heritage importance of the locality should also be weighed against the benefits of providing new school accommodation as set out in Paragraph 95 of the National Planning Policy Framework (NPPF). On balance it is considered that the temporary impact of the development on heritage assets is acceptable.

In view of the duration, location and nature of the proposed 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.

Working Programme

2. The development shall be carried out in accordance with the following documents:

- a) The Planning Application received by the County Planning Authority on 22 July 2021.

- b) Submitted Plans and documents:

Drawing LP/001 - Location Plan
Drawing LP/002 - Plan

Reason: 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 GN1, GN3, EN2 and EN4 of the West Lancashire Borough 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 commencement.

Reason: To enable the County Planning Authority to monitor the development to ensure compliance with this permission and to conform with Policies GN1 and GN3 of the West Lancashire Borough Local Plan.

4. The building together with any foundations and services shall be removed from the site not later than 3 years from the date of commencement of the development as notified to the County Planning Authority under the requirements of condition 3 above.

Reason: To ensure that the development is temporary in the interests of the Green Belt and to protect the setting and character of local heritage assets and to conform with Policies GN3 and EN2 of the West Lancashire Borough Local Plan.

5. The external elevations of the building shall be clad using fibre cement exterior wall cladding boards coloured 'granite' as detailed in the email from Robert Wood dated 30 September 2021.

Reason: In the interests of the visual amenities of the area and to conform with Policy GN3 of the West Lancashire Local Plan.

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

| Paper | Date | Contact/Directorate/Ext |
|---------------|----------|---|
| LCC/2021/0037 | 22/07/21 | Susan Hurst, Planning and Environment 01772 534130 |

Reason for Inclusion in Part II, if appropriate

N/A

Planning application LCC/2021/0037

Provision of a temporary classroom

**Lathom Park C of E School, Hall Lane,
Lathom**

Planning application LCC/2021/0037 – Location Plan

Application site

Hall Lane



Planning application LCC/2021/0037 – Aerial Photograph



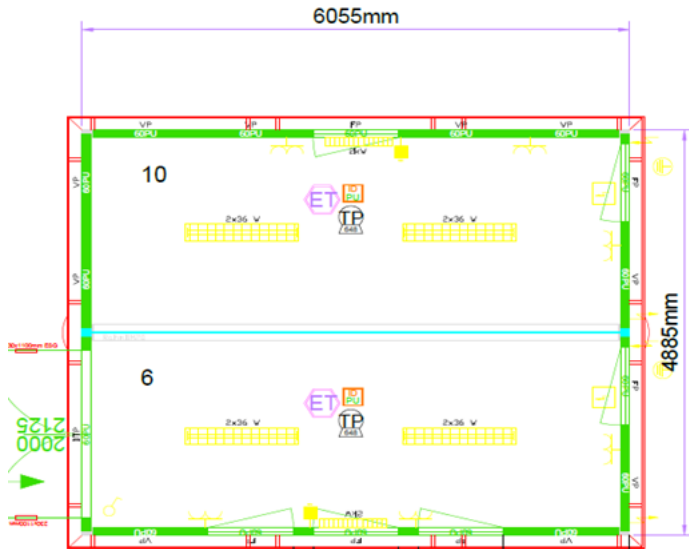
Private road

Application site

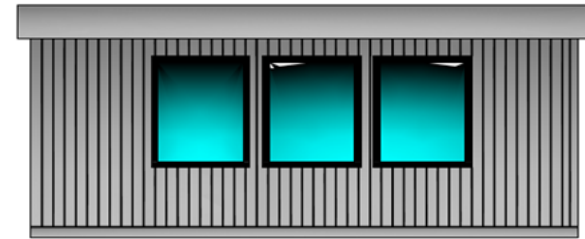
Hall Lane

Lathom Park Primary

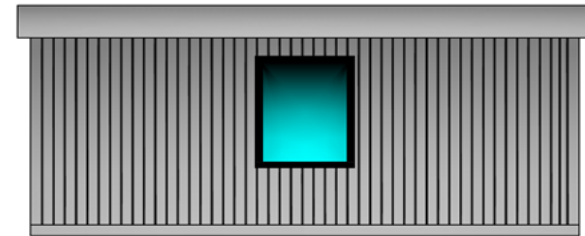
Planning application LCC/2021/0037 - Elevations



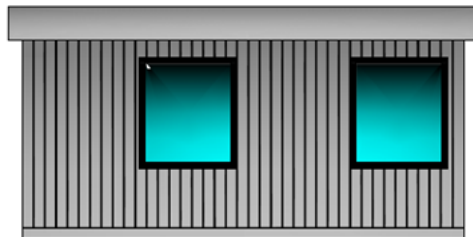
Plan as Proposed 1:20



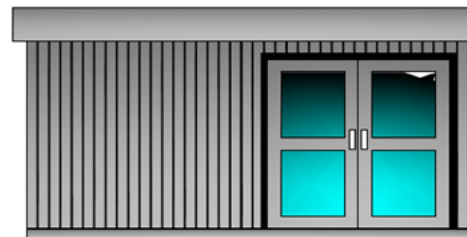
Proposed Front Elevation 1:20



Proposed Rear Elevation 1:20



Proposed Side Elevation 1:20



Proposed Side Elevation 1:20

| | |
|--|--|
| <small>FOR INFORMATION ONLY, THIS IS NOT A LEGAL NOTICE. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED.</small> LANCASHIRE COUNTY COUNCIL - MERSEY <small>AN AUTHORITY OF THE UNITED KINGDOM OF GREAT BRITAIN</small> | |
| Project Name Omnitrix Lathom Park C of E Primary School | Project Proposed Temporary Classroom |
| Project Title Plans & Elevations | Scale 1:20 Rev RW |
| Lancashire County Council <small>Design & Construction</small> | |
| <small>DESIGN & CONSTRUCTION, LANCASHIRE COUNTY COUNCIL, PO BOX 182, PRESTON, TEL: 0500 123456</small> Project No LP/0001 | |
| Planning | |

Planning application LCC/2021/0037 – View from Hall Lane



Proposed
location
of building

Development Control Committee

Meeting to be held on 20 October 2021

| |
|-------------------------------------|
| Electoral Division Affected: All |
|-------------------------------------|

Decisions taken on development control matters by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation

Contact for further information:

Pauline Kelly 01772 531929,

devcon@lancashire.gov.uk

Executive Summary

Decisions taken on development control matters 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 meeting of the Development Control Committee on the 8 September 2021, the following decisions have been taken on development control matters by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation:

Chorley

Application: No. LCC/2021/0036

Abbey Village County Primary School, Bolton Road, Abbey Village

Replacement of timber windows to the rear elevation of the school with UPVC windows.

Burnley

Application: No. LCC/2021/0034

Padiham Green C of E School, St Annes Street, Padiham

To erect an aluminium cantilevered canopy to provide outdoor lessons.

Application: No. LCC/2021/0031

Burnley High School, Byron Street, Padiham

Construction of new area of car-parking and creation of new multi-use play area.

Pendle

Application: No. LCC/2021/0035

St Johns Primary School, Higham Hall Road, Higham

Proposed installation of new security fencing and the consolidation of already installed security fencing.

Recommendation

That the report be noted.

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

None.