

**Lancashire County Council**

**Development Control Committee**

**Minutes of the Meeting held on Wednesday, 19th July, 2023 at 10.30 am in  
Committee Room 'B' - The Diamond Jubilee Room, County Hall, Preston**

**Present:**

County Councillor Matthew Maxwell-Scott (Chair)

**County Councillors**

B Yates	A Kay
J Berry	M Pattison
S Clarke	E Pope
M Dad BEM JP	P Rigby
A Hindle	D Westley
S Holgate	

**1. Apologies for absence**

There were no apologies for absence.

**2. Disclosure of Pecuniary and Non-Pecuniary Interests**

No pecuniary or non-pecuniary interests were disclosed.

**3. Minutes of the last meeting held on 7 June 2023**

**Resolved:** That the minutes of the last meeting held on 7 June 2023 be confirmed and signed by the Chair.

**4. Update Sheet**

The Update Sheet was circulated prior to the meeting (copy attached).

**5. Pendle Borough: application number LCC/2022/0008 Erection of 2.3m high wooden fence to the layby along land and road boundary behind the existing railings. Southfield Lane Layby, Southfield Lane, Catlow nr Nelson**

A report was presented on an application for the erection of a 2.3m high wooden fence to the Southfield Lane Layby, Southfield Lane, Catlow near Nelson, along the land and road boundary behind the existing railings.

The report included the views of Lancashire County Council Highways Development Control and one representation from a neighbouring resident. Pendle Borough Council had no comments to make and no observations had been received from Nelson Town Council.

Committee's attention was drawn to the Update Sheet which included an additional condition following the applicant's suggestion that the close boarded fencing could be installed only in the area to the rear of the layby, with lower post and rail or stockproof fencing installed on the other boundaries to the highway.

The Development Management Officer presented a Powerpoint presentation showing the site location plan, location plan showing the nearest residential properties and alignment of the proposed fencing and an air photograph of the application site and Southfield Lane. In addition, photographs were shown of the fence location/layby looking northwards, the view south on Southfield Lane and fly-tipping.

The Development Management Officer answered questions from Committee.

**Resolved:** That planning permission be **granted** subject to:

- (i) conditions controlling time limits, working programme and protection of vegetation as set out in the Committee report.
- (ii) The following additional condition:

5. No development shall commence until a drawing showing the proposed fence design has been submitted to and approved in writing by the County Planning Authority. The drawing shall show the areas that are to be fenced using close boarded fencing and those that are to be fenced with post and rail or stockproof fencing to match the heights of the existing fence.

Thereafter the fencing shall be installed in accordance with the approved drawing.

*Reason : In the interests of the visual amenities of the area and to conform with policies ENV1 and ENV2 of the Pendle Core Strategy.*

**6. South Ribble Borough: application number: LCC/2022/0022 Provision of a multi-use games area with associated perimeter fencing up to 2m high and connecting pathway Lostock Hall Community Primary School, Linden Drive, Lostock Hall**

A report was presented on an application for the provision of a multi-use games area at Lostock Hall Community Primary School, Linden Drive, Lostock Hall, with associated perimeter fencing up to 2m high and connecting pathway.

The report included the views of South Ribble Borough Council, United Utilities and Sport England. No representations had been received.



The Development Management Officer presented a Powerpoint presentation showing a site location plan and aerial view of the application site, the nearest residential properties and location of the proposed multi-use games area, site layout and fencing detail, and photographs of the site and waterlogged field.

The Development Management Officer answered questions from Committee.

**Resolved:** That, subject to the Secretary of State confirming that the application will not be called in for his own determination, planning permission be **granted** subject to conditions controlling hours of use, floodlighting and materials as set out in the Committee report.

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

It was reported that, since the last meeting of the Development Control Committee on 7 June 2023, ten decisions on development control matters had been taken by the Director of Environment and Planning, in accordance with the county council's Scheme of Delegation.

**Resolved:** That the report be taken account of.

**8. Urgent Business**

There were no items of Urgent Business.

**9. Date of Next Meeting**

**Resolved:** That the next meeting of the Committee be held on Wednesday 6<sup>th</sup> September 2023 at 10.30am in Committee Room B – The Diamond Jubilee Room, County Hall, Preston.

H MacAndrew  
Director of Law and Governance

County Hall  
Preston





## Development Control Committee – 19<sup>th</sup> July 2023

### Update Sheet

#### Item 5 - Planning Application LCC/2022/0008 – Southfield Lane

Advice : The applicant has suggested that the close boarded fencing could be installed only in the area to the rear of the lay by with lower post and rail or stockproof fencing installed on the other boundaries to the highway. This would be acceptable and would reduce the overall visual impact of the fencing whilst ensuring that the higher fence would be installed in the areas at most risk of fly tipping. This can be achieved through an additional condition:-

5. No development shall commence until a drawing showing the proposed fence design has been submitted to and approved in writing by the County Planning Authority. The drawing shall show the areas that are to be fenced using close boarded fencing and those that are to be fenced with post and rail or stockproof fencing to match the heights of the existing fence.

Thereafter the fencing shall be installed in accordance with the approved drawing.

*Reason : In the interests of the visual amenities of the area and to conform with policies ENV1 and ENV2 of the Pendle Core Strategy*

