

Lancashire County Council

Development Control Committee

Wednesday, 19th July, 2023 at 10.30 am in Committee Room 'B' - The Diamond Jubilee Room, County Hall, Preston

Agenda

Part I (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 7 June 2023** (Pages 1 - 14)
The committee are asked to agree that the Minutes of the last meeting held on 7 June be confirmed and signed by the Chair.
- 4. Update Sheet**
The Update Sheet will be considered as part of each related agenda report.
- 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** (Pages 15 - 26)
- 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 CP School, Linden Drive, Lostock Hall** (Pages 27 - 44)
- 7. Planning decisions taken by the Director of Environment and Planning in accordance with the County Council's Scheme of Delegation** (Pages 45 - 48)



8. 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.

9. Date of Next Meeting

The next meeting of the Development Control Committee will be held on Wednesday, 6 September 2023 at 10.30am in Committee Room B - the Diamond Jubilee Room, County Hall, Preston.

County Hall
Preston

H MacAndrew
Director of Law and Governance



Lancashire County Council

Development Control Committee

**Minutes of the Meeting held on Wednesday, 7th June, 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	M Pattison
J Berry	E Pope
S Clarke	P Rigby
M Dad BEM JP	A Schofield
A Hindle	D Westley
S Holgate	

1. Apologies for absence

There were no apologies for absence.

Permanent replacement

County Councillor Westley replaced County Councillor S Rigby on the Committee.

Temporary replacement

County Councillor Schofield replaced County Councillor Kay at this meeting.

2. Appointment of Chair and Deputy Chair

Committee noted the appointment by the County Council on 25 May 2023 of County Councillors Maxwell-Scott and Yates as Chair and Deputy Chair of the Committee, respectively, for 2023/24.

The Chair expressed his thanks to the former Deputy Chair, County Councillor Paul Rigby, for his invaluable support over the past two years.

3. Disclosure of Pecuniary and Non-Pecuniary Interests

No pecuniary or non-pecuniary interests were disclosed.



4. Constitution, Membership and Terms of Reference of the Committee

A report was presented on the Constitution, Membership and Terms of Reference of the Development Control Committee.

Resolved: That the Constitution, Membership and Terms of Reference of the Development Control Committee be noted.

5. Minutes of the last meeting held on 26 April 2023

Resolved: That the minutes of the last meeting held on 26 April 2023 be confirmed and signed by the Chair.

6. Update Sheet

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

7. Fylde Borough: application number LCC/2023/0002 Variation of condition 2 of planning permission LCC/2014/0096 to allow the date of final restoration of the site to be postponed until 30 June 2025. Preston New Road Exploration Site, Off Preston New Road, Little Plumpton, Westby with Plumptons

A report was presented on an application for a variation of condition 2 of planning permission LCC/2014/0096, to allow the date of final restoration of the Preston New Road Exploration Site, Off Preston New Road, Little Plumpton, Westby with Plumptons, to be postponed until 30th June 2025.

The report included the views of Fylde Borough Council, Westby Parish Council, the Environment Agency, LCC Highways Development Control, the North Sea Transition Authority, Health and Safety Executive and United Utilities. No observations had been received from Weeton-with-Preese Parish Council or Kirkham Town Council.

County Councillor John Singleton had raised an objection on behalf of residents in the Fylde West division stating that these residents had been most affected by multiple earth tremors recorded near the application site.

Eighty four representations (including those from the Preston New Road Liaison Committee established as a condition of the planning permission), the Preston New Road Action Group and the Roseacre Awareness Group, had been received objecting to the application, in addition to two letters of representation from Mark Menzies – MP for Fylde and objections from Friends of the Earth.

Committee's attention was drawn to the Update Sheet which included corrections to pages 15 and 17 of the agenda which should have stated that 5 January 2017 was the commencement of the development at the site. Therefore under condition 2 of the original planning permission, the date for completion of restoration was 5 April 2023. The Update Sheet also provided a replacement condition 1 referring to time limits.



The Development Management Officer presented a Powerpoint presentation showing a location plan of the application site and the nearest houses and air photographs of the site showing the site access and road, gas flare, soil storage mound, perimeter acoustic and security fencing and well heads.

It was reported that the Restoration timeline provided in the Committee report and presentation was a sequential process and that various works must be completed before the next stage could commence; it was not possible to proceed directly to the restoration stage. The three options when the suspension notice expired at the end of June 2023 were as follows:

- (a) Agree a plan to reuse one or both wells;
- (b) Agree a plan to bring one or both wells into production;
- (c) To require one or both wells to be plugged and abandoned.

This application had been made on the basis of option (c) being followed.

Ms Susan Holliday, Preston New Road Action Group, addressed the Committee and made the following points:

In January 2022, Cuadrilla wrote to Lancashire County Council confirming their intention to decommission by April 2023. This was put on hold when they were given more time to plug the wells. If they expected to be able to restore in 12 months last year, why do they now need two years? Also, condition 6E states that the schedule for site restoration should not be greater than 12 months; Cuadrilla appears to be padding out the schedule to restore, for example to allow sufficient time to complete desktop research. Desktop research could be done alongside any decommissioning tasks and should not impact the timescales. Cuadrilla could have applied for an extension 12 months ago when the North Sea Transition Authority allowed them to keep the wells unplugged; they did not. Lack of planning on their part, or a hope that the government may change their stance should not be a reason to grant an extension now.

Cuadrilla use work that has been agreed with the NSTA as justification for the delay in commencing the restoration of the site. However, the NSTA responded to Lancashire County Council as a consultee in February and had no comment to make on the application. Surely if they wanted the wells to remain open, they would have said so.

One of the grounds for refusal by Lancashire County Council in 2015 was landscape. Although this decision was overturned by the government, the fact remains that the site has been, and remains a blot on the landscape. Landscape was discussed in much detail in the public inquiry and in the inspectors report, it was noted in paragraph 12.65 that Cuadrilla gave assurances that, at the end of the first phase, all tall structures would be removed and the only structure that would appear above the fence would be the very occasional appearance of the servicing rig. However, the flare stacks installed five years ago have always been visible above the fence and one is still there to this day. The remaining flare stack should have been removed long ago to deliver on these assurances. Also condition 6D states that all plant and equipment should be removed on completion of the final 90 day flow testing phase;



this condition has therefore also been breached. According to condition 2 of the consent, work should have completed in April this year, so Cuadrilla has, in my opinion, already breached conditions 2, 6D and 6E. They've made little effort to abide with their commitments on landscaping and they're now trying to get a plan agreed that is double the length of time to that agreed in the original planning permission.

This application should therefore be refused - if Lancashire County Council grants this application, it will send a clear message to Cuadrilla that planning conditions can be ignored with impunity. I have copies of all the documents that I mentioned if anybody wants to look at them,

Mr John Powney, Ribble Estuary Against Fracking, addressed the Committee and made the following points:

I'm here today representing the local community group, Ribble Estuary Against Fracking; we believe this application should be refused.

The applicant has a provable track record of being unable to work within the conditions set by this council. As an example, in August 2017, your committee members voted to refuse planning application 0064, an application by Cuadrilla for extra time to plug in and abandon the Becconsall site near Southport; material reasons for that refusal bear relevance to this application. I'd like to remind councillors of the timelines and reasons for your refusal of that application. In July 2010, planning permission was granted with the site to be restored by 2012. In September 2012, Cuadrilla asked to vary the condition for site restoration till March 2014, another time extension in 2013 asks for further time until September 2014. This is followed by yet another application with time extension for another three years. However, in 2015, Cuadrilla announce that it has no plans to develop the site and confirm they will restore the site in 2016; no work was carried out in 2016. The deadline is again extended to October 2017. In August 2017, Cuadrilla apply again for more time, but this time you voted against the recommendation of your Planning officer for the Becconsall site and refuse the additional time requested by Cuadrilla for material planning reasons which were (i) the postponements of the completion of the site restoration until 31st of October 2018 would result in the unnecessary retention of an industrial site in the countryside, thereby having unacceptable impacts on landscape and the openness of the green belt, contrary to policy GN3 of the West Lancashire borough local plan and paragraph 79 to 90 of the National Planning Policy Framework and (ii) the delay in completing the restoration of the site would prevent best and most versatile land restored to an agricultural use at the earliest opportunity, contrary to policy EC2 of the West Lancashire borough local plan. Cuadrilla did not appeal and the site was restored to green belt status.

For this application, LCC has policies that will procure the same outcome, but it has been recommended for approval by your officer. He references policy DM2 for this reason. However, DM2 states that our proposals will appropriately make a positive contribution to the local and wider community, make a positive contribution to biodiversity, make a positive contribution to residential amenity and make a positive contribution to reduction of carbon emissions. This application makes no positive contribution to those four relevant considerations.



This application is not acceptable in terms of policy DM2 of the Lancashire Minerals and Waste local plan. This application is not acceptable in terms of policy GD4, GD7 and ENV1 of the Fylde local plan. All of these policies are in conflict if there are any further delays to site restoration.

Dr Francis Rugman, addressed the Committee and made the following points:

I am a Wrea Green resident and retired consultant clinical haematologist. Unfortunately, the proposed prolonged postponement of restoration means there is a potential return to fracking at Little Plumpton. I must emphasise the overwhelming evidence against such a decision, particularly the health risk faced by those living near this fracking site. Peer review research consistently links fracking to detrimental health effects. These include exacerbation of asthma, increased mortality in the frail and elderly, strokes, heart attacks, adverse birth outcomes, birth defects, vasculitis, rashes, chronic rhinosinusitis, migraine, fatigue and understandably increased anxiety. Carcinogenic substances including benzene, volatile organic compounds and radionuclides have been detected in the air and water near fracking sites. The prestigious and notable 2022 Yale University Study reaffirms the association between fracking and childhood leukaemia, with increased leukaemia risk observed in children living within two kilometres of these sites.

The original US controls on distances between fracking sites and residential properties were established before we fully understood all of these health impacts. However, the revised 2020 state of Colorado legislation now requires a minimum distance of 610 metres between fracking sites and homes, due to emissions causing headaches, respiratory issues, skin and eye irritation. But in Little Plumpton, 20 people in 10 households live within 610 metres of the Cuadrilla site; their health concerns are valid. In the light of these facts, I firmly advocate for plugging both wells now, ensuring safety and restoring the site to farmland - we must prioritise the health and wellbeing of our residents.

Let us consider this overwhelming evidence and make the right choice to safeguard our community.

Mr Christopher Holliday (resident), addressed the Committee and made the following points:

I live 500 meters from the site. Cuadrilla have already breached conditions regarding site restoration - condition 2 is obvious as it should have been done by 5th of April this year. Cuadrilla had known this since they were granted planning permission, blatantly ignored it and by holding off applying for an extension until now, they have already gained themselves an extra 12 months. They've played the system and this is not for the first time. Condition 6E was intended to bring forward site restoration 12 months after completion of initial flow testing, in the event that the extended flow testing was not going to take place; it hasn't. The condition was predicated on there being a clear end to initial flow testing, which is detailed in section 4.8 of Cuadrilla's original planning statement as something that will run for up to 90 days and as a relatively short initial flow test period. It was on this definition that planning



permission was granted, and condition 6E was based, so how did this relatively short period of time eventually run for over 800 days?

In November 2019, Cuadrilla stated that they had completed the gas flow test. This test was entirely consistent with the initial flow test documented in their planning application. However, they went on to say that they were moving onto an extended pressure buildup test; this was not documented at all in their planning application and had no time frame associated with it. Only when prompted by local residents nine months later did an LCC planning officer email Cuadrilla to tell them that he didn't know if initial flow testing was still being conducted or not, and to ask them their interpretation of condition 6E. Their reply - Cuadrilla installed downhole gauges in the PNR2 well at the end of last year to monitor and record downhole conditions and pressures in the well. This is fundamental data for ascertaining well flow potential, which forms an integral part of the initial flow test. As these remain downhole, the initial flow test is continuing and condition 6E does not apply at this stage of development. So this process, which was so fundamental to such an integral part of the initial flow test, wasn't included in the original planning application and it was never mentioned for their first well at PNR. LCC planners did not challenge this new process nor its effect on the timescales of initial flow testing, despite it being fundamental to various planning conditions.

One of Cuadrilla's few successes is turning initial flow testing into an open ended process to prevent condition 6E being triggered, otherwise they would have been required to complete site restoration by November 2020 – that is 2 ½ years ago. Cuadrilla have successfully played your planning officers and they've won. Planning officers have not understood or challenged changes affecting time conditions and local residents have been let down.

Please don't let Cuadrilla win again with further procrastination and delays.

Mr Geza Tarjanyi, Frack Free Fylde, addressed the Committee and made the following points:

First of all, I would like to know what's happened to the fracking fluid that was on site. There's the containers on your photograph which didn't show any of the containers with the fracking fluid; have Cuadrilla disposed of that in a field again like they did at Preesall Farm? I would like the Planning Committee to ascertain where that fracking fluid has gone.

Officers responded that the fracking fluids had been disposed of via authorised treatment processes.

Frack Free Fylde is a local group which was set up after my home was damaged in Lytham by the 1st earthquakes triggered by Cuadrilla, as a first attempt at fracking at Preesall Farm on April 1st, 2011.

In 2015, I could not be prouder of Lancashire County Council Planning Committee who listened to the evidence provided by our experts and locals, and voted to turn down Cuadrilla's fracking at Preston New Road. This was overruled by a pro fracking government who ignored the genuine fears of locals and the wider community. They



knew the danger this toxic industry would have on them and their environment. The evidence provided at the time was collected from the people in Canada, USA and Australia, who had children suffering health effects, including nose bleeds and underweight babies. Many thousands of cases are documented in the Pennsylvania list of the harmed and the report can be found at medact.org. You listened and stopped depleted uranium being used in the perforation guns. You listened and closed the fracking sites that had been passed by one planning officer, before the community had even heard of fracking. Besides that, Preesall Farm, Grange Road, Annas Road, Banks near Southport were all turned back into fields because you listened to the evidence and the local people.

I now ask you to honour those who fought hard and some who are no longer with us due to their efforts at Preston New Road. Then Greg Clark and Sajid Javid allow Cuadrilla to build the biggest fracking site in the world at Little Plumpton near Blackpool. First the chair of Preston New Road Action Group, Pat Davis, who fought through pain I can only imagine to put together the most professional presentation, had come off her painkillers and medication so she could concentrate on the work needed to be done to win. Please honour her. Christine Steele, who camped in a damp tent at the side of a busy road day after day monitoring many condition breaches by Cuadrilla at the site, on the cold road with severe pain in her shoulder. She had pain killers for her shoulder, and eventually she had a heart attack - with that, please honour her. A man I only know as Brad who, unknown to me, was dying of cancer and who gave his last months of his life supporting us down at Preston New Road.

Cuadrilla are being paid every day; they fill out the original agreement to have the site put back to a field and disrespect the evidence that's been presented of the earthquakes and breach of many planning regulations - all documented and will be provided at future judicial review if needed. I request you to honour the heroes of Preston New Road and turn down this application.

The legal officer read out a written representation from County Councillor John Singleton:

As a Lancashire County Councillor, I represent people in the Fylde West Division and, as such, I now wish to raise an objection to this application. Fylde West residents have been the most affected by multiple earth tremors recorded near the Preston New Road site at Westby-with-Plumptions and deserve to be heard on this issue.

The method of gas extraction by hydraulic fracturing previously resulted in a moratorium on fracking. His Majesty's Government's position is clear; this method of gas exploration through fracking cannot be conducted safely within the Industries' Regulatory Framework.

Application LCC/2023/0002 requests an extension to the decommissioning operations of 24 months. In my opinion, this demonstrates a disregard for planning laws. The company was only too well aware of the terms of the original fracking application, including the decommission dates. There has been sufficient time to achieve the planning conditions outlined in the original planning consent in restoring



this land to open countryside. This should have been completed in a timely manner. This has not been done. It may be said they wait and hope for another potentially disastrous turnaround on the moratorium which in my view will not happen.

In my opinion, failing to comply with the planning decommissioning dates may be seen as an intentional breach of the conditions associated with the original fracking application. The suspension order issued by the North Sea Decommissioning Authority to plug and cap the wells at the Preston New Road site has absolutely no bearing on this breach of the planning application before Lancashire County Council. The applicant fully understood the terms of the planning consent including the decommissioning dates. In my opinion, the company should have acted long before now with the decommissioning procedure.

The people of Fylde have had enough of the threat of fracking and I call on the officers and the Planning Committee to enforce the terms of the original application, which were clearly set out when permission was granted, and refuse this application under LCC/2023/0002 to extend the decommissioning date by 24 months to the Preston New Road site.

In conclusion, I can see no grounds to grant an extension. I reiterate, this application should be refused.

Committee were informed that, should they be minded to refuse the application, an enforcement notice would be served to achieve restoration within a requested timescale which would need to be reasonable and bear in mind the timescales set out in the restoration timeline table; otherwise, the decision could be appealed.

It was reported that the Environment Agency required around 8 months or longer to review a permit surrender application which was what was being seen in other aspects of waste and minerals development across the county. A number of technical checks were required to make sure the site was safe in the long term.

The Committee were informed that, should they be minded to approve the application, they could request the Chief Executive to write to the Environment Agency to ask if the permit surrender process could be expedited, given the sensitivity of the site and its use.

The Development Management Officer answered questions from Committee.

County Councillor Holgate was concerned that Cuadrilla were asking to forego the original condition 2 and increase the timescale by a further 15-24 months. Although County Councillor Holgate appreciated that the timescale for restoration may not be much different, if the application was refused, it would enable the county council to supervise enforcement and hold Cuadrilla to timescales.

County Councillor Pope was concerned that if Committee refused the application, Cuadrilla would appeal the decision which would extend the matter further. If Committee approved the application, County Councillor Pope asked whether a condition could be included whereby, at each of the stages, if Cuadrilla did not conform, then the matter be referred back to Committee to consider enforcement.



Committee were informed that, although the county council could monitor works on the site and raise any progress issues, the well decommissioning and groundwater monitoring was the responsibility of other agencies so it would be difficult for the county council to control these through planning permissions. However, a condition could be included which required the applicant to submit 6 monthly monitoring reports to be considered by Committee.

After a discussion, it was Proposed and Seconded:

"That planning permission be Refused due to the visual impact of the site being affected for a longer period and to enable the county council to properly supervise enforcement and ensure timescales are met".

Upon being put to the Vote, the Motion was Lost.

It was therefore Proposed and Seconded:

"That planning permission be approved, subject to an additional condition requiring the applicant to submit 6 monthly monitoring reports to be considered by Committee".

It was therefore:

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

(i) conditions controlling time limits, working programme, highway matters, environmental controls, restoration and aftercare, as set out in the Committee report.

(ii) the change to condition 1 as follows:

'The decommissioning works required by condition 11a) shall be completed by not later than a period of 18 months from the date of this planning permission. The soil treatment and replacement works required by condition 11 b) and c) shall be completed within a period of 2 years from the date of this planning permission.'

Reason : In order to secure the satisfactory restoration of the site within an acceptable timescale and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

(iii) the following additional condition:

14. A report shall be submitted to the County Planning Authority by not later than 7th December 2023 and at six monthly intervals thereafter until the date of completion of restoration describing the works that have taken place over the previous six month period to progress the plugging and abandonment of the boreholes and restoration of the site. As well as physical works on the exploration site, the report shall also contain details of the actions that have



taken place to gain regulatory approval from the North Sea Transition Authority, Environment Agency and Health and Safety Executive for the plugging and abandonment of the boreholes and surrender of the environmental permit.

Reason : In order to allow monitoring of the progress of the site towards the authorised restoration date and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

8. West Lancashire Borough: application number LCC/2022/0066 Construction of four control kiosks and associated landscaping. Mere Brow Wastewater Treatment Works, Mere Brow Lane, Tarleton

A report was presented on an application for the construction of four control kiosks and associated landscaping at Mere Brow Wastewater Treatment Works, Mere Brow Lane, Tarleton.

The report included the views of West Lancashire Borough Council, the Environment Agency and Tarleton Parish Council. No representations had been received.

The Development Management Officer presented a Powerpoint presentation showing a location plan and diagram of the application site, an air photograph of the application site and nearest houses, a comparison diagram of the kiosk locations of permission LCC/2022/0015 with the current application, and photographs of the view from Mere Brow Lane and the access road to the waste water treatment works.

A query was raised in relation to the comments from Tarleton Parish Council stating that the proposed kiosks would be 9 metres high. It was confirmed to Committee that the kiosks would be 4 metres high and that the base level of the buildings would be set at a level of around 5 metres above ordnance datum.

Resolved: That planning permission be **granted**, subject to conditions controlling time limits, working programme and landscaping, as set out in the Committee report.

9. Wyre Borough: application number LCC/2023/0005 Variation of condition 8 of planning permission LCC/2016/0084 to allow the permitted number of heavy goods vehicles (HGVs) leaving the site to increase from two per day to six per day. Foggs Farm, Hobbs Lane, Claughton-On-Brock

County Councillor Paul Rigby joined the meeting at this point. This item was considered prior to Item 8.

A report was presented on an application for a variation of condition 8 of planning permission LCC/2016/0084 at Foggs Farm, Hobbs Lane, Claughton-On-Brock, to allow the permitted number of HGVs leaving the site to increase from 2 to 6 per day.

The report included the views of LCC Highways Development Control. No observations had been received from Wyre Borough Council or Claughton Parish Council. One representation objecting to the application had been received.



Committee's attention was drawn to the Update Sheet which included an additional clause to condition 6 proposing that the provisions of this condition would not apply to tractors and trailers.

The Development Management Officer presented a Powerpoint presentation showing a location plan, air photograph of the application site and the buildings used for production of bedding materials, and photographs of Hobbs Lane, the site entrance onto Hobbs Lane, the site building and drying plant.

The Development Management Officer answered questions from Committee.

County Councillor Berry expressed concern in relation to the increase in vehicle movements from a road safety perspective, including the unlimited movement of farm vehicles and trailers on a single track road. In addition, County Councillor Berry asked that a condition be included in relation to wheel washing as the road surface was very muddy.

County Councillor Schofield referred to the comments from Highways detailed in the Committee report and considered that their request to impose a condition to manage HGV movements to no more than two within any hour should be included in the planning permission.

In relation to Committee's concerns about stones, mud and debris being transferred onto the highway, the Development Management Officer suggested that an additional condition could be included stating that measures would be taken to avoid any mud or debris being tracked out of the site entrance.

After a discussion, it was Proposed and Seconded:

"That the Recommendation in the report and Update Sheet be accepted, subject to an additional condition being imposed to manage HGV movements to no more than two leaving the site in any 60 minute period".

Upon being put to the vote, the Amendment was Carried.

It was further Proposed and Seconded:

"That the Recommendation in the report and Update Sheet be accepted, subject to an additional condition being imposed to manage HGV movements to no more than two leaving the site in any 60 minute period and subject to the installation of wheel cleaning facilities".

Upon being put to the Vote, the Amendment was Lost.

It was further Proposed and Seconded:

"That the Recommendation in the report and Update Sheet be approved, subject to an additional condition being imposed to manage HGV movements to no more than two leaving the site in any 60 minute period, and subject to



an additional general condition stating that measures will be taken to avoid mud or debris being tracked out of the site entrance".

Upon being put to the Vote, the Motion was Carried.

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

- (i) conditions controlling working programme, highway matters, ecology, landscaping and storage locations, as set out in the Committee report.
- (ii) the following addition to condition 6, as set out in the Update Sheet:

The provisions of this condition shall not apply to exports from the site transported using agricultural tractors and trailers or to the importation of biomass for use as fuel for the drying equipment.

Reason: In the interests of highway safety and local amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and policy CDMP1 of the Wyre Borough Local Plan.

- (iii) An additional condition 11:

11. Measures shall be taken at all times during the duration of the development to ensure that vehicles leaving the site do not deposit mud, dust or other deleterious materials on the surface of Hobbs Lane.

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

- (iv) An additional condition 12:

12. No more than 2 HGVs shall leave the site in any 60 minute period.

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

10. Chorley Council: application number LCC/2023/0007 Proposed 2.4 metre high mesh fence to front boundary of school to replace existing hoop top fence. Gillibrand Primary School, Grosvenor Road, Chorley

A report was presented on an application for a proposed 2.4 metre high mesh fence to the front boundary of Gillibrand County Primary School, Grosvenor Road, Chorley, to replace the existing hoop top fence.

The application had been submitted as the school were experiencing issues with vandalism and unauthorised access. The new fencing was required in order to provide a higher degree of security.

The report included the views of Chorley Council and LCC Highways. Three representations objecting to the application had been received.



The Development Management Officer presented a Powerpoint presentation showing a site location plan and aerial view of the application site, location of the proposed fencing, car park and vehicular entrance, elevations and photographs of the existing fencing and the boundary with 4 Grosvenor Road.

The Development Management Officer answered questions from Committee.

Resolved: That planning permission be **granted** subject to conditions controlling approved plans and tree protection, as set out in the Committee report.

11. 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 26 April 2023, nine planning applications had been granted planning permission by the Head of Environment, in accordance with the county council's Scheme of Delegation.

Resolved: That the report be taken account of.

12. Urgent Business

There were no items of Urgent Business.

13. Date of Next Meeting

Resolved: That the next meeting of the Committee be held on Wednesday 19th July 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
Meeting to be held on 19 July 2023

Electoral Division affected: Nelson East

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**

Contact for further information:
Jonathan Haine, 01772 534130, Head of Development Control
Devman@lancashire.gov.uk

Executive Summary

Application - 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.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme and protection of vegetation.

Applicant's Proposal

The application is for the erection of 86 metres of 2.3m high wooden slatted fencing.

Description and Location of Site

The proposed fencing would be located alongside the western side of Southfield Lane in Southfield, 2.5km south east of Nelson town centre. Southfield Lane is an unclassified road. The proposed fencing would be located to the rear of a layby area alongside the north bound carriageway of Southfield Lane and alongside the highway for a short distance to the north and south.

Land on either side of Southfield Lane is comprised of land that has previously been quarried for stone and has now regenerated following filling and reclamation works. There are residential properties located off Southfield Lane approximately 20 metres to the north of the proposed fence alignment.

The application site is located within a conservation area.

Background

History: There is no relevant planning history.

Planning Policy

National Planning Policy Framework (NPPF): The following paragraphs are considered particularly relevant to this application: 8-11 (presumption in favour of sustainable development), 130 (design), 199–207 (heritage assets).

Pendle Local Plan Core Strategy

Policy SDP1 Presumption in Favour of Sustainable Development
Policy ENV1 Protecting and Enhancing Our Natural and Historic Environments
Policy ENV2 Achieving Quality in Design and Conservation

Consultations

Pendle Borough Council: No comments to make.

Nelson Town Council: No observations received.

Lancashire County Council (LCC) Highways Development Control: No objection.

Representations – The application has been advertised by press and site notice and neighbouring residents informed by individual letter. One representation has been received making the following comments:

- The fencing will not relieve the problem of fly tipping and the fencing is out of character with the conservation area.
- There should be consideration of more sensitive materials.
- What is the reason for continuing the fence to the north? There is no layby in this location where fly tipping occurs. It would be better if the existing fence in this area was repaired.
- How will the new fence affect access to an area of land that is required for access to a septic tank?

Advice

The application is for a new length of fencing alongside part of Southfield Lane near Nelson. The County Council owns the land on the western side of the lane as it formed part of a former land reclamation site following quarrying and tipping operations.

On the western side of Southfield Lane is a layby. There are frequent incidents of fly tipping where tipped waste is either deposited in the layby or thrown onto the County Council owned land. At present there is only a low and very old fence to the rear of



the layby which present no deterrent to fly tippers. The application is therefore for a new higher fence to reduce the incidence of waste being thrown onto the Council's land and associated costs of clearance.

The main issue relates to the visual impact of the fencing given the location within the countryside and in a conservation area.

Policy ENV1 of the Pendle Core Strategy concerns protection and enhancement of natural and historic environments. In relation to historic environments, the policy requires that the significance of a heritage asset should not be harmed or lost without clear and convincing justification. Policy ENV2 of the Pendle Core Strategy concerns design quality. It requires that proposals make a contribution to sense of place and make a positive contribution to the historic environment and local identity and character. Proposals should have high standards of design using materials appropriate to the setting.

The application originally proposed the erection of 2.4m high steel mesh fencing. However, it was considered that this design, whilst providing a high degree of security, would have an overly industrial appearance in this rural location within a conservation area. The application has therefore been modified to propose a 2.3m high slatted timber fence around the rear of the layby with a post and rail fence to the north to replace the existing dilapidated metal railings. It is considered that this fencing design and materials would be more acceptable in this location. Along some parts of the current fence alignment are small trees and other vegetation. If the new fence is installed on the same alignment, the existing vegetation can be retained which will help to minimise the visual impacts of the development. This matter can be the subject of a planning condition. Subject to a condition relating to vegetation protection, it is considered that the proposal would have no impact on the character of the conservation area and complies with policies ENV1 and ENV2 of the Pendle Core Strategy.

The fencing would contain a pedestrian access gate to permit access to the land to the side of the layby and would not restrict access to any private septic tank any more than the current fencing.

In view of the location, scale, and nature 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, 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 4 May 2021 as modified by the email from Richard McCann dated 2 May 2023.
 - b) Submitted Plans and documents.

Unreferenced application plan dated 26 April 2023.

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 ENV1 and ENV2 of the Pendle Core Strategy.

3. The fencing shall only be installed on the alignment shown in red and blue on the unreferenced plan dated 26 April 2023.

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

4. No trees shall be removed in order to install the fencing.

Reason: In the interests of the visual amenities of the area and to conform with policies ENV 1 and ENV 2 of the Pendle Core Strategy.

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

Paper	Date	Contact/Directorate/Ext
LCC/2022/0008	July 2023	Jonathan Haine Planning and Environment 01772 534130

Reason for Inclusion in Part II, if appropriate

N/A





Planning Application LCC/2022/0008

Erection of 2.3m high wooden fence to the lay-by along land and road boundary behind the existing railings.

Southfield Lane lay-by, Southfield lane, Catlow nr Nelson

Planning application LCC/2022/0008

Site Location Plan

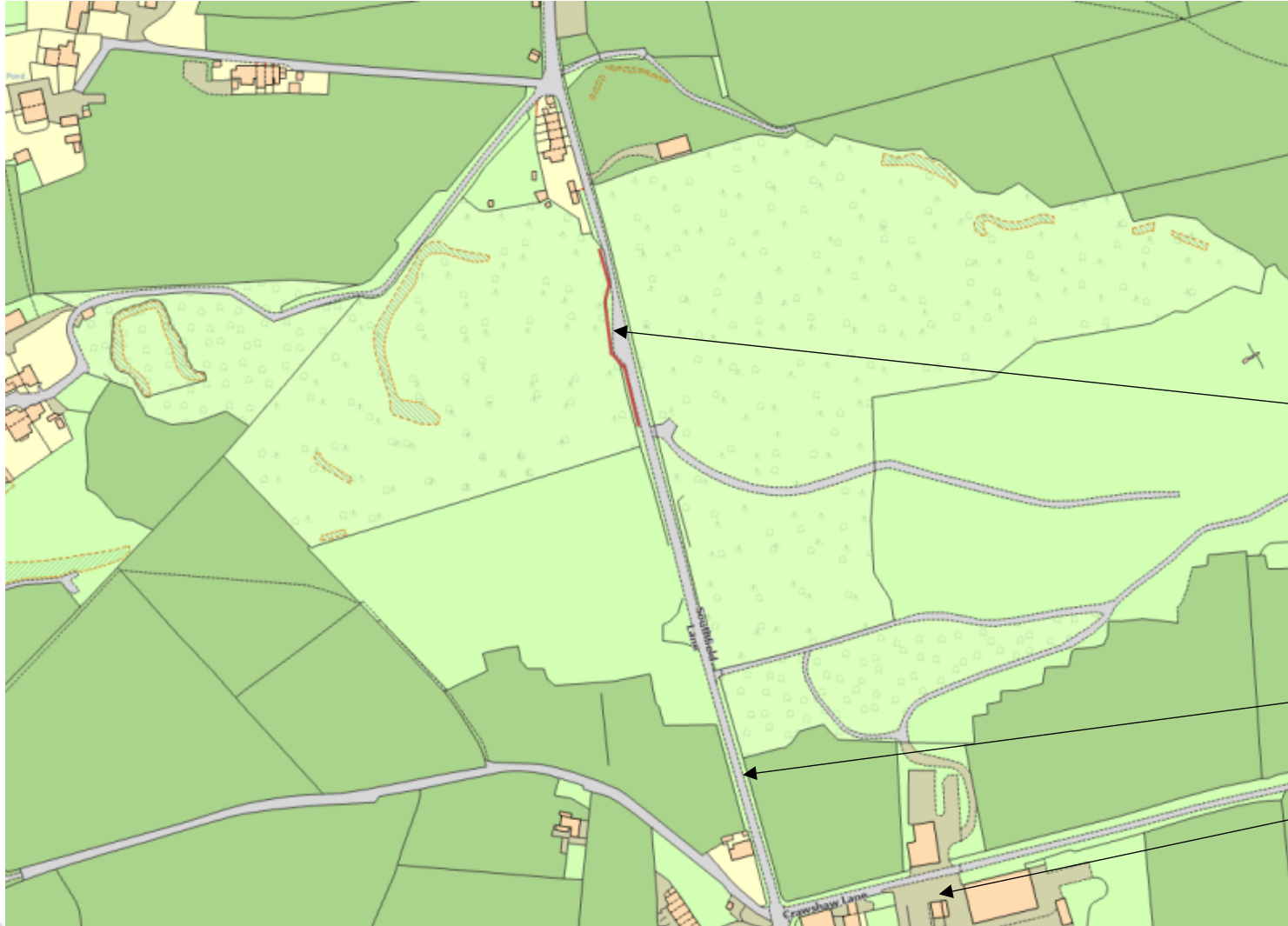


Southfield Lane



Planning application LCC/2022/0008

Location Plan



Alignment of proposed fencing

Southfield Lane

Catlow Village



Planning application LCC/2022/0008 – Air photograph

Application site

Southfield Lane



Planning application LCC/2022/0008 – photograph of fence location / layby looking northwards



Planning application LCC/2022/0008 – View south on Southfield Lane



Planning application LCC/2022/0008

Photographs of site showing fly tipping



Development Control Committee
Meeting to be held on 19 July 2023

Electoral Division affected:
Lostock Hall and Bamber Bridge

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

Contact for further information:
Helen Ashworth, 01772 530084,
Devman@lancashire.gov.uk

Brief Summary

Application - Provision of a multi-use games area with associated perimeter fencing up to 2m high and connecting pathway.

Recommendation – Summary

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

Applicant's Proposal

This application is for the provision of a multi-use games area (MUGA). The proposed multi-use games area would measure 24m by 16m and would be surrounded by wire mesh fencing coloured dark green. The fence would be 1m in height on the sides, and 2m high with indented goals to the ends. The multi-use games area would be surfaced in artificial grass.

Access to the multi-use games area would be from the existing playground to the north via a new pathway. Drainage to the pitch would be installed. No external floodlighting is proposed.

Description and Location of Site

The proposed development would be located within the boundary of Lostock Hall Community Primary School. The school is located off Linden Drive, a residential street approximately 4km south of Preston city centre.

The school is bounded by houses to the west and south. To the east is further residential development and Lostock Hall Academy. To the north of the school are playing fields associated with Lostock Hall Academy. The proposed multi-use games area would be located on the southern playing field at the school, immediately adjacent to school buildings to the west and a hard surfaced playground area. There are a number of sporadically placed mature trees and shrubs along the school boundaries, and 2m high close boarded fencing along the boundary with residential properties.

History

Planning permission for the construction of two canopies to cover external staircases to the rear elevation was granted in March 2022 (ref. LCC/2020/0005).

Planning permission for the variation of condition 4 of permission 07/07/0336 to remove the part c) requirement (flat top road humps which act as pedestrian crossing points) was granted in January 2010 (ref. 07/09/0715).

Planning permission for the enclosure of part of school grounds including playgrounds with 2.4m weld mesh fencing was granted in October 2009 (ref. 07/09/514).

Planning permission for the consolidation of nursery and infants' units by the construction of a single storey extension, associated play areas and provision of additional car parking was granted in September 2007 (ref. 07/07/0336).

Planning Policy

National Planning Policy Framework (NPPF):

Paragraphs 11-14, 95, 98-103 and 126-136 are relevant in terms of the presumption in favour of sustainable development, the requirement for educational development, protecting open spaces and the need for high standards of design.

Central Lancashire Core Strategy (adopted 2012)

Policy 1: Locating growth
Policy 24: Sport and Recreation

South Ribble Local Plan (adopted 2015)

Policy B1 Existing built up areas
Policy G7 Green Infrastructure
Policy G17 Design criteria for new development

Consultations

South Ribble Council: Raise no objections to the proposals, however the Environmental Health officer has advised that the proposed development has the



potential to adversely affect the neighbouring properties during the construction phase and to be adversely affected by activities once developed. It is requested that a condition requiring a construction noise prevention plan should be submitted and approved before development commences. It is also requested that a condition preventing the use of floodlighting is imposed, that the hours of use are restricted to 9.00-17.00 Monday to Friday with no weekend use and that the fencing and the floor of the multi-use games area should be constructed to minimise noise from the site.

United Utilities (UU): Request that a condition is added requiring details of a sustainable surface water drainage scheme and foul water drainage scheme to be submitted and approved in writing prior to the commencement of development. It is also requested that a further condition is attached regarding a maintenance and management regime for any sustainable drainage system.

Sport England: Sport England object to the proposals as it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy, or Paragraph 99 of the National Planning Policy Framework (NPPF). They request that the applicant provides additional information in relation to the following matters:

- Evidence to demonstrate that the school has made all best endeavours to improve the drainage and playing surface to resolve problems with the existing playing field (including when the work was carried out and details why the improvements have failed).
- Site plans should be provided that clearly shows the existing and proposed summer and winter playing pitch provision and how the proposal would not impact on this playing pitch provision.
- Information about current community uses.
- Further technical information, including cross section drawings should be submitted detailing the proposed surface type.
- A supporting statement that clearly demonstrates the strategic need and sporting benefits of the proposal, in accordance with section 6.5 of Sport England's Playing Fields Policy.

They have also drawn attention to the continual erosion of the school playing field, with an enlarged adventure play area/trim trail within the southern playing field. These features further reduce the flexibility and capability of the playing field to accommodate a variety of playing pitches.

County Councillor Jeff Couperthwaite: No comments received.

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

Advice

Lostock Hall Community Primary School is a community school for children aged 3-11. There are 432 pupils on roll.

The proposal is for the creation of a multi-use games area measuring 24m by 16m. The multi-use games area (MUGA) would be surfaced with an artificial grass surface and enclosed by wire mesh fencing coloured dark green. The fence would be 1m in height on the sides, and 2m high with indented goals to the ends.

The applicant has provided the following information in support of the proposals:

- The area where the multi-use games area is to be situated is very boggy and only useable for two months of the year. Land drainage has been tried but not worked.
- The grounds are known to be boggy throughout the whole area, so much so that some of the recent works to the school have piled foundations.
- There will still be space next to the multi-use games area for another football pitch, plus the school has additional playing fields.
- The surfacing will be 3G synthetic turf. Netball provision will be met by portable goals.
- The multi-use games area will be available for use by the community at weekends.
- The multi-use games area will allow more PE sessions and extra-curricular clubs to be delivered outside and in all weathers.
- A local football team will use the facility on Thursdays (4-6pm) and at weekends, no changing facilities are required. The field has been available for use for the local community club for over eight years with no complaints.

Loss of playing field

The main issue relates to the objection from Sport England in relation to the loss of the playing field.

The South Ribble Local Plan identifies the application site as land within the built-up area. Policy G7 of the Local Plan states that development proposals should seek to protect and enhance existing Green Infrastructure. Playing fields are included within the definition of Green Infrastructure in the Local Plan. Development which would involve the loss of Green Infrastructure will not be permitted unless alternative provision can be made; or the site is not required to meet a local need; and the development would not affect the amenity value of the site.

Paragraph 99 of the National Planning Policy Framework (NPPF) states that existing open space, sports and recreational grounds should not be built on unless an assessment has identified that the open space is surplus to requirements, the loss would be replaced, or the development is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use.

Sport England have a statutory remit to protect playing fields. Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless it meets a number of exceptions. Sport England have indicated that they consider policy exception E5 to be the most pertinent to this proposal:

'E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields'.

However, Sport England do not consider that the applicant has presented sufficient information to demonstrate that this exemption applies and therefore object to the application.

The proposed development would result in the loss of part of the grass playing field. Other areas of outdoor space, including grassed areas would remain available and unimpacted by the proposal. It is acknowledged that due to the expansion of the school, and the provision of additional facilities, such as the trim trail, that the amount of playing field available for use has reduced in size over the years.

It should be noted that a football pitch of the dimensions suggested as appropriate by Sport England and the Football Foundation for 7v7 play (55 x 37 m, 61 x 43m including the required safety 3m run-off areas) could not be accommodated on the existing playing field now, prior to the construction of the proposed multi use games area. The applicant has moved the proposed multi use games area as close to the existing hard surfaced playground as is practicable, in order to minimise encroachment into the grass playing field and provided a plan to demonstrate that the proposed multi use games area and a 35m running track (that is presently marked out on the field) could still both be accommodated on the field.

In respect of the drainage issues the applicant has provided a photograph to indicate the condition of the field. No further technical information has been made available; however, it is noted that in the application for the extension to the buildings in 2007 (ref. 07/2007/0336) concerns were raised regarding surface water drainage issues by neighbouring residents. Based on the evidence available it appears likely that there are problems arising with waterlogging of the playing field currently, resulting in periods when it is unavailable for use.

It is considered that, on balance, the particular circumstances of this application, and in particular the increased opportunities for outdoor sport and recreation that this proposal would provide for the pupils of the school, that the proposal complies with the aims of the National Planning Policy Framework (NPPF) and Policy G7 of the Local Plan. It would be possible to still accommodate the majority of activities that take place on the grass playing pitch presently. Furthermore, the proposal would accord with wider aims of inclusivity, health and wellbeing, and increasing opportunities for outdoor sport and recreation for all, which outweigh the loss of a

part of the existing grass playing field.

As Sport England have maintained their objection to the proposals the application must be referred to the Secretary of State, should the Committee resolve to approve the application.

Impact on Neighbour Amenity

The National Planning Policy Framework (NPPF) states that developments should provide a high standard of amenity for existing and future users. Policy G17 of the South Ribble Local Plan states that new development will be permitted provided that the proposal does not have a detrimental impact on the neighbouring buildings by virtue of its design, height, scale, orientation, plot density, massing, proximity or use. Development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or having an overbearing impact.

The proposed multi-use games area would be located approximately 19m from the nearest residential property to the east on Southlands Avenue. No external lighting is proposed. In respect of community use of the proposed facility it is noted that the school have indicated that there is an existing community football group that uses the existing playing field and that is expected that this will continue. The aspirations of Sport England to expand community use of such facilities is noted, however this must also be balanced against the concerns that the Environmental Health Officer has raised regarding the potential for additional noise and disturbance for local residents to arise as a result of such activities. The school has indicated that they are happy to agree to the proposed conditions of the Environmental Health Officer, although it is noted that the existing community uses extend slightly beyond the times suggested by the Environmental Health Officer. It is recommended that the hours of use are secured by condition restricting use to between 08:00-19:00 Monday to Friday and 08:00–13:00 on Saturdays, with no use on Sundays. These are slightly longer hours than recommended by the Environmental Health Officer to allow for existing users to make use of the new facility, but to still prevent use at times neighbouring residents may reasonably expect to have peaceful enjoyment of their homes. The times are also consistent with those imposed on other schools within Lancashire.

It is considered that the proposed development would be unlikely to give rise to any significant increase in vehicle movements to and from the application site that would cause any undue increase in the level of noise and disturbance experienced by neighbouring residents, beyond that which already arises from the school.

The proposal would be likely to result in a more intensive use of this part of the playing field by pupils of the school than is presently the case. However, it is important to note that the playing field can already be used by the school at any time. No objections to the proposals have been received from neighbouring residents.



The size, scale and appearance of the proposed multi-use games area is considered to be in keeping with the existing use of the site as a school. There would be some limited screening of views from the adjacent residential properties afforded by existing boundary treatments and planting. The proposal would be clearly visible from a number of adjacent properties but would be viewed against the existing backdrop of school buildings and would not appear so visually incongruous or prominent as to warrant refusal of the proposals. There would be very limited views of the proposed facility from Linden Drive scene, and it would not appear as an incongruous feature.

The proposed development is therefore acceptable in terms of visual and residential amenity in accordance with the Framework and Policy G17 of the Local Plan.

Drainage

The application site is not within an area at risk from flooding. United Utilities (UU) have not raised any objections to the proposals and have recommended that conditions are imposed regarding the submission and implementation of a surface water drainage system. The applicant has proposed that the site be drained via the use of 100mm diameter perforated land drainage pipe, laid within a trench that will be lined with geotextile membrane. The drainage pipes will discharge the collected water into the lower ground. The access path would also be surfaced in artificial grass. A condition is recommended regarding the drainage from the multi-use games area (MUGA) area itself.

Conclusions

Subject to the imposition of appropriate conditions the proposal would not give rise to any undue loss of amenity for neighbouring residents and would enhance the quality and availability of open space at the school. The proposal would also have benefits for sport and recreation at this school which would outweigh any loss of grass playing field. The proposal is accordingly recommended for approval. However, as Sport England have maintained their objections to the proposals the application must be referred to the Secretary of State under the Town and Country Planning (Consultation) (England) Direction 2021 so that the Secretary of State may consider using the power to call in the application.

In view of the size, scale and nature of the proposals 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 three 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) The Planning Application and supporting statement received by the County Planning Authority on 5 May 2022.
- b) Submitted Plans and documents:
Plan ref. 12650/RBW Rev B Proposed Plans
Location Plan received 10/07/2023

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy G17 of the South Ribble Local Plan.

3. No floodlighting shall be erected to illuminate the multi-use games area (MUGA).

Reason: To minimise the impact on local amenity and to comply with Policy G17 of the South Ribble Local Plan.

4. The multi-use games area (MUGA) area shall only be used between the hours of 08.00-19.00 hours Mondays to Fridays and 08:00-13:00 Saturdays.

Reason: In the interests of local amenity and to conform with Policy G17 of the South Ribble Local Plan.

Safeguarding of Watercourses and Drainage

5. The drainage of the proposed development shall be carried out in accordance with the details as set out in the design and access statement (received 27/04/2022). The drainage measures shall be retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.



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

Paper	Date	Contact/Directorate/Ext
LCC/2022/0022	July 2023	Helen Ashworth Planning and Environment 01772 530084

Reason for Inclusion in Part II, if appropriate

N/A





Planning Application LCC/2022/0022

Provision of a Multi Use Games Area, with associated perimeter fencing up to 2m high and connecting pathway

Lostock Hall Primary School, Linden Drive, Lostock Hall

Planning application LCC/2022/0022

Site Location Plan

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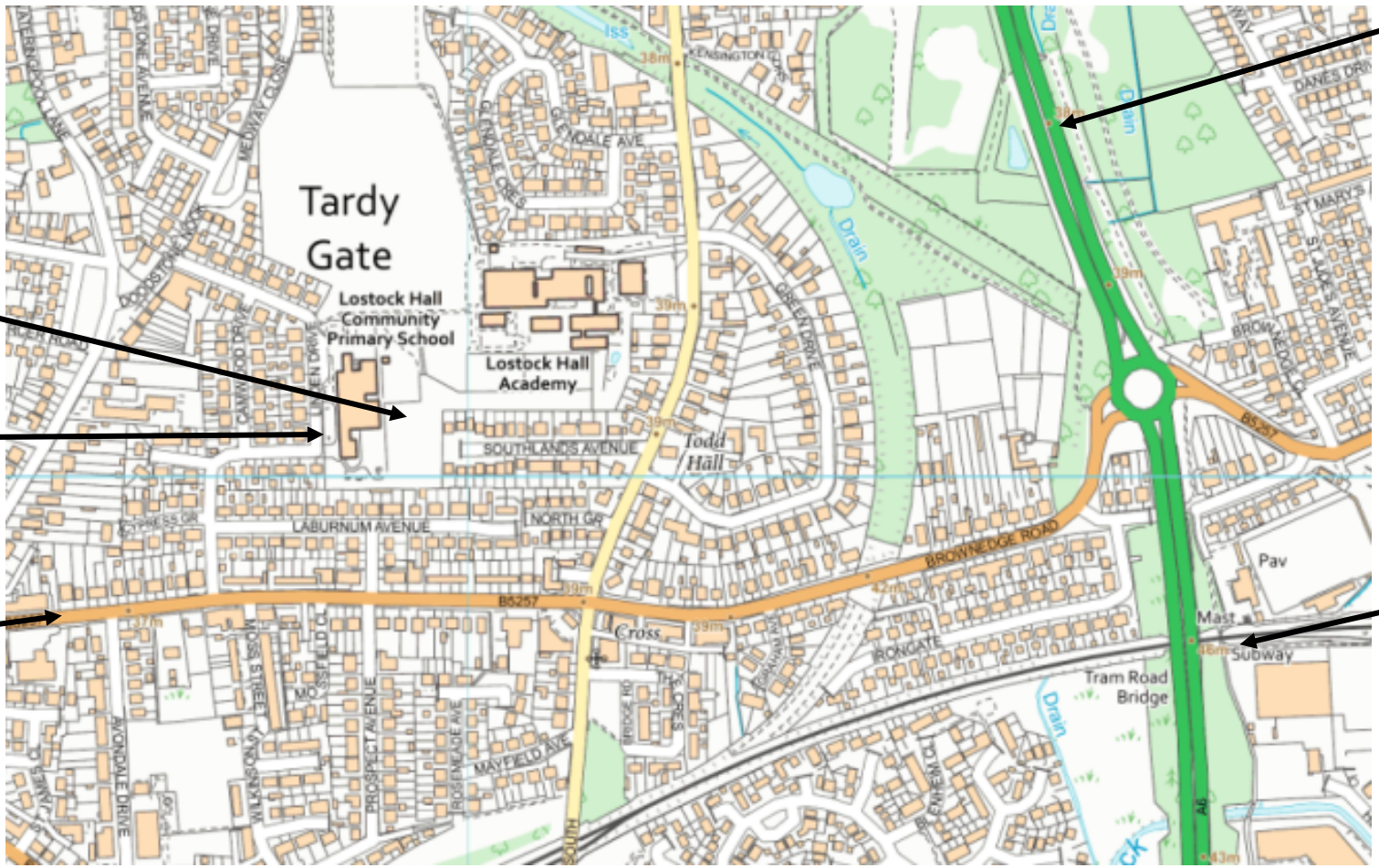
Application site

Linden Drive

Brownedge Road

A6

Railway line



Planning application LCC/2022/0022

Aerial View

Application site

Linden Drive

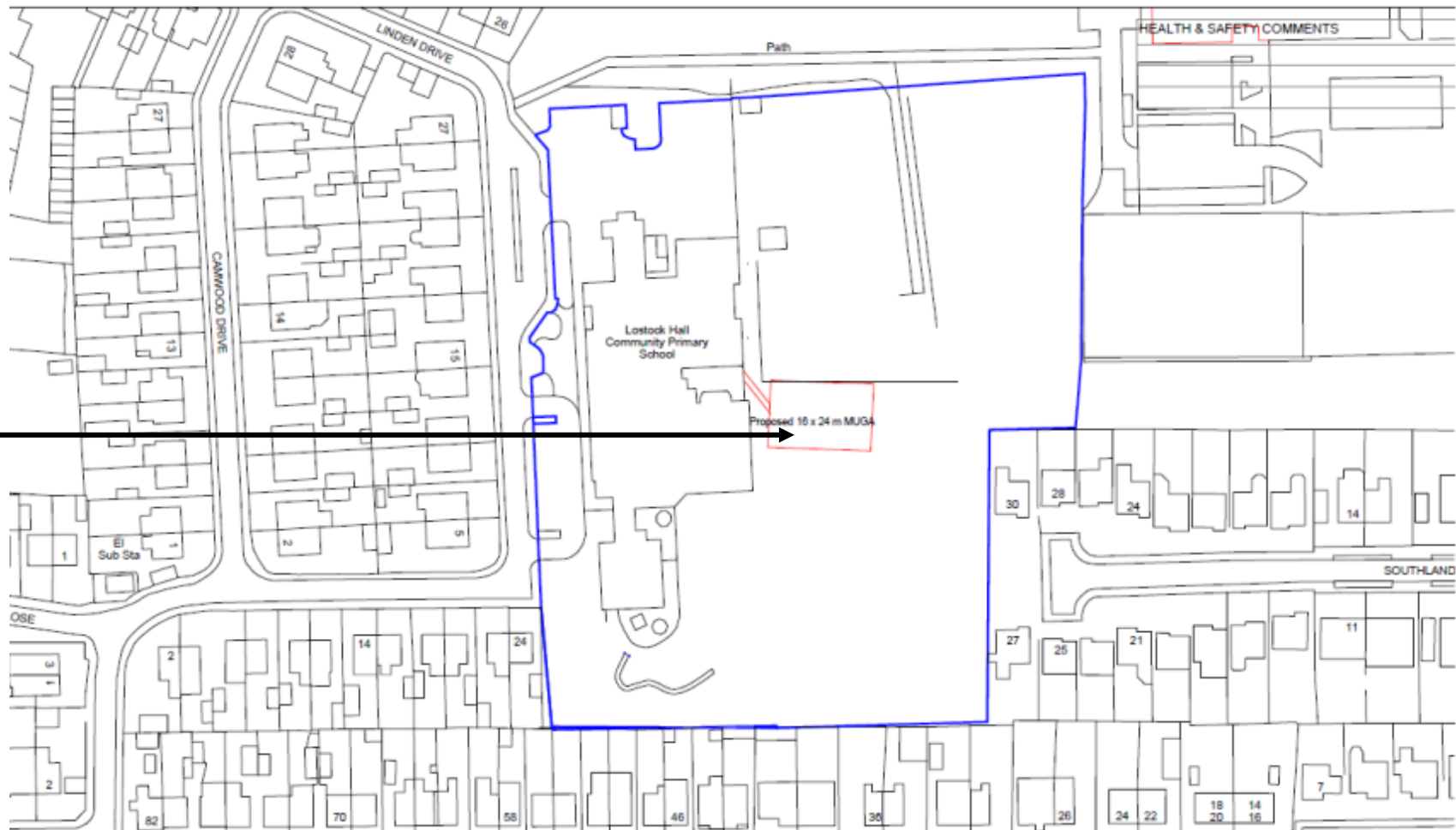
Brownedge Road



Planning application LCC/2022/0022


Location plan

Location of proposed multi use games area



HEALTH & SAFETY COMMENTS

Proposed 16 x 24 m MUGA

PROJECT Proposed MUGA		DRAWING TITLE Location Plan		PROJECT NO 12650	DRAWING NO	REVISION A
TOWN NAME Lostock Hall		DRAWING STATUS Planning		© LANCASHIRE COUNTY COUNCIL M00VI		
PREMISES NAME Lostock Hall Primary School		SCALE @ A4 1:1250	DRAWN BY RW	DATE 26/04/22	CHECKED BY	
PREMISES NO.		NOTE: ALL RIGHTS DESCRIBED IN CHAPTER IV OF THE COPYRIGHT, DESIGN AND PATENTS ACT 1988 HAVE BEEN GENERALLY ASSERTED. DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING. ALL WRITTEN MEASUREMENTS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR.				 Lancashire County Council Design & Construction
		DESIGN & CONSTRUCTION, LANCASHIRE COUNTY COUNCIL, PO BOX 100, PR1 0LD.				TEL: 0300 1236701



Planning application LCC/2022/0022

Site Layout and fencing detail



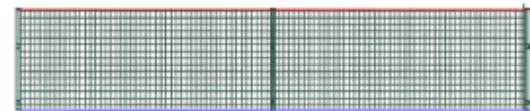
Site Plan 1:500



Aerial View



MUGA Proposal



1 Metre high ball stop side fencing (with spectator rail)



2 Metre high ball stop end fencing

Planning application LCC/2022/00

Site photo



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Planning application LCC/2022/00

Site photo



Planning application LCC/2022/0022

Photo of waterlogged field (provided by applicant)



Development Control Committee
Meeting to be held on 19 July 2023

Electoral Division Affected:
All

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

Contact for further information:
Susan Hurst 01772 534181
devman@lancashire.gov.uk

Executive Summary

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

Recommendation

That the report be noted.

Detail

Since the last meeting of the Development Control Committee on the 7 June 2023, the following decisions have been taken on development control matters by the Director of Environment and Planning in accordance with the County Council's Scheme of Delegation:

Lancaster

Application: No. SCR/2023/0008
Unit 37, Europa Way, Lune Industrial Estate, Lancaster
Screening opinion request for proposed combined heat and power plant.

Ribble Valley

Application: No. CRT/2023/0002
12 Croasdale Drive, Clitheroe
Certificate of lawfulness for proposed use of property as a crisis placement for children with complex needs, with up to 2 children and up to 2 adults (use class C2).

Fylde

Application: No. SCR/2023/0006

Lytham Green Drive Golf Club

Screening Opinion for proposed land reprofiling/landscape and drainage engineering of the golf course.

Application: No. LCC/2023/0001

Elswick Wastewater Treatment Works, Land to South of the B5269, Elswick

Construction of a Motor Control Kiosk.

South Ribble

Application: No. LCC/2022/0055

Leyland WWTW, Emnie Lane, Leyland

Construction of 5 no. control kiosks including reduction in the height of the existing landscape bund.

Application: No. LCC/2022/0048/1

Land at Woodcok Estate, Stanifield Lane, Farington

Compliance with conditions 16, 28, 29 and 32 of planning permission LCC/2022/0048 - Traffic, Surface water and Archaeology.

West Lancashire

Application: No. SCR/2023/0005

Pimbo Bushes Quarry, South East of Up Holland, Skelmersdale

Screening Opinion Request for an application under the Environment Act 1995 for approval of a scheme of working and restoration conditions.

Chorley

Application: No. LCC/2023/0009

Land near Croston Mill Bridge, Grape Lane, Croston

Proposed New Temporary Vehicular Access off Grape Lane.

Application: No. LCC/2023/0010

Land at Westhead Road, Croston, Chorley

Construction of a temporary vehicular access, car park and construction compound.

Hyndburn

Application: No. CRT/2023/0001

98 - 100 Gloucester Avenue. Accrington

Certificate of lawfulness for proposed use of a dwelling (use class C3a) as an adolescent support unit for children to provide respite and family support, with up to 4 children and up to 2 adults (use class C3b).



Recommendation

That the report be noted.

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

None



