

**Lancashire County Council**

**Development Control Committee**

**Minutes of the Meeting held on Wednesday, 6th September, 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
M Dad BEM JP	E Pope
A Hindle	P Rigby
S Holgate	A Schofield
H Khan	D Westley

**1. Apologies for absence**

Apologies for absence were received from County Councillor Andrea Kay.

**Temporary replacements**

County Councillor Alan Schofield replaced County Councillor Stephen Clarke.

County Councillor Hasina Khan replaced County Councillor Julia Berry.

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

County Councillor Anna Hindle declared a non-pecuniary interest in item 5 as an elected member of Preston City Council.

County Councillor Hasina Khan declared a non-pecuniary interest in item 6 as an elected member of Chorley Borough Council.

**3. Minutes of the last meeting held on 19 July 2023**

**Resolved:** That the minutes of the last meeting held on 19 July 2023 be confirmed and signed by the Chair.

#### 4. Update Sheet

The update sheet was circulated prior to the meeting (copy attached).

5. **Preston City: application number: LCC/2022/0049 Construction of a new railway station at Cottam, including station building and forecourt, two platforms, footbridge over the railway, associated parking and infrastructure, new public highway access road, a bus gate at the junction with Lea Road, conversion of Sidgreaves Lane to a segregated cycle and pedestrian track, segregated cycle and pedestrian track along new access road and the construction of a new bridge over the Lancaster canal with cattle creeps. The diversion of a public right of way, water attenuation pond, the construction of a secondary means of escape and access to it from Lea Road, landscape and ecological mitigation areas and temporary soil/material/plant storage and compound areas Land off Lea Road and Sidgreaves Lane, Preston**

A report was presented on an application for the construction of a new railway station and associated infrastructure in Cottam, Preston.

The report included the views of Preston City Council, Lea Parish Council, the Canal and Rivers Trust, Lancashire Council Historic Environment Service and Lancashire County Council Landscape Service.

The Committee's attention was drawn to the Update Sheet which included an additional condition that the implementation timescale be extended to five years rather than the original three years. The development might need a compulsory purchase order process which would mean that the proposed three year timescale would be too short.

The Senior Planner presented a PowerPoint presentation which showed the site location plan, an aerial photograph of the proposed location and design plans for the new station buildings and footbridge. Additionally, photographs of the proposed site entrance from Lea Road, the view towards the railway line and the view south along Sidgreaves Lane towards the site entrance were provided.

The Senior Planner answered questions from the Committee.

**Resolved:** That planning permission be granted subject to conditions controlling time limits, working programme, materials, surface and foul water drainage, ecological mitigation, highway matter and landscaping, together with the additional condition amendments set out within the update sheet.

6. **Chorley Borough: application number: LCC/2023/0019 Retention of the Waste Transfer Station, Leachate Plant, Gas Plant and related infrastructure**



## **at Clayton Hall Landfill Site, Dawson Lane, Whittle-Le-Woods**

A report was presented on an application for the retention of the waste transfer station, leachate plant, gas plant and related infrastructure at Clayton Hall Landfill Site, Dawson Lane, Whittle-Le-Woods.

The Principal Planner presented a PowerPoint presentation displaying the location plans, an aerial photograph of the site and photographs of the waste management centre and access road leading to the location.

The Principal Planner answered questions from the Committee.

**Resolved:** That planning permission be granted, subject to conditions controlling time limits, working programme, hours of working, site operations, and restoration.

### **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 the 19 July 2023, nine 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 noted.

### **8. Urgent Business**

There were no items of urgent business.

### **9. Date of Next Meeting**

**Resolved:** That the next meeting of the Development Control Committee will be held on Wednesday 18th October 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 – 6 September 2023

### Update Sheet

#### Item 5 - Planning Application LCC/2022/0049 – Cottam Railway Station

##### Recommendation

Condition 1 – The applicant has requested that the implementation timescale in condition 1 be amended to 5 years rather than 3 years as currently worded. This development may need to be the subject of a compulsory purchase order process in which case the three-year timescale is considered to be too short.

Condition 8 – the document reference numbers are incorrect; the condition should read:

No development except for site clearance works shall commence until a detailed surface and foul water sustainable drainage strategy for the site has been submitted to and approved in writing by the County Planning Authority. The drainage strategy shall be based upon the information contained within the site-specific flood risk assessment ref B2327FEF-JAC-EWE-00-RP-ENV-0001 revision P03 produced on 05/08/2022 by Jacobs and surface water sustainable drainage strategy documents 'CLM07 DRAINAGE STRATEGY CATCHMENT TABLES (50% Climate Change - QBAR Runoff) (REVISED 10-11-2022).xlsx' and drawing ref CLM07-LCC-DEV-0500-0001 Revision B and shall include details of the following:

The rest of the condition remains unchanged.

Condition 17 – The applicant has requested that the condition be reworded as follows:

'No development *of the railway station building* shall take place until details of the building materials to be used for the external elevations and the roof of the railway station building have been submitted to the County Planning Authority and approved in writing. Thereafter, only those materials approved by the County Planning Authority shall be used'. (Additional words in italics).

This is considered acceptable in order to allow construction of the other aspects of the development (access road and canal bridge) to commence before detailed design of the station building.

Condition 22 – It is recommended that the condition be amended to the following in order to clarify the information required:

No development shall take place until a construction environmental management plan has been submitted for approval in writing by the County Planning Authority.

The scheme shall include a scheme of environmental protection measures for bats, hedgehogs and aquatic ecology. The scheme shall include protection measures,

proposed precautionary methods of working and details of preconstruction surveys and methodologies.

The development shall proceed at all times in accordance with the approved measures.

The proposed precautionary measures of working and mitigation measures set out in the Environmental Statement in respect of the identified species of principal importance shall be adhered to at all times throughout the development.

Reasons: In the interests of biodiversity mitigation and to conform with policy 22 of the Core Strategy and Policy EN2 of the Preston Local Plan.