

Lancashire County Council

Development Control Committee

Minutes of the Meeting held on Wednesday, 3rd September, 2014 at 10.00 am in Cabinet Room 'B' - The Diamond Jubilee Room, County Hall, Preston

Present:

County Councillor Munsif Dad (Chair)

County Councillors

R Newman-Thompson	M Johnstone
T Aldridge	A Jones
P Buckley	N Penney
M Green	P Rigby
P Hayhurst	A Schofield
S Holgate	K Snape
D Howarth	B Yates

County Councillor A Schofield replaced County Councillor K Sedgewick on the Committee.

Standing Order 19

County Councillors C Henig and S Serridge attended the meeting under Standing Order 19.

1. Apologies for absence

None received.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

County Councillor Paul Rigby declared a pecuniary interest in agenda items 6 & 7 as the applicant had been allowed to access his land for testing purposes.

County Councillor P Hayhurst declared a non pecuniary interest in agenda items 6, 7, 8 & 10 as a member of Fylde Borough Council. Councillor Hayhurst also declared a non pecuniary interest in agenda items 6 and 7 as a member of Elswick Parish Council and Elswick Community Project which had received a donation from the applicant towards the Britain in Bloom competition.

County Councillor P Buckley declared a non pecuniary interest in agenda items 6, 7, 8 & 10 as his wife is a member of the Borough Council for the area concerned.

County Councillor Newman-Thompson declared a non pecuniary interest in agenda item 9 as a member of Lancaster City Council.

County Councillors M Green, D Howarth and B Yates declared a non pecuniary interest in agenda item 12 as members of South Ribble Borough Council.

3. Minutes of the last meeting held on 9 July 2014

Jill Anderson, the Clerk to the Committee, presented an oral update on Item 18 of the Minutes with regard to breaches of planning control and enforcement proceedings at Shadlock Skip Hire, Waterbarn Mill, Newchurch Road, Stacksteads, Bacup.

Resolved: That the developments in respect of Item 18 be noted and that the Minutes of the meeting be confirmed and signed by the Chair.

4. Rossendale Borough: application number. LCC/2014/0055 Extension to quarry and restoration by means of infill with inert construction, demolition and excavation waste, the sorting, screening and export of recyclable material, the consolidation of existing permissions and the revision of approved working and restoration schemes. Tong Farm, Tong Lane, Bacup.

A report was presented on an application for an extension to quarry and restoration by means of infill with inert construction, demolition and excavation waste, the sorting, screening and export of recyclable material, the consolidation of existing permissions and the revision of approved working and restoration schemes at Tong Farm, Tong Lane, Bacup.

The Committee was reminded that at their last meeting they had resolved to defer the application to allow officers to further investigate the overall landbank position and alternative sources of supply at existing sites in East Lancashire.

It was reported that officers had carried out further investigations and concluded that a supplementary analysis of permitted reserves submitted by the applicant had not provided any information of significance to suggest the permission should be granted. The employment and local economic benefits that the quarry provided were recognised but it was felt that these would not outweigh the overriding lack of policy support to the release of further aggregate reserves given the land bank situation. On this basis the recommendation remained as previous.

Robert Hope, Development Management Officer, reported orally that in response to the updated report, the applicant had submitted a letter. A summary of the points raised in the letter was set out in the 'Update sheet' to the committee (Copy set out at Annex A to the Minute Book).

The committee was advised that the issues referred to in the letter were addressed in the report.

County Councillor Anne Cheetham addressed the committee and raised the following summarised points in support of the application:

- The applicant had no intention of increasing the current number of HGV movements associated with the site.
- The applicant was permitted to operate from 8am until 12 noon on a Saturday but had not done so for some time other than to provide a service during a crisis when there were floods in Todmorden.
- The quarry provided a service to 70 other companies in the surrounding area
- If the application was refused it would have a detrimental impact not only on the employees who would lose their jobs, but also on the ecology and economy of the area.
- The County Council's Highway Officer had no particular objection to the proposal.
- There was a need for fireclay given the re-emergence of the demand for Accrington Bricks by the building trade.
- The council should be supporting small business.
- The company had generated £3million in aggregate licences and rate revenue and contributed to the economy of East Lancashire.

Following debate and questions to the officers by the Members with regard to the hours of working and the need for the extraction of aggregates and fireclay, it was proposed that subject to conditions controlling the hours of working, the application be approved.

The committee was advised that if they were minded to approve the application, it would be necessary to defer the application to allow officers to draw up the conditions to the planning permission.

Following further debate, it was Moved and Seconded that:

"The application be deferred to allow a schedule of conditions to be drawn up and presented to the meeting of the Development Control Committee on 15 October 2014".

On being put to the vote the Motion was Carried, whereupon it was:

Resolved: The application be deferred to allow a schedule of conditions to be drawn up and presented to the meeting of the Development Control Committee on 15 October 2014.

5. Application withdrawn

**6. Fylde Borough: application number LCC/2014/0096
Construction and operation of a site for drilling up to four exploration wells, hydraulic fracturing of the wells, testing for hydrocarbons, abandonment of the wells and restoration, including provision of an access road and access onto the highway, security fencing, lighting and other uses ancillary to the exploration activities, including the construction of a pipeline and a connection to the gas grid network and associated infrastructure to land to the north of Preston New Road, Little Plumpton**

A report was presented on an application for the construction and operation of a site for drilling up to four exploration wells, hydraulic fracturing of the wells, testing for hydrocarbons, abandonment of the wells and restoration, including provision of an access road and access onto the highway, security fencing, lighting and other uses ancillary to the exploration activities, including the construction of a pipeline and a connection to the gas grid network and associated infrastructure to land to the north of Preston New Road, Little Plumpton.

The committee was informed that the planning application had generated a considerable amount of interest with several thousand representations having been received objecting to the proposal primarily in respect of visual, traffic, habitats, noise, pollution and seismic activity.

It was therefore proposed that the Committee visit the site before determining the application. This would have the benefit of members being familiar with the site and environs before determining the application and so having a clear understanding of the issues associated with the proposal.

Resolved: That the Development Control Committee visits the site at Preston New Road before determining the application.

**7. Fylde Borough: application number LCC/2014/0101
Construction and operation of a site for drilling up to four exploratory wells, hydraulic fracturing of the wells, testing for hydrocarbons, abandonment of the wells and restoration, including provision of access roads and improvement of accesses onto the highway, security fencing, lighting and other uses ancillary to the exploration activities, including the construction of a pipeline and a connection to the gas grid network and associated infrastructure to land west, north and east of Roseacre Wood and between Roseacre Road, Roseacre and Inskip Road, Wharles**

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security fencing, lighting and other uses ancillary to the exploration activities, including the construction of a pipeline and a connection to the gas grid network and associated infrastructure to land west, north and east of Roseacre Wood and between Roseacre Road, Roseacre and Inskip Road, Wharles.

The committee was informed that the planning application had generated a considerable amount of interest with several thousand representations having been received objecting to the proposal primarily in respect of visual, traffic, habitats, noise, pollution and seismic activity.

It was therefore proposed that the Committee visit the site before determining the application. This would have the benefit of members being familiar with the site and environs before determining the application and so having a clear understanding of the issues associated with the proposal.

Resolved: That the Development Control Committee visits the site at Roseacre Wood before determining the application.

**8. Fylde Borough: Application number: LCC/2014/0028
Demolition of existing building to allow construction of new single storey intensive support unit, including new access road off Moor Street, fencing, access gates, 6x6m high lighting columns, 6x illuminated bollards, relocation of existing car parking spaces and landscaping. Pear Tree School, Station Road, Kirkham.**

A report was presented on an application for the demolition of existing building to allow construction of new single storey intensive support unit, including temporary construction access off Moor Street, fencing, access gates, 6x6m high lighting columns, 6x illuminated bollards, relocation of existing car parking spaces and landscaping. Pear Tree School, Station Road, Kirkham.

The committee was reminded that at their last meeting on 9 July 2014, they had resolved that determination of the planning application be deferred to allow for further consideration of the design of the building.

Jonathan Haine, Development Management Officer, presented a Powerpoint Presentation showing an aerial view of the site and the nearest residential properties. The committee was also shown an illustration of the proposed revised building design and the site layout plan together with photographs of the front and rear view of the current building.

The Officer reported orally that it was proposed that the heading 'Amended drawings received 7th August 2014' under Condition 2 b) be replaced with 'Amended drawings received 29th August 2014'.

The attention of the committee was drawn to an email from County Councillor Liz Oades. In her email, Councillor Oades advised that she still had concerns with

regard to the design of the building and the siting of such and asked whether the building could be set back from the road to make it less obtrusive.

The committee was advised that the proposed building had been sited within 7 metres of Moor Street to allow for the possibility of extending the building for further provision at a later date. The committee was also advised that the proposals would allow for a satisfactory degree of landscaping to the front of the building.

Following debate and further comments on the design of the proposed building and the landscaping it was:

Resolved: That subject to the amendment to condition 2b) above, the application be **granted** subject to the conditions set out in the report to the committee.

- 9. Lancaster City: Application number. LCC/2014/0085**
Four single storey extensions to provide 6 additional classrooms and extra resource areas, extension to the existing secondary car park to provide an additional 16 spaces and associated lighting columns, alteration of two windows to fire exits, re-alignment of 2.4 metre high rear boundary fencing and external works consisting of landscaping and disabled access paths, steps and ramps and temporary fenced contractor's compound and associated access. Moorside County Primary School, Bowerham Road, Lancaster.

A report was presented on an application for four single storey extensions to provide 6 additional classrooms and extra resource areas, extension to the existing secondary car park to provide an additional 16 spaces and associated lighting columns, alteration of two windows to fire exits, re-alignment of 2.4 metre high rear boundary fencing and external works consisting of landscaping and disabled access paths, steps and ramps and, temporary fenced contractor's compound and associated access at Moorside County Primary School, Bowerham Road, Lancaster.

The committee was reminded that at their last meeting on 9 July 2014, they had resolved to defer the application and to visit the site in advance of the application being reported back to the 3 September meeting.

The committee visited the site on 21 July 2014.

Jonathan Haine, the Development Management Officer, presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties. The committee was also shown an illustration of the proposed development and the site layout plan together with photographs of the site, the car park and the access roads to the school.

The officer reported orally that the County Council's Developer Support (Highways) and Lancaster City Council had submitted additional comments and

advice in respect of the application. As a consequence, it was recommended that additional and amended conditions be imposed including an updated travel plan. Details of the proposed conditions were set out in the 'Update Sheet' circulated at the meeting. (Copy set out at Annex A to the Minute Book).

County Councillor Chris Henig, the local Member for the area, addressed the committee. Councillor Henig expressed concern at the increase in pupil numbers and the associated impact on the local highway network. She suggested a number of measures to mitigate the impact. These included an amended travel plan and the use of a car park at a nearby public house as a drop off/ pick up zone for parents. Councillor Henig also questioned whether the following factors had been taken into account when determining the need for the development at the school:

- i) The closure of the children's home adjacent to the school;
- ii) The number of children from outside the school catchment area attending the adjacent Stepping Stones Nursery; and
- iii) That land to the rear of the school was the subject of a Town Greens application.

In response to questions raised by the Members, the officer advised that the use of the public house car park for drop off/pick up purposes was not feasible. It was also advised that the provision of a lay-by outside the school for the same purpose would reduce staff car parking places and therefore exacerbate parking problems.

Following lengthy debate and further questions to the officer with regard to the provision of a lay-by it was Moved and Seconded:

"That the application be deferred to allow for further consideration of the traffic impacts and for the applicant to explore the possibility of constructing a drop off/pick up zone to the front of the school."

On being put to the vote the Motion was Carried whereupon it was:

Resolved: That the application be deferred to allow for further consideration of the traffic impacts and for the applicant to explore the possibility of constructing a drop off/pick up zone to the front of the school.

**10. Fylde Borough: Application No. LCC/2014/0099
Retention of single storey demountable office unit. LCC Highways
Depot, Grange Road, Singleton.**

A report was presented on an application for the retention of a single storey demountable office unit at the County Council's Highways Depot, Grange Road, Singleton.

The report included the views of Fylde Borough Council.

Jonathan Haine, the Development Management Officer, presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties. The committee was also shown photographs of the site.

Resolved: That planning permission be **granted** subject to the conditions set out in the report to the committee.

**11. Preston City: application number. LCC/2014/0112
Construction of an underpass to form agricultural access under the proposed Broughton Bypass, Broughton**

A report was presented on an application for the construction of an underpass to form agricultural access under the proposed Broughton Bypass, Broughton.

The report included the views of the Environment Agency.

Robert Hope, the Development Management Officer, presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties. The committee was also shown photographs of the site.

Resolved: That planning permission be **granted** subject to the conditions set out in the report to the committee.

**12. South Ribble Borough: application number. LCC/2014/0113
Proposed car park and access track to the west of existing school building at Moor Hey School, Far Croft, Lostock Hall**

A report was presented on an application for a proposed car park and access track to the west of the existing school building at Moor Hey School, Far Croft, Lostock Hall.

The report included the views of South Ribble Borough Council, Sport England, the Council's Developer Support Officer (Highways) and details of three letters of representation received.

Robert Hope, Development Management Officer, presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties. The committee was also shown photographs of the site from various aspects.

Mr David Woolridge, the Chair of the School Governors at Moor Hey School addressed the committee and raised the following summarised points in support of the application:

- The proposal would not impact on the football pitch or recreation area;

- The car park would be for staff only and would not be used at weekend or at night, apart from on 3 occasions a year;
- The site was surplus to requirements;
- In response to concerns raised, it was proposed to provide screening to the car park and use alternative materials for the construction of the access track.

He explained that the school was expected to receive an increase in the number of pupils with more complex and special learning difficulties. This in turn would result in more staff and more taxis visiting the site, hence the application. He urged the committee to allow the school to move forward by approving the application.

Mrs Morris, a local resident addressed the committee. Although she had initially objected to the proposal, she informed the committee that subject to the provision of the proposed screening, she was prepared to withdraw her objection.

Discussion was had on the concerns of Sport England and South Ribble Borough Council. It was suggested that with the imposition of additional and amended conditions relating to screening and sustainable drainage, the proposal could be supported. It was therefore, Moved and Seconded:

"That planning permission be granted to subject to the imposition of additional and amended conditions relating to the provision of screening and sustainable drainage"

On being put to the vote the Motion was Lost.

The substantive Motion was then put to the vote, following which it was:

Resolved: That the application be **refused** for the following reasons:

1. The development would result in an unacceptable loss of open space contrary to Policy OSR6 of the South Ribble Local Plan.
2. The development would have a negative impact upon local amenity as a result of the loss of open space and disturbance associated with vehicle movements and parking contrary to Policies QD1, C1 and OSR6 of the South Ribble Local Plan.
3. The development does not incorporate sustainable drainage within the design contrary to Policies 17 and 29 of the Central Lancashire Core Strategy.

- 13. Rossendale Borough: application number LCC/2014/0122
Construction of a single storey extension to south elevation of the school at
Staghills Children's Centre, Top Barn Lane, Rossendale**

A report was presented on an application for the construction of a single storey extension to south elevation of the school at Staghills Children's Centre, Top Barn Lane, Rossendale.

The report included the views of Rossendale Borough Council, the County Council's Developer Support (Highways) and details of one letter of representation received.

Robert Hope, Development Management Officer presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties. The committee was also shown an illustration of the proposed elevations of the development and photographs of the site from various aspects.

Resolved: That planning permission be granted subject to the conditions set out in the report to the committee.

14. Planning Applications determined by the Executive Director for 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 the 9 July 2014, twenty one planning applications had been granted planning permission by the Executive Director for Environment in accordance with the Council's Scheme of Delegation.

Resolved: That the report be noted.

15. Urgent Business

There were no items of urgent business.

16. Date of Next Meeting

It was reported that following the publication of the agenda, an additional meeting of the committee had been arranged. Therefore, the next meeting of the committee would now be held on Tuesday 23 September 2014.

Resolved: That the next meeting of the committee be held on Tuesday 23 September 2014 at 10.00am.

I Young
County Secretary and Solicitor

County Hall
Preston

