

Lancashire County Council

Development Control Committee

Minutes of the Meeting held on Wednesday, 10th December, 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	D Howarth
T Aldridge	M Johnstone
P Buckley	N Penney
M Devaney	K Sedgewick
K Ellard	K Snape
M Green	D Westley
P Hayhurst	B Yates

County Councillors K Ellard and D Westley replaced County Councillor S Holgate and P Rigby on the Committee respectively.

County Councillor A Schofield attended the meeting under Standing Order 19(1).

1. Apologies for absence

None received.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

County Councillor P Buckley declared a non pecuniary interest in agenda items 7 & 8 as his wife is a borough councillor for the area concerned.

County Councillor M Dad declared a non pecuniary interest in agenda item 5 as a Hyndburn Borough Councillor and the local County Councillor for the area concerned.

County Councillor P Hayhurst declared a non pecuniary interest in agenda items 7 & 8 as the local County Councillor for the area concerned.

3. Minutes of the last meeting held on 15 October 2014

Resolved: That the Minutes of the meeting held on the 15 October 2014 be confirmed and signed by the Deputy Chair.

4. Ribble Valley Borough: Application number: LCC/2014/0141

Erection of single storey infill extension at Brookside Primary School, Bright Street, Clitheroe.

A report was presented on an application for the erection of single storey infill extension at Brookside Primary School, Bright Street, Clitheroe.

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

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 elevations and a photograph of the site of the infill extension.

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

**5. Hyndburn Borough: Application number. LCC/2014/0154
Change of use of vacant land to form part of nursery school playing fields at land to the rear of 76 and 78 Fairfield Street, Spring Hill, Accrington.**

A report was presented on an application for the change of use of vacant land to form part of nursery school playing fields at land to the rear of 76 and 78 Fairfield Street, Spring Hill, Accrington.

The report included details of six letters of representation received.

The development management officer presented a PowerPoint presentation showing an aerial view of the site, a site layout plan and photographs of the site from various aspects.

The officer reported orally that Hyndburn Borough Council had raised concerns regarding the proposed erection of a 2.4m galvanised fence in this location. It was felt that the application failed to provide any justification for why this particular type of fence was required. Additionally, no elevation plans had been submitted with the application to fully assess the proposals impact and its accordance with policies Env6 and Env6 of the Hyndburn Core Strategy. Given the location and nature of the area, it was considered that a timber post and rail fence would be much more in keeping with the surrounding area. It was also felt that it was not clear from the submission what the proposed use of the land was, was it intended to form part of the School's curtilage. If so, a change of use of the land may be required.

It was also reported that one additional objection had been received on the grounds that the proposed fence would have a detrimental effect on views over the land and on wildlife, and that part of the application site was within the ownership of the objector.

In response to the above, the committee was advised that:

- The applicant had withdrawn the fencing element of the planning application and was likely to take advantage of permitted development rights for fencing under 2m high.
- The applicant was not aware that the application site encroached on the objector's land as it was previously thought that the site was owned by Hyndburn Borough Council. In view of this information the applicant had amended the site area to exclude land outside that owned by Hyndburn Borough Council. Consequently, it was recommended that drawing no. B01, Rev A in condition 2 be replaced by drawing no, B01, rev B.

The Head Teacher of Fairfield Nursery addressed the committee and spoke in support of the application. The Head advised that the site would be used as a safe, natural, outdoor area to give children space to learn about the natural environment and that local residents had been consulted on the proposal.

Resolved: That planning permission be **Granted** as set out in the report to the committee subject to the amendment to condition 2 above.

**6. Lancaster City: Application number. DCO HEYSHAM M6 04
The Lancashire County Council (Torrisholme to the M6 link (A683
Completion of Heysham to M6 link road) Order 2013 schedule 2 -
Amendments to requirement 5 - 1 and 5 - 3 relating to landscape and
ecology management plan. Heysham to M6 Link, Lancaster**

A report was presented on an application for an application for changes to the approved landscape and ecology management plan which forms part of the Development Consent Order for the construction of the Heysham to M6 Link, Lancaster.

The committee noted that no representations had been received in relation to the application.

The development management officer presented a PowerPoint presentation showing the site location plan.

Resolved: That the approved Landscape and Ecology Management Plan be amended as set out in the application ref DCO Heysham M6 04.

**7. Fylde Borough: Application Number LCC/2014/0126
Change of use of agricultural land and woodland to extend the
depot by 25 metres to the west of the existing site boundaries,**

additional landscaping and relocation of 2.4m high palisade boundary fencing. LCC Highways Depot, Grange Road, Singleton.

A report was presented on an application for the change of use of agricultural land and woodland to extend the LCC Highways Depot, Grange Road, Singleton by 25 metres to the west of the existing site boundaries. The application included additional landscaping and the relocation of the 2.4m high palisade boundary fencing.

The report included the views of Singleton Parish Council and the Environment Agency.

The development management officer reported that Fylde Borough Council had raised no objection to the proposal, subject to a condition being imposed requiring the undertaking of a high quality native species landscaping scheme.

In response to the above, the committee was advised that Condition 3 required the submission of a landscaping scheme for the western and southern sides of the depot extension area.

The officer presented a PowerPoint presentation showing an aerial view of the site, an illustration showing the site layout plan and photographs of the site from various aspects.

In response to concerns raised by the Members, the officer advised that any future change of use of the land would be subject to a further planning application.

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

**8. Fylde Borough: Application Number LCC/2014/0104
New salt dome to store rock salt, extensions to existing vehicle storage units to create four new garage units and additional landscaping. LCC Highways Depot, Grange Road, Singleton.**

A report was presented on an application for a new salt dome to store rock salt, extensions to existing vehicle storage units to create four new garage units and additional landscaping at the LCC Highways Depot, Grange Road, Singleton.

The report included the views of Fylde Borough Council, the County Council's Assistant Director (Highways) and the Environment Agency.

The development management officer presented a PowerPoint presentation showing an aerial view of the existing site, an illustration showing the elevations of the salt dome and landscaped screening together with a photomontage of the

salt dome as viewed from the north, the west and the A585. The committee was also shown photographs of the existing site, the existing storage units and an illustration showing the elevations of extensions to the existing storage units.

The officer reported orally that the County Council's Specialist Advisor (Ecology, Landscaping and Lighting) had raised no objection to the proposals but had made the following comments:

- Swallows were nesting within the application area. It was therefore advised that the applicant would need to be aware that nesting birds, their nests and eggs were protected under the Wildlife and Countryside Act 1981 (as amended) and impacts on nesting birds therefore needed to be avoided.
- Landscaping – no objection was raised to the applicant's intention for further tree planting to screen the development. It was normally recommended that planting comprised locally appropriate native species but, in this instance, it was acknowledged that salt pollution was a constraint to this and therefore it was considered that the proposed species were appropriate. In addition to the screen planting to the eastern (Fleetwood Road) boundary it was advised that it would seem appropriate to also screen the development on the western (field) boundary.
- It was acknowledged that the site caused a prodigious amount of light pollution in this area and, whilst that may be unavoidable given the nature of the site, it was felt that it would be appropriate to avoid further light pollution and perhaps to explore options to reduce the light pollution/ light spill into surrounding farmed land and trees/ woodland, etc.

In response to the above the committee was advised that:

- a note had been included to make provision for the protection of nesting birds.
- Condition 3 requires the submission of a landscaping scheme for the screening of the site. The landscaping proposals contained within the depot extension application would also provide screening for the salt dome.
- Condition 7 requires that no additional lighting shall be erected unless details have first been submitted and approved which would address the comments raised by Ecology.

Following debate and in response to concerns raised by the Members in relation to light pollution, it was agreed that Condition 7 be amended as follows:

- '7. No additional or relocated lighting shall be erected to illuminate the salt dome unless the details of such lighting including the position, direction and design of such lighting has first been submitted to and approved in writing by the Director of Transport and Environment.

Any additional lighting shall thereafter be erected and operated in accordance with the approved details.

Reason: To minimise light spill beyond the site boundary to the surrounding rural area and to safeguard the amenity of the area and to conform with Policy EP28 of the Fylde Borough Local Plan.'

Resolved: That planning permission be **Granted** subject to the conditions set out in the report to the committee and the inclusion of the amended condition as set out above.

- 9. Wyre Borough: Application number LCC/2014/0153
Continued use of recycling centre including an additional six containers for use for staff welfare, storage, repair and resale of items and including the stationing of up to five HGV's. Former Garstang Household Waste Recycling Centre, Brockholes Way, Claughton, Catterall.**

A report was presented on an application for the continued use of the former Garstang Household Waste Recycling Centre, Brockholes Way, Claughton, Catterall. The application was also for an additional six containers for use for staff welfare, storage, repair and resale of items and including the stationing of up to five HGV's.

The report included details of two letters of representation received.

The development management officer presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties, the proposed site layout plan and photographs of the site.

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

- 10. 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 15 October, 2014, twelve planning applications had been granted planning permission by the Executive Director for Environment in accordance with the County Council's Scheme of Delegation.

Resolved: That the report be noted.

11. Urgent Business

There were no items of urgent business.

12. Date of Next Meeting

Resolved: That the next meeting of the Committee be held on Wednesday 21 January 2015.

I Young
County Secretary and Solicitor

County Hall
Preston