

Lancashire County Council

Development Control Committee

**Minutes of the Meeting held on Wednesday, 21st January, 2015 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	P Rigby
M Green	K Sedgewick
P Hayhurst	K Snape
S Holgate	B Yates

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 item 5 as his wife is a borough councillor for the area concerned.

County Councillor T Aldridge declared a non pecuniary interest in agenda item 6 as a member of West Lancashire District Council.

County Councillor B Yates declared a non pecuniary interest in agenda item 8 as a member of South Ribble Borough Council.

County Councillor K Snape declared a non pecuniary interest in agenda items 4 and 7 as a member of Chorley Borough Council and the local County Councillor for the area concerned.

County Councillor D Howarth declared a non pecuniary interest in agenda item 8 as a member of South Ribble Borough Council and as a member of Penwortham Town Council.

County Councillor P Hayhurst declared a non pecuniary interest in agenda item 5 as a member of Fylde Borough Council and the local County Councillor for the area concerned.

3. Minutes of the last meeting held on 10 December 2014

Resolved: That the Minutes of the meeting held on the 10 December 2014 be confirmed and signed by the Chair.

**4. Chorley Borough: Application number. LCC/2014/0132
Retention of five existing ponds and creation of eight additional ponds for use as fish rearing ponds, erection of a portal frame building, upgrade of existing access track from Tincklers Lane, and associated hardstanding, sewage treatment facility, boundary treatment and hard and soft landscaping.
Land at Tincklers Lane, Eccleston**

A report was presented on an application for the retention of five existing ponds and the creation of eight additional ponds for use as fish rearing ponds, the erection of a portal frame building, the upgrading of the existing access track from Tincklers Lane and associated hardstanding, a sewage treatment facility, boundary treatment and hard and soft landscaping on land at Tincklers Lane, Eccleston.

The report included the views of Mawdesley Parish Council, the County Council's Developer Support (Highways), the Environment Agency and details of six letters of representation received.

The Development Management Officer presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties, a site layout plan, an illustration showing the proposed building and photographs of the site from various aspects.

The officer reported an amendment to Condition 2 b) 'Submitted Plans and Documents' as follows:

Amend drawing no. Studio 2014-217-001 Rev D to drawing no. Studio 2014-217-001 rev E

Mr Davenport, a local resident addressed the committee and objected to the development. He pointed out that the current operations on the site had been run without the benefit of planning permission for several years and maintained that the proposed development would exacerbate highway safety issues associated with the existing site entrance on Tincklers Lane. He also questioned from where the water would be sourced to fill the extra ponds.

Mr Gee, the agent for the applicant addressed the committee and spoke in support of the application. He advised the committee that the applicant had reduced the size of the proposed building, introduced more landscaping and

proposed to introduce measures to improve safety at the site entrance in accordance with the recommendations of the County Council's Highways officer.

In response to concerns raised by the committee, the officer advised that a condition was proposed to require the proposed building to be removed from the site and the land restored should the fish rearing use cease.

Following further debate and questions to officers with regard to highway safety issues and the water source for the ponds, it was:

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.

**5. Fylde Borough: Application LCC/2014/0160
Erection of a bund. Ream Hills Farm, Mythop Road, Weeton**

A report was presented on an application for the erection of a bund at Ream Hills Farm, Mythop Road, Weeton.

The report included the views of the Environment Agency and the County Council's Developer Support (Highways).

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 the Environment Agency had written maintaining their objection on the basis that the bund would not maintain a standoff of 8 metres from the adjacent ditch. However, examination of the application plans showed that the standoff was maintained and therefore the objection of the EA could not be supported.

Resolved: That planning permission be **refused** for the following reason:-

The development is not considered to be essentially required in order to support the continuation of the existing tourist facilities and by reason of scale and design would harm the character of the surrounding countryside. The development is therefore contrary to Policies SP2 and EP11 of the Fylde Borough Local Plan.

**6. West Lancashire Borough: Application number. LCC/2014/0148
Change of use of part of brickworks to concrete casting factory including new site office facility, increase in the height of part of existing factory buildings, minor regrading of land levels, waste storage tanks, filter press, storage silos, and associated plant and machinery, amended access layout, extension of boundary screening wall, external lighting and new landscaping, including**

demolition of existing structures. Ravenhead Brick Works, Chequer Lane, Up Holland

A report was presented on an application for the change of use of part of Ravenhead Brickworks Chequer Lane, Up Holland to a concrete casting factory including a new site office facility, an increase in the height of part of the existing factory buildings, minor regrading of land levels, waste storage tanks, a filter press, storage silos, and associated plant and machinery, an amended access layout, an extension of boundary screening wall to 3.3m high, external lighting and new landscaping, including demolition of the existing structures.

The report included the views of West Lancashire Borough Council, the Environment Agency and 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, a site layout plan and photographs of the site from various aspects.

The officer reported orally that the County Council's Developer Support (Highways) had no objection to the proposals subject to conditions requiring wheel cleaning measures to be installed during construction operations, for a pedestrian refuge to be constructed at the improved access to the site and for the pavement along the site frontage to be not less than 2 metres in width.

The committee was advised that in relation to the wheel cleaning, the whole of the site was currently hard surfaced so therefore vehicle wheels should not become muddy during construction operations. Wheel cleaning measures were therefore not required. In relation to the pedestrian refuge and pavement, it was considered that condition 9 be amended as follows:

- '9. No development shall commence until a scheme and programme of highway improvements has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall be based upon drawing 69804.SS.012 and shall provide for the following:-
 - a) installation of a pedestrian refuge in the centre of the southern most access
 - b) the lengths of reconstructed pavement along the frontage of the site to be not less than 2 metres in width.
 - c) provision of visibility splays measuring 2.4 metres x 33 metres in either direction onto Chequer Lane.

The access improvements including pedestrian improvements contained in the approved scheme shall be constructed prior to the development being brought into use.

The visibility splays shall be retained free from obstruction above a height of 1 metre.

Reason : In the interests of highway safety and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy EC 1 of the West Lancashire Local Plan'

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

**7. Chorley Borough: application number. LCC/2014/0170
Quarry extension at Brinscall Quarry, Twist Moor Lane, Withnell,
Chorley.**

A report was presented on an application for a quarry extension at Brinscall Quarry, Twist Moor Lane, Withnell, Chorley.

The Development Management Officer advised that a site visit would provide the Committee with a clearer understanding of the development proposal, any issues raised, and the relationship of the site to the surrounding area before the application was determined.

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

**8. South Ribble Borough: application number. LCC/2014/0147
Proposed car park and access track to the west of the existing
school building at Moor Hey Primary School, Far Croft, Lostock Hall,
Preston**

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, Preston.

The report included the views of South Ribble Borough Council, the County Council's Developer Support (Highways), Sport England, Penwortham Town Council, details of four letters of representation received and a petition submitted by the school.

The Development Management Officer presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties, a site layout plan and photographs of the site from various aspects.

Mrs Morris, a local resident addressed the committee. Mrs Morris explained that her property overlooked the school field, the site of the proposed car park and that the proposal would impact on her visual amenity. She maintained that there

were no problems with parking or congestion outside the school and therefore there was no requirement for an additional car park.

Mrs McLenahan, the Head Teacher at the school addressed the committee and spoke in support of the application. She pointed out that the school was a special school catering for children from 4 to 16 with special educational needs or medical needs. It was anticipated that the extra parking provision would alleviate some of the problems caused by school staff parking on Far Croft. It would also allow ease of access for the 14 minibuses which transported the children to the school and would allow the many goods vehicle deliveries to access the school grounds. The Head Teacher also pointed out that Sport England were now in agreement with the proposal.

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

**9. Ribble Valley Borough: application number. LCC/2014/0168
Dining room extension and creation of an outside seating area at
Ribblesdale High School, Queens Road, Clitheroe.**

A report was presented on an application for an extension to a dining room and the creation of an outside seating area at Ribblesdale High School, Queens Road, Clitheroe.

The report included the views of Ribble Valley Borough Council, the County Council's Developer Support (Highways), Clitheroe Town Council, and 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, an illustration showing the proposed extension and photographs of the site from various aspects.

Mr Wyatt, the agent for the applicant, addressed the committee and spoke in support of the application. He informed the committee that there was a drive to encourage healthier eating by increasing the uptake of school lunches, the school was therefore seeking to improve the seating capacity for dining. The proposed extension would be located between the existing kitchen facilities and the school house and as such would not be visible from surrounding properties or the street scene. The proposal would result in the loss of 10 car parking spaces.

The committee noted the concerns raised by the residents with regard to the issue of staff parking on Turner Street and suggested that the school, including the school governors, should give further consideration to the issue.

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

**10. Hyndburn Borough: application number 11/13/0013/1/2/3
Approval of details reserved by conditions 5 (accesses and off-site works), 6 (programme of works), 7 (signing strategy), 10 (site clearance and demolition plan), 11 (construction plan), 12 (bus station management strategy), 13 (works strategy), 14 (building materials), 15 (lighting design), 19 (water management), 21 (landscaping) and 24 (bats) at land off Crawshaw Street Car Park, Accrington.**

A report was presented on an application for the approval of details reserved by conditions 5 (accesses and off-site works), 6 (programme of works), 7 (signing strategy), 10 (site clearance and demolition plan), 11 (construction plan), 12 (bus station management strategy), 13 (works strategy), 14 (building materials), 15 (lighting design), 19 (water management), 21 (landscaping) and 24 (bats) in connection with a proposed bus station for Accrington Town Centre on land off Crawshaw Street Car Park, Accrington.

The report included the views of Hyndburn Borough Council, the County Council's Developer Support (Highways) and the Council's Ecology Service.

The Development Management Officer presented a Power Point presentation showing an aerial view of the site, photographs of the site from various aspects and illustrations showing the design of the new bus station, the proposed building materials and landscaping.

The Officer reported orally that the County Council's Street Lighting Officer had concluded that the amended lighting design was acceptable.

The committee was advised that the amended lighting details submitted for the purposes of condition 15 of permission 11/13/0013/1 were now considered acceptable. Therefore it was proposed to amend the recommendation in the Committee report as follows:

- '1) the application for the approval of details reserved by conditions 5, 6, 7, 10, 11, 12, 13, 14, 15, 21 and 24 of permission 11/13/0013 be approved.
- 2) In respect of condition 19, subject to no objection being received from any consultee, delegated authority be granted to officers for approval of these matters.'

Resolved: That:

- 1) The application for the approval of details reserved by conditions 5, 6, 7, 10, 11, 12, 13, 14, 15, 21 and 24 of permission 11/13/0013 be approved.

2) In respect of condition 19, subject to no objection being received from any consultee, delegated authority be granted to officers for approval of these matters.

11. 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 10 December, 2014 four 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

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 28 January 2015.

I Young
County Secretary and Solicitor

County Hall
Preston