

Lancashire County Council

Development Control Committee

Wednesday, 21st January, 2015 at 10.00 am in Cabinet 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 10 December 2014

The committee are asked to agree that the Minutes of the last meeting held on the 10 December 2014 be confirmed and signed by the Chair.

4. Chorley Borough: Application number. LCC/2014/0132

(Pages 1 - 12)

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

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

(Pages 13 - 20)

- 6. West Lancashire Borough: Application number. (Pages 21 - 36)**
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
- 7. Chorley Borough: application number. (Pages 37 - 40)**
LCC/2014/0170
Quarry extension at Brinscall Quarry, Twist Moor Lane, Withnell, Chorley.
- 8. South Ribble Borough: application number. (Pages 41 - 52)**
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
- 9. Ribble Valley Borough: application number. (Pages 53 - 60)**
LCC/2014/0168
Dining room extension and creation of an outside seating area at Ribblesdale High School, Queens Road, Clitheroe.
- 10. Hyndburn Borough: application number (Pages 61 - 70)**
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.
- 11. Planning Applications determined by the Executive Director for Environment in accordance with the County Council's Scheme of Delegation. (Pages 71 - 72)**
- 12. 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.

13. Date of Next Meeting

The next meeting of the Development Control Committee will be held on Wednesday 28 January 2015 at 10.00 a.m. in the Council Chamber, County Hall, Preston.

I Young
County Secretary and Solicitor

County Hall
Preston

Agenda Item 4

Development Control Committee
Meeting to be held on 21st January 2015

Electoral Division affected: Chorley Rural West
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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

Contact for further information:
Jonathan Haine, 01772 534130, Environment Directorate
DevCon@lancashire.gov.uk

Executive Summary

Application - 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.

Recommendation – Summary

That planning permission be granted subject to conditions controlling time limits, working programme, provision of visibility splays, hours of operation for pond construction, noise prevention, wheel cleaning measures, building materials and landscaping.

Applicant's Proposal

The application is for the retention of five existing ponds and for the creation of a further eight additional ponds for use as a fish rearing facility. The applicant currently runs a commercial coarse fishery but wishes to develop their business to include the ability to breed and rear coarse fish for supply to other fisheries. Such an operation requires a building to hold tanks which are used to prepare adult fish prior to spawning and then to rear fry and larvae so that they grow quickly and are protected from predation. Upon reaching a certain growth stage, the young fish are then transferred to the outdoor ponds.

The additional ponds would be created by excavating the existing clay materials which would be exported from the site, approximately 8,000 cubic metres in total. Each pond would be rectangular in shape and would be between 1 and 2 metres in

depth and would measure 40 metres by 20 metres. The five existing ponds are of similar dimensions.

The site is served by an existing track which would be upgraded by surfacing with gravel and would link with Tincklers Lane via an existing agricultural access. Some works to the hedgerow to the south of the access would be required in order to improve visibility.

The application proposes the construction of a portal framed building measuring 17.8 metres by 18 metres by 6.7 metres in height. The building would be used for the storage of fish food and for the breeding of fish and care of eggs and fish larvae before they are transferred to the ponds for further rearing. The building also includes basic living and office accommodation for the staff involved in running the business. The building would have green metal sheeting walls with a grey roof.

Description and Location of Site

The application site measuring 4.2 hectares occupies an area of agricultural land located off Tincklers Lane approximately 1 km south west of Ecclestone. The southern boundary of the site is formed by the Syd Brook. A mature hedgerow with trees runs through the centre of the site with the existing and proposed ponds located to the south and the proposed building to the north. The nearest properties are located on Tincklers Lane near to the proposed access point, approximately 110 metres from the proposed ponds. There are also some further properties located on Syd Brook Lane 120 metres to the south of the application site.

An over head power line crosses the site.

The site is located in the Green Belt.

Background

History – there is no relevant planning history on this site.

Planning Policy

National Planning Policy Framework

Paragraphs 11 – 16, 17, 18 – 22, 55, 79 – 90, 100, 109- 118 are relevant with regards to the presumption in favour of sustainable development, core planning principles, economic growth, new buildings in the countryside, protection of Green Belt, flood risk and biodiversity

Joint Lancashire Minerals and Waste Local Plan (JLMWLP)

Policy DM2 Development Management

Central Lancashire Core Strategy

Policy 13 Rural Economy

Policy 17 Design of New Buildings
Policy 21 Landscape Character Areas
Policy 29 Water Management

Chorley Borough Local Plan

Policy GN5 Design of Development
Policy DC1 Green Belt
Policy DC2 Development in the Countryside outside of the Green Belt
Policy DC9 Development in rural areas
Policy EP7 Agricultural development
Policy EP10 Landscape Assessment
Policy EP18 Surface water run off.

Consultations

Chorley Borough Council: No observations received.

Mawdesley Parish Council : No objection but wish to ensure that the development will not increase flood risk to local residents or the road network.

Eccleston Parish Council: No observations received.

LCC Developer Support (Highways): No objection subject to a condition being imposed requiring the provision of appropriate visibility splays on Tincklers Lane to the south of the site.

Environment Agency: No objection in principle subject to the building and caravan not being located within flood zone 1 and that measures are taken to limit run off from the site to green field rates. Conditions should therefore be imposed to require the development to be undertaken in accordance with the submitted flood risk assessment and to require the submission of a surface water management scheme.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. Six representations objecting to the application have been received which are summarised as follows:

- The site is located within the Green Belt and is an unsuitable form of development for such a location.
- The existing lakes have been developed without planning permission
- The site could become a centre for sport fishing which would introduce noise, light pollution and increased traffic into the area.
- The access onto Tincklers Lane would create a highway safety issue
- The development would create a flooding problem on the Syd Brook.
- The development would affect property values.
- Impact on privacy and local amenity

Advice

The application is for the development of a fish breeding and rearing facility utilising five existing ponds on the site together with a further eight ponds that are proposed as part of this application. A building is also proposed to provide living and office

accommodation, feed storage and to house tanks used for the breeding and rearing of fish.

The applicants currently operate a commercial fishing lake at Burscough and have used the existing ponds off Tincklers Lane on an occasional basis for the rearing of course fish for the stocking of their fishing lakes. However, the site has never been commercially viable as there is no building on site which can be used to store feed and provide living accommodation for site management and therefore staff had to visit the site several times per day. The proposal provides for the erection of a building which would allow personnel to live on the site permanently and therefore provide for the continual care of fish. The proposal would require a new employee and the development would therefore have some economic benefit to the rural economy.

The main issue relates to the location of the site within the Green Belt, the visual impact of the proposals and highway safety.

The site is located within the Green Belt. Certain forms of development such as engineering operations and mineral extraction are not inappropriate in the Green Belt provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt. The construction of ponds would normally be regarded as an engineering operation and therefore the retention of the existing ponds and proposed construction of a further eight ponds would normally be regarded as appropriate development provided that they are of an appropriate scale and design that would not harm the Green Belt. Whilst the development proposes 13 ponds over a relatively small site, they are individually small in scale and would be created by excavating into the insitu soils and clays without the need to construct any perimeter bunding. The ponds that have already been constructed have re-vegetated to provide features with some ecological and landscape interest and given the screening provided by the hedgerows and other vegetation do not detract from the openness of the Green Belt in this location. Although the new ponds that are proposed are located nearer to Tincklers Lane and are therefore potentially more prominent, they are still relatively small scale features that would allow the retention of sufficient perimeter vegetation such that they would not harm the openness of the Green Belt.

The application also provides for the construction of a building. Buildings within the Green Belt are inappropriate development unless they are for certain specified purposes such as agriculture or forestry and the provision of appropriate facilities for outdoor sport and recreation. The applicant has argued that the use is agricultural development and that the building is therefore appropriate development within the Green Belt. The Town and Country Planning Act defines agriculture as including 'horticulture, fruit growing, seed growing, dairy farming and the breeding and keeping of livestock'. Although the keeping and breeding of fish predominantly to be used for recreational purposes is not an operation that would be traditionally classified as agriculture, the dictionary definition of livestock includes 'animals kept or raised for use or pleasure especially on a farm'. It is therefore considered that the proposed use could fall within the definition of agriculture particularly as the development is effectively for the development of a fish farm. Using the above analysis, it is considered that the use of the building would fall within the definition of agriculture and would therefore be appropriate development within the Green Belt.

In addition to the policy controlling development in the Green Belt, paragraph 55 of the NPPF states that new isolated homes in the countryside should be avoided unless there are specific circumstances such as the need for a rural worker to live permanently at or near the place of work.

The application originally provided for the construction of a portal framed shed for housing the fish breeding and rearing facilities together with a static caravan to provide living accommodation for a single member of staff. The applicant has now amended the proposal by incorporating the living accommodation on a mezzanine floor within building itself thereby removing the need for the caravan. Only a very small part of the building would be used for living accommodation with most of the building being used for the storage of fish food and the spawning and rearing tanks.

The tanks would be used to contain spawning fish, eggs and larvae. Use of indoor tanks enhances growth and survival rates and prevents predation which would occur in outdoor ponds but such tanks need to be kept at a constant temperature and oxygen level. Any fluctuations or failure of the control systems can lead to major loss and therefore it is necessary for site personnel to regularly monitor the tanks and to be able to take action if there is any failure of the control systems. The fish within the outdoor ponds also need to be protected from predation, particularly from birds and otters, and possible poaching. It is therefore considered that there is demonstrable need for the building, including living accommodation, on this site. However, given the particular circumstances that justify the development of the building on this site, it is considered that any permission should be subject to a condition restricting the use of the building to that associated with the fish rearing activities.

Whilst the applicant has included information to demonstrate the viability of the proposal, there will always be some risk that the business will fail, thereby resulting in a disused building being retained in a location where it would not normally be supported. It is therefore considered necessary to impose a condition requiring the building to be removed from the site and the land restored should the fish rearing use cease.

The building itself has been reduced in width by six metres and 0.5 metres in height. These amendments will reduce the impacts of the development on the Green Belt and countryside generally. The building would be located to the north of a hedgerow that runs through the site which would provide some screening to the building. The access to the building would also make use of a break in the existing hedgerow and therefore no further trees or hedgerow would need to be removed in this part of the site. The protection of all existing trees and the requirement to plant additional hedgerow planting around the building can be the subject of a planning condition. The building would be constructed from materials that are similar to that found on other agricultural buildings and which are therefore generally acceptable in this rural location. Subject to conditions relating to building materials and landscaping, the building is considered acceptable in terms of the impact on the Green Belt and the visual amenities of the countryside generally and complies with Policy DC1 of the Chorley Local Plan and paragraph 55 of the NPPF.

The access to the site would utilise an existing stone track which links with Tincklers Lane. Tincklers Lane at this location is derestricted and therefore a visibility splay of 2.4 metres by 160 metres is required. The applicant is of the view that these splays are unnecessary as there is no record of accidents at this location and the

development would not increase traffic. However, it is considered that the development of the new use including the building housing living accommodation would inevitably involve some increase in vehicle movements and therefore the normal visibility splay requirements should apply. This would not require removal of hedgerow along the full distance of the splay but could be achieved by setting back a more limited length of 90 metres and then replanting behind the splay to link with the hedgerows on either side. The provision of the visibility plays would have some visual impacts on Tincklers Lane including on the two properties opposite the site. However, given appropriate replanting, it is considered that the amenity value of the hedge can be replaced. This can be the subject of a planning condition.

The construction of the new ponds would have some impacts in terms of noise and traffic involved in the export of the clay from the site. However, the volumes of materials to be exported are relatively modest and the applicant estimates that the excavation works would be complete within one month. Provided that conditions are imposed regarding noise, hours of operation and wheel cleaning, it is considered that the impacts of the pond construction are acceptable. In terms of other amenity impacts, the application is only for the construction of a fish rearing facility and the individual ponds would not be of a scale where the site could readily be operated as a commercial fishing facility. Nevertheless, it is considered that a condition should be imposed to prevent the ponds from being used as a commercial angling facility.

The proposed ponds are located near to the Syd Brook within Flood Zone 3 (location with high probability of flooding). However, the ponds would not have surrounding perimeter bunds and therefore would not result in a loss of flood storage capacity. The proposed building is located in Flood Zone 1. The EA have no objection to the building provided that it is located in the proposed location and that a condition is imposed regarding surface water management so that discharge to the Syd Brook is managed to green field rates

In view of the scale, location and design 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 26th August 2014 as amended by the email from Roman Summer Associates Ltd dated 3rd December 2014.
- b) Submitted Plans and documents:
 - Studio 2014-217-005 Location Plan
 - Studio -2014-217-001 Rev D - Proposed Site Plan
 - Studio 2014-297-003 Rev B - Proposed portal frame floor plan and elevations
 - Studio 2014-217-002 - Existing and proposed site sections
 - Studio -2014-217-004 - Proposed pond detail.
- c) All schemes and programmes approved in accordance with this permission.

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 policy DM2 of the Lancashire Minerals and Waste Local Plan, policy DC1 of the Chorley Borough Local Plan and policy 29 of the Central Lancashire Core Strategy.

- 3. No excavation of ponds or export of excavated materials from the site shall take place outside the hours of:

- 07.30 to 18.00 hours, Mondays to Fridays (except Public Holidays)
 - 08.00 to 13.00 hours on Saturdays

No excavation of ponds or export of excavated materials from the site shall take place at any time on Sundays or Public Holidays.

This condition shall not, however, operate so as to prevent the use of pumping equipment and the carrying out, outside these hours, of essential repairs to plant and machinery used on site.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

- 4. No excavation of soil or clay shall take place below a depth of two metres below existing ground levels.

Reason : in the interests of the amenities of local residents and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

- 5. No development of the building shall commence until details of the following matters have been submitted to and approved in writing by the County Planning Authority

a) the colours of the materials to be used for the external elevations and roof of the building

b) details for landscaping around the perimeter of the building including locations to be planted, numbers, species, types and sizes of plants, planting techniques and protection measures.

Thereafter, the building shall be retained in the approved colours.

The landscaping works contained in the approved scheme shall be implemented in the first planting season following the construction of the building and thereafter maintained for a period of five years including replacement of failed planting, maintenance of protection measures and weed control.

Reason : To ensure the satisfactory design and landscaping of the building in the interests of visual amenity and to conform with Policy 17 of the Central Lancashire Core Strategy.

6. The ponds shall only be used for the rearing of fish and shall not be used for any commercial fishing or angling activities.

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

7. The building shall not be used for any purpose other than for the rearing and breeding of fish and for any residential purpose that is ancillary to that use.

Reason : To ensure that the building is only used for purposes that are ancillary to the use of the adjacent ponds in the interests of local amenity and the protection of the openness of the Green Belt and to conform with Policy 13 of the Central Lancashire Core Strategy.

8. In the event that the ponds or building are not used for fish breeding and rearing activities for a continuous period of one year, notice in writing of such cessation of use shall be provided to the County Planning Authority. The building, foundations and all associated hardstandings shall be removed from the site and the land occupied by such structures restored to agricultural use within a further period of one year.

Reason : In the interest of the amenities of the Green Belt and to conform with Policy DC1 of the Chorley Borough Local Plan.

9. All plant, equipment and machinery used in connection with the excavation of the ponds shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification and shall be maintained in accordance with that specification at all times throughout the development.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

10. No development shall commence until a scheme and programme for the improvement of the access and provision of a visibility splay on Tincklers Lane has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall provide for the following:-
- a) details for the surfacing of the access road and junction with Tincklers Lane.
 - b) details for the provision of a visibility splay on Tincklers Lane to the south of the access point measuring 2.4 metres by 160 metres.
 - c) details for the provision of new landscaping behind the visibility splay including details of new planting works, numbers and types of species to be planted, planting techniques and protection measures.

The approved access improvements and visibility splay shall be implemented prior to any other development works taking place. The visibility splay shall be maintained free of obstruction above a height of one metre.

The approved landscaping works shall be undertaken in the first planting season following the improvements to the access and visibility splays being undertaken and shall thereafter be maintained for a period of five years including replacement of failures, maintenance of protection measures and weed control.

Reason ; In the interests of highway safety and the visual amenities of the area and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan and policy 17 of the Central Lancashire Core Strategy.

11. Measures shall be taken at all times during the excavation of the ponds and export of soils and clays from the site to prevent mud, dust or other deleterious materials from being deposited on Tincklers Lane by HGV's leaving the site.

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

12. No trees or other vegetation except that required to construct the visibility splay required by condition 10 shall be removed during the construction of the development.

Reason : In the interests of the visual amenities of the area and to conform with policy 17 of the Central Lancashire Core Strategy.

13. The measures to be used for the management of surface water shall be installed in accordance with the submitted flood risk assessment ref CH242/01. The measures shall limit surface water run off from the site to the Qbar greenfield rate of 6.45 l/s/ha so that run off rates will not exceed the run off rates from the undeveloped site.

The surface drainage measures contained in the approved scheme shall be installed prior to occupation of the building and subsequently maintained in full working order.

Reason : In order to prevent flooding and to conform with policy 29 of the Central Lancashire Core Strategy.

Definitions

Planting Season: The period between 1 October in any one year and 31 March in the following year.

Heavy Goods Vehicle: A vehicle of more than 7.5 tonnes gross weight.

Notes

The applicant's attention is drawn to the observations of the Environment Agency in their letter of 17th September 2014. In particular, the applicant's attention is drawn to the informatives within the letter relating to the Syd Brook, disposal of foul drainage and stocking of the ponds.

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

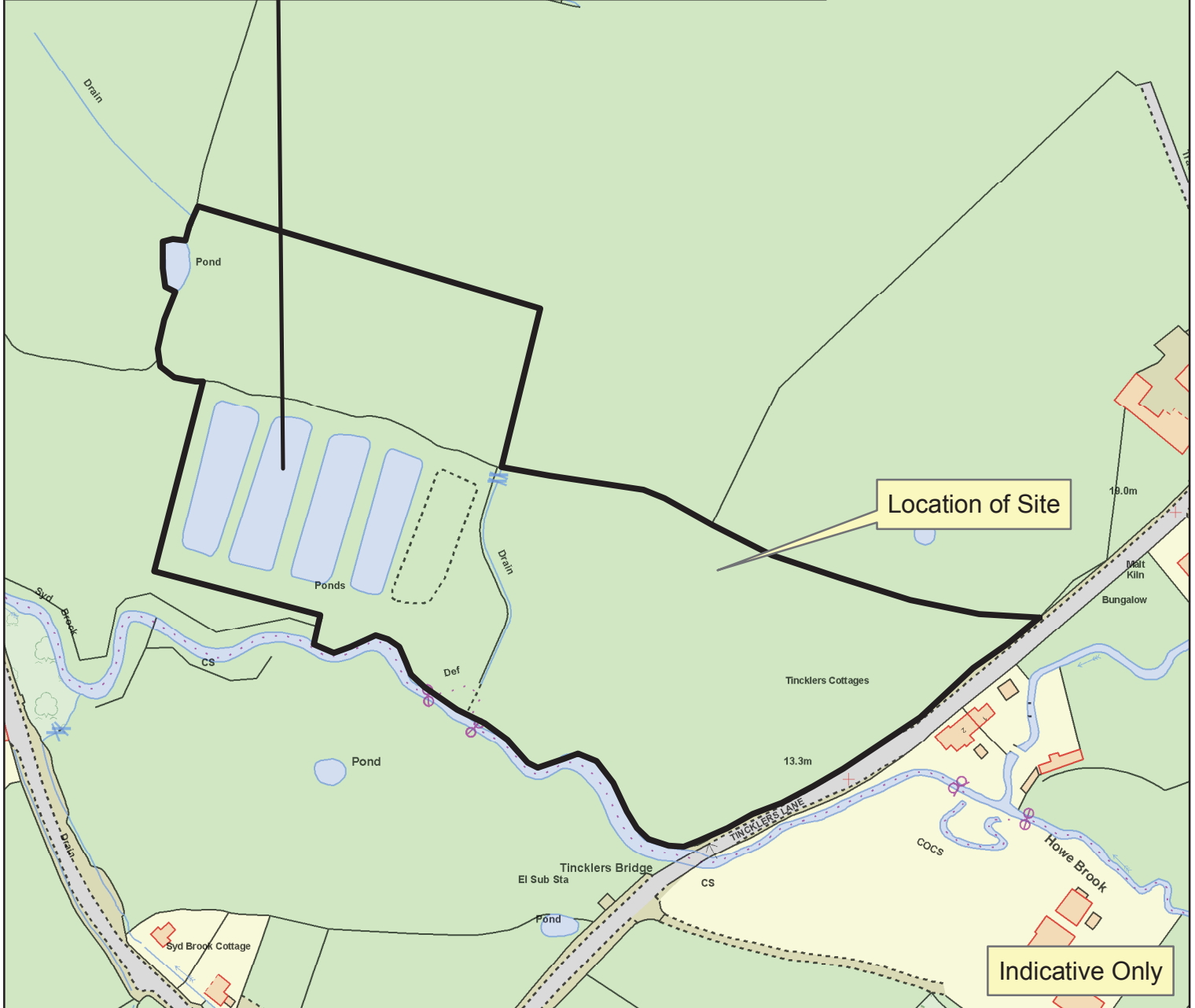
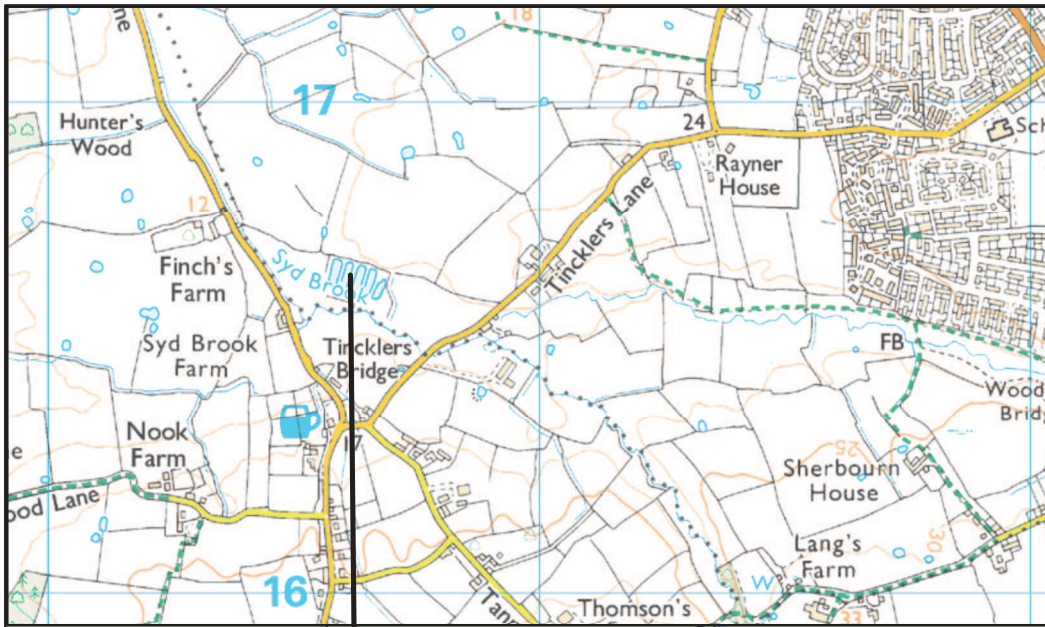
Paper	Date	Contact/Directorate/Ext
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Development Information Flder LCC/2014/0132		
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26th August 2014		
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Jonathan Haine		
Environment		
534130		

Reason for Inclusion in Part II, if appropriate		
N/A		



APPLICATION LCC/2014/0132 RETENTION OF FIVE EXISTING PONDS AND CREATION OF EIGHT ADDITIONAL PONDS FOR USE AS A FISHERY, ERECTION OF A PORTAL FRAME BUILDING, SITING OF A STATIC CARAVAN, 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

Development Control Committee
Meeting to be held on 21st January 2015

Electoral Division affected: Fylde West
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Fylde Borough: Application LCC/2014/0160
Erection of a bund. Ream Hills Farm, Mythop Road, Weeton

Contact for further information:
Jonathan Haine, 01772 534130, Environment Directorate
DevCon@lancashire.gov.uk

Executive Summary

Application – Erection of a bund. Ream Hills Farm, Mythop Road, Weeton

Recommendation – Summary

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

1) 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.

Applicant's Proposal

Planning permission is sought for the construction of a bund using soils and inert waste at Ream Hills Farm, Mythop Road, Weeton. The purpose of the bund, which would be landscaped with trees / shrubs, is to provide shelter from the wind to the tourist facilities on the site. The proposed bund would be constructed from soils and inert waste, and would run along the north-west boundary of the site towards the M55 motorway. The bund would measure 500m in length and approximately 30m in width, with a height of approximately 2.5m.

The development would involve the importation and deposit of 45,000 cubic metres of inert waste materials over a period of two years. The operations would take place on weekdays between 07:30 and 16:30 and on Saturdays between 07:30 and 13:30. The development would generate a maximum of 60 HGV loads per day.

Description and Location of Site

The application site is an area of agricultural land measuring 3.0 ha in area at Ream Hills Farm, which is located approximately 1.4km west of Weeton and 200m north of the M55 motorway.

The proposed bund is located adjacent to an existing field boundary with a hedge / ditch to west of the Ream Hills Farm itself. The ditch forms part of the Mythop Main Drain and is designated as a main watercourse by the Environment Agency. To the north east of the application area is a lake and surrounding land that is used for leisure / tourism purposes as a camping / caravan site with a number of lodge type accommodation units. Wildings Hill Wood is located to the south west of the application site but would not be directly affected by the proposed bund.

Background

Planning permission on land to the east of Ream Hills Farm was granted in October 2009 (ref no. 05/09/0437) for the raising of land levels to form a new horse paddock.

The Ream Hills Farm site also benefits from a number of planning permissions granted by Fylde Borough Council for the use of parts of the farm for leisure / tourism uses.

A planning application ref LCC/2014/0105 for the construction of a bund on a similar site to that currently proposed was refused by the County Council in October 2015.

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 28, 99 – 103, 109 and 118 are relevant with regards to the protection of the character of the countryside, conserving and enhancing the natural environment and the flood risk issues of new development.

Joint Lancashire Minerals and Waste Development Framework Core Strategy (JLMWDF)

Policy CS7 Managing our Waste as a Resource

Joint Lancashire Minerals and Waste Local Plan (JLMWLP)

Policy NPPF	Presumption in Favour of Sustainable Development
Policy DM2	Development Management

Fylde Borough Local Plan

Policy SP2	Development in Countryside Areas
Policy SP8	Expansion of existing businesses and commercial operations
Policy TREC7	Touring caravans and camping sites
Policy TREC10	Countryside Recreation
Policy EP11	Development in Rural Areas
Policy EP30	Development within Floodplains

Consultations

Fylde Borough Council – No observations received.

Environment Agency – Object to the proposed development on the basis that the submitted flood risk assessment is not adequate. The EA also comment that the adjacent ditch forms part of a main river and therefore their consent is required for any work within 8 metres of the watercourse. The EA state that consent is unlikely to be forthcoming for works adjacent to the watercourse.

LCC Developer Support (Highways): No observations received.

Representations – The application has been advertised by press and site notice. No representations have been received.

Advice

Planning permission is sought for the construction of a bund with soils and inert waste at Ream Hills Farm, Mythop Road, Weeton. The applicant states that the purpose of the bund would be to provide shelter from the wind to the tourist facilities on the site which includes a recently constructed caravan / camp site, accommodation lodges and a large lake that is used for wakeboarding, paddle boarding and a range of other water sports. The bund would be approximately 2.5 metres in height and would be planted with trees and shrubs to provide a landscaped feature which would shelter the areas of the site used for these activities from the prevailing south westerly wind.

A planning application ref LCC/2014/0105 for a similar bund was refused by the County Council in October 2014. The application was refused for two reasons: 1); the location of part of the bund within an area having a high risk of flooding and 2); that the development was not considered to be essentially required in order to support the continuation of the existing tourist facilities and that it would harm the character of the countryside by reason of scale and design.

The current application seeks to address those reasons for refusal by reducing the length of the bund from 860 metres to 500 metres, thereby removing that part of the bund lying within the flood zone.

It will be noted that the initial response from the EA maintains their objection to the application. However, the objection has been raised due to the applicant supplying a previous version of the flood risk assessment erroneously showing the area of the development. As no part of the mound would now lie within the flood zone, the bund would not have any flooding impacts and therefore the reason for refusal based on flooding impacts would be overcome. The applicant has sought to address this issue with the EA and any revised response from the EA will be reported via the update sheet.

The second reason for refusal of application LCC/2014/0105 related to the need for the development in terms of supporting the approved tourist facilities and the scale and design of the proposed mound in terms of landscape character.

Policy SP2 of the Fylde Borough Local Plan states that within countryside areas, development will not be permitted except for that essentially required for the

purposes of agriculture, horticulture or forestry or other uses appropriate to a rural area or development essentially needed for the continuation of an existing enterprise or operation of a type and scale which would not harm the character of the surrounding countryside.

The applicant has secured a number of permissions from Fylde Borough Council for tourism / leisure uses which provide for a tenting area, location for touring caravans and a number of lodges providing holiday accommodation and for the creation of landscaped bunds on the northern and western sides of the site. These uses are located around the existing lake which is directly north of the farm buildings at Ream Hills Farm.

However, the majority of the proposed bund is located at some distance from the parts of the farm, including the lake, that benefit from the permissions for these activities and therefore it is considered that the mound in its proposed location would have very little sheltering benefit for these activities in any event. The tourism uses have been proposed taking into account the current wind conditions and therefore it is not considered that the bund is essentially needed for the continuation of the existing tourism / leisure enterprise. The applicant maintains that the construction of the bund is needed as the existing ground conditions are too wet to allow the development of a planting belt at existing ground level in the proposed location. However, it is considered that it would be possible to create a planting belt without undertaking the tipping simply by selecting tree species that would naturally occur in this area and which are therefore better adapted to wetter soil conditions. For these reasons, the development conflicts with a key criteria of Policy SP2 of the Fylde Borough Local Plan.

Policy EP11 of the Fylde Borough Local Plan requires that new development in rural areas should be in keeping with the distinct landscape character types identified in the Landscape Strategy for Lancashire. The site is located in the South Fylde Mosses landscape character area, the key features of which are the flat, open countryside. The Strategy aims to enhance landscape character by careful siting and design of development and limiting tree planting to locations where there is established tree cover. The proposed mound would extend over a considerable distance and whilst not particularly high needs to be of sufficient width to allow the development of a substantial belt of planting which the applicant maintains is required to provide shelter to the nearby recreational / tourism activities. The bund would therefore require the importation of a substantial volume of waste soils and clays over a period of two years. Whilst the bund is now shorter than was previously proposed, it would still be a substantial linear feature in a generally flat and open landscape, the impact of which would be amplified by the proposed tree planting along its length. The proposed mound would therefore conflict with the local landscape character in this area contrary to Policy EP11 of the Fylde Borough Local Plan.

Human Rights Issues:-

The proposal raises issues relating to the protection of amenity and property under Article 1 of the 1st Protocol of the Human Rights Act 1998.

Article 1 of the 1st Protocol concerns the enjoyment of property and provides that everybody is entitled to the peaceful enjoyment of his possessions and that no one should be deprived of the enjoyment of property except in the public interest. The applicant has rights under this article. However, the County Council has a duty to secure the proposed location and design of waste development in order to protect the character of the countryside as set out in the policies of the development plan. The proposal would conflict with these policies of the development plan designed to achieve these aims and the interference in the rights of the applicant is therefore considered to be justified in order to protect the public interest. It is considered that the public interest can only be safeguarded by the refusal of permission and that the refusal of the application would not be disproportionate.

Recommendation

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

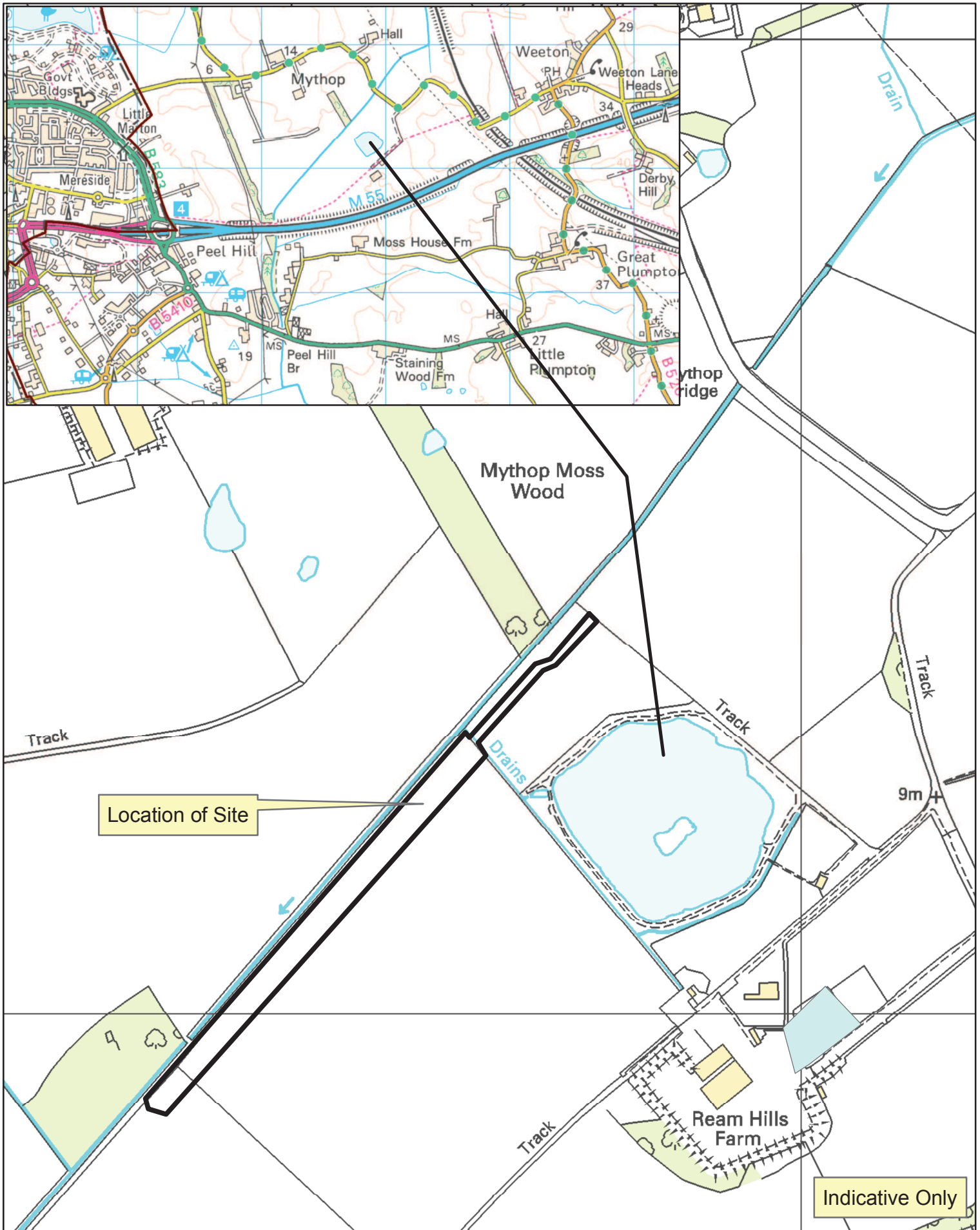
1) The development is not considered to be essentially required in order to support the continuation of the existing tourist facilities and by reason of scale and design would harm the character of the surrounding countryside. The development is therefore contrary to Policies SP2 and EP11 of the Fylde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

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

Paper	Date	Contact/Directorate/Ext
LCC/2014/0160	Jan 2015	J Haine/ENV/34130

Reason for Inclusion in Part II, if appropriate

N/A



APPLICATION LCC/2014/0160 ERECTION OF A BUND. REAM HILLS FARM, MYTHOP ROAD, WEETON

Agenda Item 6

Development Control Committee
Meeting to be held on 21st January 2015

Electoral Division affected: Skelmersdale East

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

Contact for further information:
Jonathan Haine, 01772 534130, Environment Directorate
DevCon@lancashire.gov.uk

Executive Summary

Application - 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 to 3.3m high, external lighting and new landscaping, including demolition of existing structures. Ravenhead Brickworks, Chequer Lane, Up Holland.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling working programme, hours of operation, building materials, noise controls, lighting, highway matters and landscaping.

Applicant's Proposal

The application is for the change of use of redundant brick making buildings to a factory for making reinforced concrete beams and lintels.

The development would involve the refurbishment and reuse of the central core of the former brick making factory. Two extensions on the northern and southern sides of the central core building would be demolished along with the majority of a further building at the eastern end of the site which was formerly used for brick drying. The central core building (measuring 150 metres by 21 metres widening at its eastern end to 42 metres) would have its northern façade completely reclad using a cavity wall with internal blockwork and brick and cladding to the external elevation. The roof

would also be fully reclad and provided with roof lights. An area measuring 21 metres by 21 metres towards the western end of the building would be raised in height by 2 metres in order to accommodate a beam crane required to lay reinforcing wire. A new single storey office building and ramp for steel loading would be provided to the northern elevation of the existing building.

At the eastern end of the main kiln building, the existing clay processing machinery would be removed and the internal space reconfigured to house a concrete mixing plant including two vertical cement silos.

Beyond the eastern end of the main kiln building is a further large shed which used to house brick clay drying equipment. This building would be reduced to ground level across 75 % of its area with the retained portion being used for the storage of aggregates and sand, steel reinforcing materials and lintel packing equipment.

In order to manufacture the beams and lintels, up to nine casting beds (measuring 100 m long by 1m wide by 250 mm deep) would be constructed in the floor of the former kiln building. Concrete would be manufactured in the normal way using the imported aggregates and cement and would be extruded along the casting beds encasing reinforcing wire. The castings would then be allowed to dry before cutting to length with a circular saw. Completed beams (up to 8 metres long) and lintels (up to 2 metres long) would be stored in the yard areas to the north and east of the building, including those areas created by demolition of buildings.

The hours of operation for the factory are proposed to be from 07.00 – 19.00 Monday to Friday and 07.00 to 13.00 on Saturdays for manufacturing and 06.00 – 19.00 Mondays to Saturdays for loading and dispatch. The raw material requirements of the factory would generate approximately 20 HGV movements per day with approximately 24 HGV movements associated with the export of finished products. An existing access point at the north west corner of the site would be utilised as the entrance to the factory with vehicles leaving the site via the existing access to the operational brickworks which would be improved. Another disused access point to the frontage of the site would be closed and landscaped.

The new factory is expected to generate 20 new full time jobs.

Description and Location of Site

The application site occupies the northern part of the existing Ravenhead brick making factory, located off Chequer Lane in Up Holland, approximately 3km east of Skelmersdale.

The application site is currently occupied by a number of large buildings with external yard areas forming brick factory no 1 which closed in the late 1990's. Immediately to the south is the operational brick factory no 2 beyond which is Ravenhead Quarry which is used for the supply and storage of clay and shale materials for the brick manufacturing process.

The majority of the northern boundary of the site is formed by a 3 metre high brickwall beyond which is a line of trees and footpath. To the north again is an area

of single story houses on Danbers, Darfield and Daybrook. The nearest house is approximately 15 metres from the application site. There are also a number of properties at two locations on Chequer Lane adjacent to the access points into the site.

Some areas of Ravenhead Quarry are designated as geological Sites of Special Scientific Interest.

Background

History – The application site is located within the boundary of the mineral planning permission for Ravenhead Quarry / brickworks. This was originally granted in 1949 (ref 9/10/26). The conditions to this permission were reviewed in 1998 under the provisions of the Environment Act 1995. A further periodic review of this permission is currently under consideration by the County Council (application LCC/2014/0008).

Permission for the change of use of no. 1 factory to mixed industrial uses (B1, B2 and B8 uses) was granted in 2001(ref 8/01/536). The permission was never implemented and has now lapsed.

Planning Policy

National Planning Policy Framework : Paragraphs 11 – 16, 17, 18 – 21, 56 – 60, 100 and 123 of the NPPF are relevant with regard to the presumption in favour of sustainable development, core planning principles, building a strong competitive economy, design, flooding and impacts of noise.

Joint Lancashire Minerals and Waste Local Plan

Policy DM2 Development Management

West Lancashire Local Plan

Policy GN3 Criteria for Sustainable Development

Policy EC1 The Economy and Employment Land

Policy EM2 Preserving and Enhancing West Lancashire's Natural Environment.

Consultations

West Lancashire Borough Council – Object to the application on the basis of the proposed hours of operation and the impacts on the amenities of neighbouring residents.

Upholland Parish Council - No observations received.

LCC Developer Support (Highways) - No observations received.

Environment Agency – The EA initially raised objection to the application due to the lack of an acceptable flood risk assessment and incorporation of measures within the development to attenuate run off of surface water. However, on consideration of

additional information, the EA have withdrawn their objection provided that a condition is imposed requiring the development is undertaken in accordance with the submitted drawings.

Coal Authority – No observations received.

Natural England – No observations received.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. Two objections to the application have been received along with two further letters questioning various aspects of the development.

The letters of objection raise the following issues:-

- The traffic impacts of the development when combined with the traffic from the brickworks and quarry.
- The impacts of dust, noise and proposed working hours
- The close proximity of the site to houses
- There are other sites in the Skelmersdale area that are available and are not close to houses
- The proposal will give rise to vibration impacts at the nearest houses.
- The proposal should be subject to a health impact assessment.
- There is a history of noise and dust complaints at this site and any new development should not exacerbate existing problems.

Advice

The application is for the redevelopment of redundant brick manufacturing buildings at the Ravenhead Brickworks to a factory for the manufacture of pre stressed concrete floor beams and lintels, primarily for use in house building.

The Ravenhead brickworks originally had two production lines; No 1 factory and No. 2 factory. No. 1 factory, which is the subject of this application, closed in the late 1990's and has remained derelict ever since with brick production being concentrated at the No.2 factory. The No.2 factory would remain in production as a brick making plant should planning permission be granted for the re use of the no. 1 factory.

In 2001 planning permission was granted for the change of use of No 1 factory to a combination of B1, B2 and B8 uses. Although, the planning permission was never implemented and has now lapsed, it provides some indication of the types of uses that have been previously considered acceptable on this site.

In terms of planning policy, paragraphs 18 – 22 of the NPPF state that the Government is committed to securing economic growth and that significant weight should be placed on the need to support such growth through the planning system. The application site is also allocated in policy EC 1 of the West Lancashire Local Plan for B1, B2 and B8 uses. The proposed concrete products factory would involve the reuse of an existing derelict factory site for a use falling within class B2 (General

Industrial Uses). It would involve the creation of 20 new full time jobs as well as supporting existing posts in haulage, administration and sales. The proposal would therefore generally accord with national and local policy in terms of the need to support economic growth by releasing sites that are suitable for general industrial uses and the creation of employment opportunities.

Whilst the application site is located in an existing industrial area, it is close to a large number of residential properties. Given the nature of the manufacturing use that is now proposed, it is necessary to examine the likely impacts on residential amenity as well as issues in relation to visual impact, traffic and flooding. Policy EC1 of the West Lancashire Local Plan requires that any proposals for industrial development are of acceptable scale and appearance and must not significantly harm the amenities of adjacent occupiers.

In terms of visual impact, the site is currently characterised by a large expanse of former brickmaking buildings, many of which are in a poor state of repair. The proposal would involve the demolition of the existing wings on either side of the existing former brick kiln building along with much of the clay drying building at the eastern end of the site. The building housing the new concrete products factory would cover approximately 50% of the floor area of the existing structures. Whilst much of the no.1 factory is not particularly visible from the surrounding highways, the removal of many of the existing disused buildings would improve the appearance of the site frontage when viewed from Chequer Lane. There are also a number of properties to the east of the site which have views over the brickworks and the removal of redundant buildings would also have some benefits for the outlook from these properties.

The new buildings that would be erected as part of this development to provide new offices and other ancillary facilities are all small in scale and would have negligible visual impact on views from the nearest houses. The main visual impact arising from the new development relates to the proposed raising of roof on a section of the main casting hall building. However, the area to be raised is relatively limited and the height increase of two metres would not have any unacceptable impacts given the separation distance of 60 metres to the nearest property.

Following demolition of the existing structures, the remaining building would be re clad in Goosewing Grey roof and wall cladding panels with facing brickwork on the lower elevations of the building. Subject to a condition being imposed, these materials are considered acceptable. At the site frontage on Chequer Lane a currently disused access point would be brought back into use so that vehicles associated with the new factory could operate on a one way system by exiting the site via the existing brickworks access. On the frontage of the site there is a further disused access point which would be removed and landscaped thereby further improving the frontage of the site. Subject to the details of this landscaping, including any new fencing to be erected being the subject of a planning condition, it is considered that the application is acceptable in terms of visual amenity.

In terms of the impacts of the development on local amenity, the nearest houses are located on an estate of single storey dwellings located immediately to the north of the application site. The nearest property is approximately 12 metres from the

external yard area that would be used for the storage of finished beams and lintels. The majority of the northern boundary of the site is formed by a 3.3 metre high brick wall beyond which is a row of trees and shrubs and a footpath running along the rear of the houses. There are also four properties on the western side of Chequer Lane opposite the proposed access to the site (10 metres from the site boundary). There is also a terrace of properties located adjacent to the existing access to the brickworks which are in the control of the applicant. There are also a number of more modern areas of housing to the east of the site, some of which overlook the quarry and brickmaking buildings.

Whilst there are a number of properties located close to the site, it should be recognised that No. 1 factory could resume as a brick works without the need for any further planning permissions. Planning permission was also previously granted for the reuse of the site for a variety of uses falling within use class B1, B2 and B8 and such a permission, if implemented would have resulted in the external yard areas nearest to the houses being used for storage activities and loading of HGV's. The impacts of the new proposal on local amenity should therefore be considered in that regard.

However, the applicant has acknowledged that this part of the site has not been used for many years and that the redevelopment of the site would introduce a new activity into this area. The applicant has therefore sought to design the new factory so that impacts on local amenity are mitigated where possible.

The demolition of the existing wing on the northern side of the building will leave an exposed elevation which will need to be rebuilt in order to contain the new factory. It is proposed to rebuild this elevation as a cavity wall with a concrete block inner wall and brick / metal cladding outer wall in order to improve noise attenuation. A new door would also be required in this side of the building to allow finished products to be transported to the external yard areas. This door would be fitted with a roller shutter and has been orientated so that it faces west rather than north and provided with a 4 metre high screen to reduce noise emissions through this opening. The northern boundary of the site is approximately 330 metres in length and a 3.3 metre high brick wall currently extends over approximately 170 metres of this boundary. It is proposed to extend this boundary wall along the full length of the boundary in order to provide additional noise attenuation and screening for the activities that would take place.

The applicant has undertaken a noise assessment of the proposed activities. The noise assessment demonstrates that there would be a slight increase in noise levels above existing background levels but that the increase would be of marginal significance and unlikely to generate complaints. The Borough Council's Environmental Health Officer is satisfied with the assessment of noise impacts but requests that conditions should be imposed to control hours of operation, noise levels, reversing alarms, lighting and construction activities.

The handling of materials such as aggregates and cement has the potential to generate dust emissions. The concrete batching process will require a permit under the Environmental Protection Act 1990 which will contain controls on emissions to air. However, the applicant has sought to control dust emissions as the bays for the

storage of aggregates would all be undercover and the cement silos and mixing process would be contained within the building. In view of the design of the factory, it is considered that dust emissions from these sources could be controlled to acceptable levels.

The activities most likely to result in disturbance to local residents are the stockpiling and loading of beams and lintels in the external yard areas. West Lancashire Borough Council has objected to the application due to the proposed hours of operation and likely impact of the development on residential amenity. In terms of hours of operation, the applicant has requested the ability to be able to commence operations including in the external yard area from 06.00 hours. The Borough Council consider that shorter hours for the loading of vehicles should apply so that such operations commence at 07.00. Given the proximity of the external yard area to the nearest houses, it is considered that the later start time can be justified. Noise impacts would be mitigated by the proposed continuation of the wall along the full northern boundary of the site and it is considered important that these works are completed prior to the use of the factory commencing. This can be achieved through a planning condition. The EHO has commented upon the use of low noise reversing alarms and it is considered that a condition should be imposed requiring such alarms to be fitted to mobile plant (forklifts) used on site. Such a condition could not require the fitting of such alarms to road going HGV's but the external yard areas have been designed in such a way as to minimise the need for such vehicles to reverse during loading operations. The EHO has also requested a condition controlling site construction activities. Whilst some of the matters requested can be incorporated within conditions, some of the requirements such as wheel cleaning measures, erection of security hoardings, vehicle routing and recycling of wastes are not necessary and do not meet the tests for conditions and are therefore not supported. Subject to the imposition of conditions as referred to above, the development is considered acceptable in terms of local amenity and complies with policy DM2 of the LMWLP and EC1 of the West Lancashire Local Plan.

The Environment Agency initially raised objection to the application due to the absence of an acceptable flood risk assessment containing proposals for the on site attenuation of surface water. However, the application site is not in an area of high flood risk and the development would not increase rates of surface water run off. In such circumstances there is no requirement within the NPPF to incorporate additional attenuation within development. The application does include proposals to construct a small water feature at the front of the site which could be engineered to provide some mitigation of run off rates. Subject to the design of this lagoon being the subject of a planning condition, the development is considered acceptable in terms of flood risk. It should be noted that the Environment Agency have also now withdrawn their objection to the application.

In relation to highways, the site is accessed from Chequer Lane which allows good access to the A577 and the M58 without passing any residential properties apart from those located directly opposite the site access. The Borough Council have raised concerns about the use of access point no.1. Whilst traffic does not currently use this access, it is an existing access to the site and no further permission would be required for it to be brought back into use. The number of HGV movements that would be generated by the development is around 45 per day which can be

accommodated within the capacity of the highway network in the area and which is no greater than that associated with the former brickworks use. The objections of the Borough Council in relation to the impact of traffic on local amenity are therefore not supported and the development is considered acceptable in terms of the capacity and safety of the highway network subject to a condition being imposed regarding the improvement of the site access.

In conclusion, this development would secure the reuse of redundant brick making buildings for a beneficial use that would generate a number of new jobs therefore securing local economic benefits. Whilst the site is close to a number of properties, the development has been designed so that the impacts on residential amenity can be controlled to acceptable levels. The other potential impacts of the development in relation to flooding and traffic are also acceptable. It is therefore considered that the development complies with the policies of the NPPF and the development plan and should therefore be supported.

In view of the scale, location and design 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 20th October 2014.

- b) Submitted Plans and documents:

Drawing 69804.SS.002 Site Area Plan

Drawing 69804.SS.003 Planning Application and land ownership

Drawing 69804.SS.004 Outline Proposal

Drawing 69804.SS.008 Proposed General Arrangement

Drawing 47069804 - PL1007 Rev P2 - Proposed Elevations
Drawing 47069804 - PL1009 Rev P2 - Proposed Roof Plan
Drawing 69804.SS.009 - Office and Welfare Layout Plan
Drawing 69804.SS.011 - Office and Welfare Elevations
Drawing 69804.SS.018 External Plant and Machinery
Drawing 69804.SS.012 - Access modifications with landscaping

- c) All schemes and programmes approved in accordance with this permission.

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 policy DM2 of the Lancashire Minerals and Waste Local Plan and policies EC1 and EN2 of the West Lancashire Borough Local Plan.

3. The development shall not be brought into use until the existing brick wall along the northern boundary of the site has been extended as shown on drawing 69804.SS.008. The extended wall shall conform to the dimensions shown on drawing 69804.SS.017 and shall be constructed from brick materials to match the existing boundary wall.

Reason : In the interests of the visual and general amenities of local residents and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan and policy EC1 of the West Lancashire Local Plan.

4. The stacking of finished beams and lintels within the existing external yard areas shall not take place to a height exceeding three metres.

Reason : In the interests of the visual and general amenities of local residents and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan and policy EC1 of the West Lancashire Local Plan.

Control of Noise

5. No mobile plant or vehicles shall be operated at the site until a scheme and programme describing the types of reversing alarms to be fitted to mobile plant /vehicles used on the site has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall provide for the fitting of non-audible or white noise reversing alarm systems and include details of alternative measures that will be adopted should non-audible or white noise warning systems fail to operate or be unsuitable. Following the written approval by the County Planning Authority the approved

reversing alarms shall be fitted to and used by all mobile plant on the site at all times during the development.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan and policy EC1 of the West Lancashire Borough Local Plan.

6. The level of noise from all activities on site shall not exceed a noise taing level of 47dB(A) Tr at the boundary of 9 Daybrook, 11 Darfield, 20 Danbers and 2 Chequer Lane between the hours of 07.00 - 19.00 on any day. All measurements and assessments shall be carried out in accordance with BS4142:2014 - Methods for rating and assessing industrial and commercial sound.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan and policy EC1 of the West Lancashire Local Plan.

7. The operation of the concrete products factory including any loading operations or delivery of raw materials shall not take place outside the hours of:

07.00 to 19.00 hours, Mondays to Fridays (except Public Holidays)
07.00 to 13.00 hours on Saturdays

No such operations shall take place at any time on Sundays or Public Holidays.

This condition shall not, however, operate so as to prevent the carrying out, outside these hours, of essential repairs to plant and machinery used on site.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy EC1 of the West Lancashire Local Plan.

Car parking

8. The materials used for the recladding of the external elevations and roof of the main casting building and for the raw materials storage building and lintel

packing facility shall conform to the details shown on drawing 47069804 - PL1007.

The materials used for the external elevations and roof of the office and welfare building shall conform to the details shown on drawing 69804.SS.011.

Reason : In the interests of the visual amenities of the area and to conform with policy EC1 of the West Lancashire Borough Local Plan.

9. The development shall not be brought into use until the access has been improved and laid out according to the design shown on drawing 69804.SS.012.

Reason : In the interests of highway safety and to conform with Policy DM 2 of the Lancashire Minerals and Waste Local Plan and Policy EC1 of the West Lancashire Local Plan.

10. Any lighting erected to illuminate the building and external yard areas shall conform with the design and specification shown on drawing 69804.SS.016.

All lighting with the exception of that attached to the building as shown on drawing 69804.SS.016 shall be turned off outside the hours of operation specified in condition 7.

Reason ; In the interests of local amenity and to prevent light pollution and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan and policy EC1 of the West Lancashire Local Plan.

11. No development shall commence until a scheme and programme for the landscaping of the site frontage to Chequer Lane has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall provide for the following:-

a) the breaking out of the disused access including reinstatement of the pavement on the eastern side of Chequer Lane.

b) details of new fencing to be erected including colour, height and design

c) details of tree and shrub planting including details of types, numbers and sizes of species, location of planting, planting methods and protection measures.

d) details for the formation and function of the proposed surface water features including areas of the site to be drained, volumes of water to be held

and outfall arrangements.

The landscaping works including new planting shall be implemented in the first planting season following the concrete products factory being brought into use and shall thereafter be maintained for a period of five years including replacement of failures, weed control and maintenance of protection measures.

Reason : In the interests of the general amenities of the area and to secure the proper control of surface water to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and policy EC1 of the West Lancashire Local Plan.

Definitions

Planting Season: The period between 1 October in any one year and 31 March in the following year.

Free field : At least 3.5 metres away from the facade of a property or building.

Notes

This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the County Council, as Highway Authority, must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Before any works to the access commence you should contact the Area Manager (Public Realm) [South] [address and telephone number see below] quoting the planning permission reference.

Area Surveyor (Public Realm) South: Cuerden Way, Bamber Bridge, Preston PR5 6BS Tel: 01772 658560

The applicant's attention is drawn to the requirements of the Equality Act 2010 and the British Standards Institution Code of Practice for Design of Buildings and their approaches to meet the needs of Disabled People (BS8300:2009). The design of the building will also need to comply with Part M of the Building Regulations 2010.

Local Government (Access to Information) Act 1985

List of Background Papers

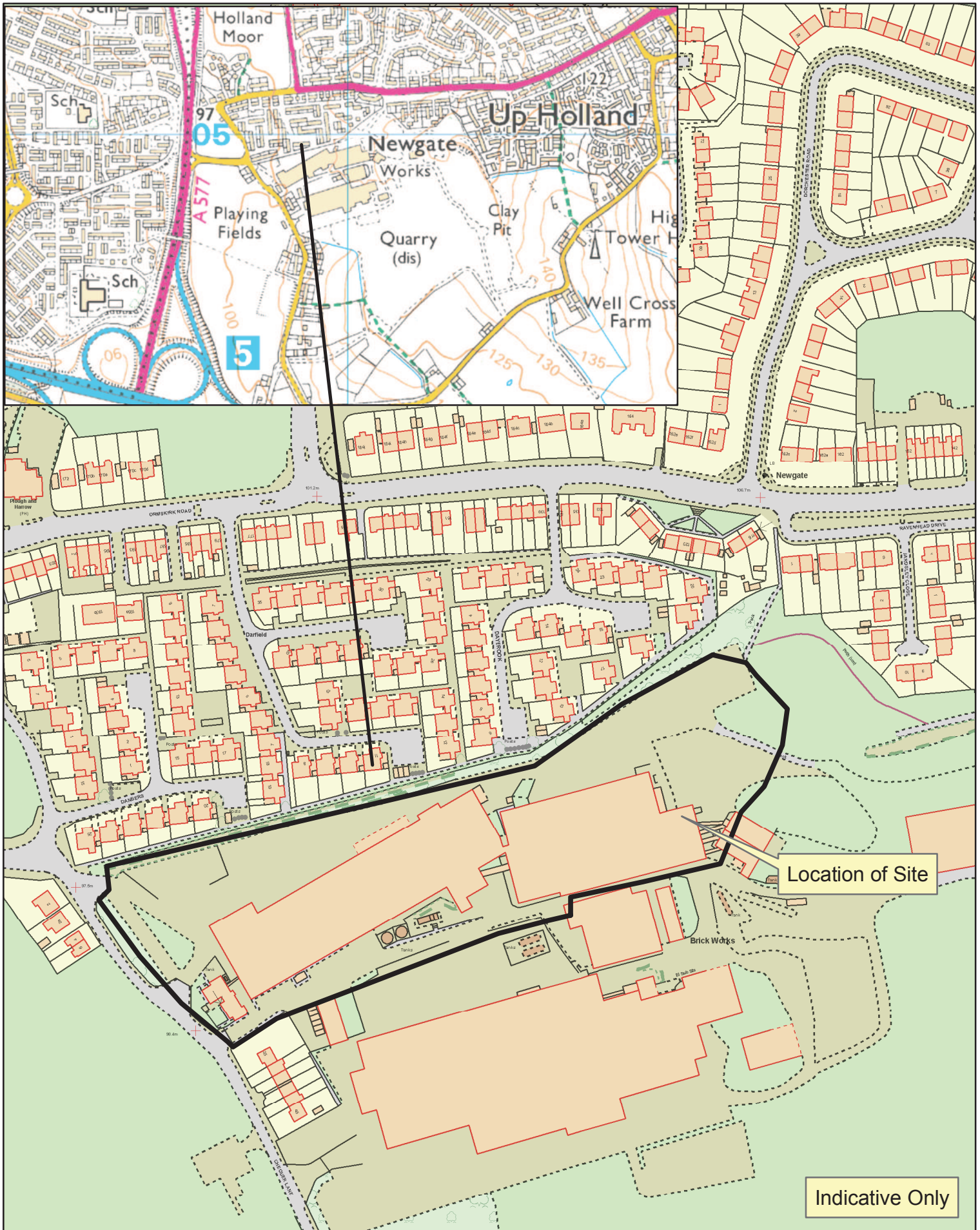
Paper	Date	Contact/Directorate/Ext
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Development Information Folder LCC/2014/0148		
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20th October 2014		
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Jonathan Haine
Environment
534130

Reason for Inclusion in Part II, if appropriate
N/A



APPLICATION 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 TO 3.3M HIGH, EXTERNAL LIGHTING AND NEW LANDSCAPING, INCLUDING DEMOLITION OF EXISTING STRUCTURES. RAVENHEAD BRICK WORKS, CHEQUER LANE, UP HOLLAND

Agenda Item 7

Development Control Committee
Meeting to be held on 21 January 2015

Electoral Division affected: Chorley Rural East
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Chorley Borough: application number. LCC/2014/0170
Quarry extension at Brinscall Quarry, Twist Moor Lane, Withnell, Chorley.

Contact for further information:
Robert Hope, 01772 534159, Environment Directorate
DevCon@lancashire.gov.uk

Executive Summary

Application – Quarry extension at Brinscall Quarry, Twist Moor Lane, Withnell, Chorley.

The application is accompanied by an Environmental Statement and Non-Technical Summary for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

Recommendation – Summary

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

Applicant's Proposal

Planning permission is sought for a 1.85 hectare extension to the west of the existing Brinscall Quarry (also known as Withnell Quarry but here on referred to as Brinscall Quarry).

Description and Location of Site

Brinscall Quarry is an active sandstone quarry located on the northern scarp of Withnell Moor overlooking the villages of Withnell and Brinscall, in the district of Chorley. The site boundary extends from the edge of the villages, where the land rises onto open moorland to the south. Access to the site is gained from Twist Moor Lane. The nearest residential properties to the proposed extension are situated approximately 80m away at Butterworth Brow Cottages. Brinscall Quarry is located within Green Belt. The extension area falls within the Withnell and Wheelton Moors and White Coppice Biological Heritage Site (BHS) and on the West Pennine Moors moorland fringe. Public Footpaths 57 and 58, Chorley skirt close to the northern and western boundary of the proposed extension.

Background

History

Brinscall Quarry appears on historic maps dating from 1845. However, the first recorded planning consent was issued in 1948 under the provisions of the General Interim Development Order 1933 for the working of minerals at the site (ref. 5/4/ID18).

Planning permissions were granted for quarry extensions in 1953 (ref 5/4/47) and 1967 (ref. 5/4/484).

In 1975 planning permission was refused for a southern extension to the quarry (ref. 9/74/165).

Under the provisions of the Environment Act 1995 modern working and restoration conditions to permissions 5/4/47 and 5/4/484 were approved in 1998 (ref. 09/97/0520). The operator at the time appealed clauses (i) and (ii) of condition 3 of permission 09/97/0520 relating to depth of mineral extraction and this appeal was allowed by the Secretary of State of the Department for Transport, Local Government and the Regions (DTLR) following recommendations made by the Planning Inspector in a report dated 29 August 2000. A complete revised list of conditions was provided in a decision letter prepared on behalf of the Secretary of State for DTLR, dated 22 August 2001.

Advice

The application is for a significant extension of the quarry and it is considered 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 is determined.

Recommendation

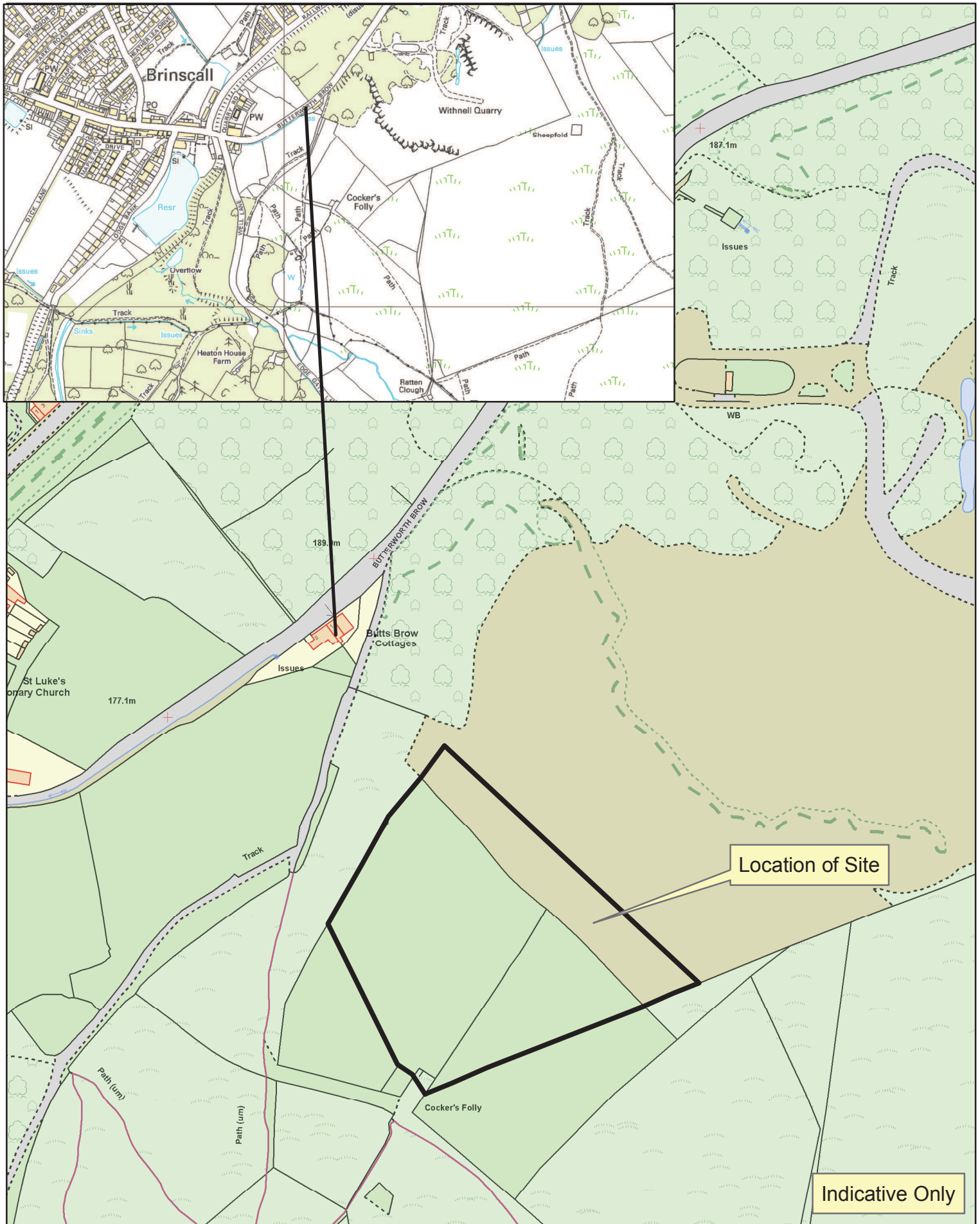
That the Development Control Committee visits the site before determining the application.

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

Paper	Date	Contact /Directorate/ Ext
LCC/2014/0170	Jan 2015	R Hope/Env/34159

Reason for Inclusion in Part II, if appropriate

N/A



APPLICATION LCC/2014/0170 QUARRY EXTENSION. BRINSCALL QUARRY, TWIST MOOR LANE, WITHNELL, CHORLEY

Agenda Item 8

Development Control Committee
Meeting to be held on 21 January 2015

Electoral Division affected: Penwortham South
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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

Contact for further information:
Catherine Lewis, 01772 530490, Environment Directorate
DevCon@lancashire.gov.uk

Executive Summary

Application - Proposed car park and access track to the west of the existing school building at Moor Hey Primary School, Far Croft, Lostock Hall, Preston.

Recommendation – Summary

That subject to the Secretary of State confirming that the application should not be referred to him for determination, planning permission be granted subject to conditions controlling time limits, commencement, hours of use, landscaping and surface of car park.

Applicant's Proposal

Planning permission is sought for the construction of a new car park and access track at Moor Hey School, Far Croft, Lostock Hall. The proposed car park would provide for 12 additional parking spaces, with the proposed access track providing access to the car park via the school's existing access area. The car park would be approximately 30m x 12m, with the access track being approximately 35m in length and 6m wide. Both the car park and access track would incorporate a permeable sustainable drainage surface.

Revised plans have been received which provide for a 1.5m landscape strip to the southern boundary and a reduction in width of the access road from 6.1m to 4.1m.

Description and Location of Site

Moor Hey School is located off Far Croft Road approximately 1km to the north west of Lostock Hall. The existing school is a large single storey complex with residential properties to the south, west and east and agricultural fields to the north. The proposed car park and access track would be located on the school playing field to the west of the existing school buildings.

The nearest residential properties are located adjacent to the application site.

Background

Planning permission for a similar proposal to the current application was refused at the meeting of the Development Control Committee on 3 September 2014 (ref. LCC/2014/0113).

The reasons for refusal were:

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.

Planning permission was granted in May 2004 for security fencing on the school boundary (ref no. 07/04/0272).

Planning permission was granted in January 2005 for a car park extension to provide 12 additional car parking spaces (ref no. 07/04/1217).

Planning permission was granted in October 2005 for the construction of a single storey extension to provide 4 additional classrooms and toilet facilities (ref no. 07/05/0728).

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 11-14 and 56-64 are relevant with regard to the requirements for sustainable development, core planning principles and good design. Paragraphs 72 and 74 are relevant in relation to the promotion of healthy communities.

Central Lancashire Core Strategy

Policy 14 Education
Policy 17 Design of New Buildings
Policy 29 Water Management

South Ribble Local Plan

Policy OSR6 Private, Educational and Institutional Recreational Open Spaces
Policy C1 Community Facilities
Policy QD1 Design Criteria for New Development

South Ribble Development Framework (LDF)
Site Allocations Partial Version 2013

Policy G7	Green Infrastructure Existing Provision
Policy H1	Protection of Health, Education and Other Community Services and Facilities
Policy G17	Design Criteria for New Development

Consultations

South Ribble Borough Council - No objection - the proposed car park would not be lit and therefore it is considered that the development would not have a detrimental impact on the amenity of nearby residential properties.

LCC Developer Support (Highways) - No objection.

Sport England - No objection subject to a community use condition being imposed.

Penwortham Town Council- Fully support the application

Representations – The application has been advertised by site notice, and neighbouring residents informed by individual letter. Initially, one letter of representation was received objecting to the car park on the playing field and requesting to speak at the Committee meeting. A further letter was received from the same resident withdrawing the letter of objection providing that the following would apply:

- That suitable screening is placed in front of 12 Round Acre
- That the continued practice of locking the school gates at weekends is included as a condition
- That the school grounds are only used at weekends for school functions such as school events and school fairs.

Two letters of support have been received which make the following summarised points:

- The car park would alleviate problems caused by school staff parking on Far Croft.
- School transport has not been able to gain access to the school grounds due to the on street car parking issues.
- The proposal would ease access to the school for the many goods vehicle deliveries to the school.

The applicant has submitted a petition with 51 signatories in support of the application.

Advice

Planning permission is sought for the construction of a car park to provide 12 additional spaces at Moor Hey Special School. The main issues are the principle of the development, the loss of open space and the impact upon residential and visual amenity.

An application for a similar development was refused in September 2014 and the reasons for refusal are set out in the background section of this report. In order to address the reasons for refusal, the current application provides for a landscape strip of 1.5m between the residential property known as 12 Round Close, the access road has been reduced in width from 6.1m to 4.1m and permeable surfacing is proposed. The applicant has also provided a statement to further justify the proposed location.

The applicant states that the proposed additional parking is required because of the difficulties the school faces regarding lack of parking space. The school currently has 17 car parking spaces available within the school site, yet has 36 permanent staff and approximately 7 visiting professionals each day. This results in staff and visitors parking on Far Croft Road, creating a busy and overcrowded road within the residential area.

The proposed development would be located within a designated Open Space area as identified on the proposals map that accompanies the South Ribble Local Plan and as Green Infrastructure on the Site Allocations Partial Version policies map 2013.

Currently, South Ribble Local Plan February 2000 is the adopted local plan. South Ribble together with Preston City and Chorley district councils jointly produced a Central Lancashire Core Strategy and South Ribble BC is currently preparing a Site Allocations and Development Management Policies Development Plan document. A partial version of the plan has been produced entitled "Site Allocations Partial Version 2013" and although not formally adopted, carries significant weight in the planning process.

Policy OSR6 of the South Ribble Local Plan states that development on open space will not be permitted unless the existing facilities can be fully retained through the development of only a small part of the site, or that the site of development is not required to satisfy a recreational need, or that the development would not detrimentally affect the amenity value of the site. Policy G7 of the Site Allocations Partial Version 2013, also seeks to protect and enhance the existing Green Infrastructure from Development unless the following criteria can be met:

- a) Alternative provision of similar and/or better facilities for the community will be implemented on another site or within the locality; or*
- b) It can be demonstrated that the retention of the site is not required to satisfy a recreational need in the local area; and*
- c) The development would not detrimentally affect the amenity value and the nature conservation value of the site.*

Paragraph 74 of the NPPF states '*Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- An assessment has been undertaken which has clearly shown the Open Space, buildings or land to be surplus to requirements; or*
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a sustainable location; or*

- *the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss.'*

The proposed car park and access track would be located on the school playing field with the access track running parallel to the school's educational garden area, before reaching the proposed car park area which is adjacent to the residential properties on Far Croft and Round Lane. Whilst the car park would not affect the actual pitch, the location of the car park on the playing field is contrary to Policy ORS6 of the South Ribble Local Plan, Policy G7 of the Site Allocations Partial Version 2013, and to the NPPF.

Sport England objected to the previous planning application reference LCC/2014/0147 on the basis that the proposal would be unacceptable and that they had offered an alternative solution. The applicant has been in extensive negotiations with Sport England who has stated that subject to the following condition which provides for community use, they would raise no objection.

The construction of the car park and access road shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the playing field and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan and the National Planning Policy Framework.

One letter of objection has been received which was subsequently withdrawn provided that the following aspects formed part of the operation of the school.

- That suitable screening would be placed in front of the property known as 12 Round Acre
- That the continued practice of locking the school gates at weekends is included as a condition
- That the school grounds are only used at weekends for school functions such as school events and school fairs.

The applicant has provided revised plans to incorporate a landscape strip of 1.5m in width. However, the two other requests conflict with the requirements of Sport England. If planning permission were to be granted without the condition that Sport England request, the application would have to be referred to the Secretary of State to provide the opportunity to call in the application.

Concern has been raised about the impact of the car park in terms of residential amenity. Policy G17 of the South Ribble Development Framework Site Allocations Partial Version 2013 states that development should not cause harm to neighbouring

property by leading to undue overlooking, overshadowing or have an overbearing effect. The use of the car park would be likely to lead to disturbance of an overbearing effect due to manoeuvring of cars and headlight glare at times of darkness. The proposed screening would provide a degree of mitigation particularly when it matures over time.

Policy C1 of the South Ribble Local Plan states that development of community services is encouraged providing that the development does not have an adverse effect on the amenity of adjoining properties. This is supported by Policy H1 of the Site Allocations Partial Version 2013. The applicant has provided a landscape strip to mitigate against the impact of the car park upon the residential amenities and has advised that the application details include gates to the proposed access road to restrict access to the car park outside of the school day. The applicant has also confirmed that the access road and car park would be constructed from permeable materials.

It is acknowledged that a school which caters for children aged between 4-16 with learning, behavioural, social and emotional difficulties can have higher parking demands than other types of schools due to the additional staffing required to help support these children. More space is also needed for minibuses. Far Croft is a cul de sac with limited on-street parking and as such there would be some merit providing additional car parking within the school grounds to ease highway safety and local amenity concerns on Far Croft.

There are other locations within the school grounds that have been considered for the car park which would not impact upon the residential amenities of Round Lane and Far Croft and as part of this application process these have been considered by the applicant. However, the school is adamant that the only location that is available for the car park is the location subject to this application and the other locations have been dismissed due to health and safety reasons, impact on existing play space and on impact of curriculum delivery. The applicant is of the opinion that a location close to the existing horticultural area would create risk associated with pupils throwing gardening implements onto cars.

There are three competing interests involved with this application: Sport England who would not raise an objection to this development on the playing field subject to a condition being imposed about community use: The local resident who does not wish to see the playing field used outside of school hours, and the school who are insistent that that the application site is the only suitable site.

The only area considered appropriate by the school for further parking affects part of the school playing field. Sport England do not object to the development of this site provided a condition is imposed requiring the applicant to submit a community use agreement which would encourage the sports facilities to be more widely available for the community. However, it is considered that such a condition would not be appropriate in the circumstances given the small area of playing field that would be affected. Furthermore, it is considered that a condition of this nature would actively promote a more intensive use of the school pitch and potentially lead to a change of use towards 'leisure use' (class D2) from that of purely 'non-residential institution' (class D1).

In coming to a view on the competing interests, on balance, it is considered that there is a need for further parking provision at the school and that such parking would have benefits in terms of easing on-street parking in Far Croft thereby addressing existing highway safety and amenity issues. These benefits need to be balanced against the impacts associated with locating the car park adjacent to residential properties and the loss of a small area of sports field. On balance, it is considered that the benefits of the development outweigh its impacts. In order to mitigate the impacts on local amenity, conditions are recommended controlling the hours of use associated with the car park, details of the landscaping scheme and details of the surface of the car park.

In view of the small scale, location and nature of the application, it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

Recommendation

That subject to the Secretary of State confirming that the application should not be referred to him for determination, it is recommended 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 received by the Director of Transport and Environment on 22 October 2014 as amended by the email from Cassidy Ashton dated 18 December 2014.
 - b) Submitted Plans and documents:

Drawing Number P5625 L02 entitled `Site Location Plan.`

Drawing Number P5625 LO4 Rev A entitled `Propsoed Site Plan.`
 - c) All schemes and programmes approved in accordance with this permission.

Reason : To minimise the impact of the development on the amenities of the area and to conform with Policy G17 of the South Ribble Development Framework (LDF) Site Allocations Partial Version 2013

Hours of Working

3. The car park and access track shall only be available for use between the hours of:

0700 to 1800 hours, Mondays to Fridays except Public Holidays

The car park and access track shall not be used on Saturdays, Sundays or Public Holidays.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to conform with Policy G17 of the South Ribble Development Framework (LDF) Site Allocations Partial Version 2013.

Landscaping

4. No development shall take place until a scheme and programme for the landscaping of the site has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall include details of:

- a) details for the planting of trees, shrubs and/or hedging, numbers, types and sizes of species to be planted, location and layout of planting areas, protection measures and methods of planting.
- b) details for the seeding of any landscaping areas including mixes to be used and rates of application.
- c) details for the management of any landscaping areas including maintenance of tree and shrub planting and grazing or mowing of grassland areas.

The approved landscaping works shall be undertaken in the first planting season following the completion of the development and shall thereafter be maintained for a period of five years including weed control, replacement of dead and dying trees and maintenance of protection measures.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy G17 of the South Ribble Development Framework (LDF) Site Allocations Partial Version 2013

5. No development shall commence until details of the permeable materials to be used for the surfacing of the car park and access track have been submitted to and approved in writing by the County Planning Authority. Thereafter, only those materials approved by the County Planning Authority shall be used.

Reason: In the interest of sustainable drainage and to comply with policy 29 of the Central Lancashire Core Strategy.

Definitions

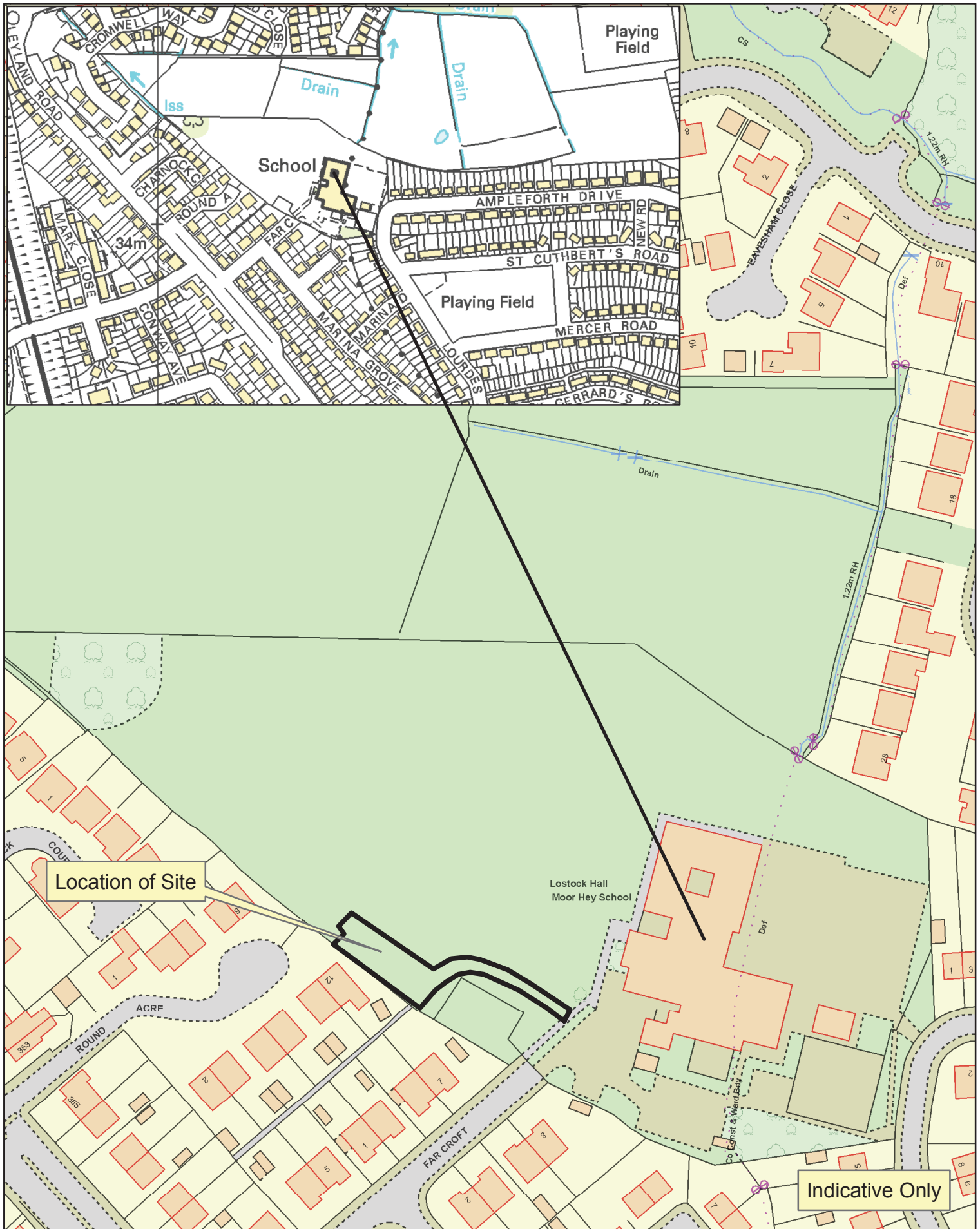
Planting season : The period between 31st October in one year and 31st March in the following year.

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

Paper	Date	Contact/Directorate/Ext
LCC/2014/0147	Jan 2015	C Lewis/ENV/30490

Reason for Inclusion in Part II, if appropriate

N/A



APPLICATION LCC/2014/0147 PROPOSED CAR PARK AND ACCESS TRACK TO THE WEST OF THE EXISTING SCHOOL BUILDING. MOOR HEY PRIMARY SCHOOL, FAR CROFT, LOSTOCK HALL, PRESTON

Agenda Item 9

Development Control Committee
Meeting to be held on 21 January 2015

Electoral Division affected: Clitheroe

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.

Contact for further information:
Catherine Lewis, 01772 530490, Environment Directorate
DevCon@lancashire.gov.uk

Executive Summary

Application - Dining room extension and creation of an outside seating area at Ribblesdale High School, Queens Road, Clitheroe.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling commencement, working programme and materials.

Applicant's Proposal

Planning permission is sought for a dining room extension measuring 11.4m x 17m with a maximum roof height of 3.8m. The extension would be constructed of insulated metal panels to be green in colour and the roof would be constructed using insulated single ply roof deck to be mid grey in colour. The design would include large areas of aluminium curtain walling (glazing) with an outside area to be used as an external dining area. The location of the extension would require the loss of 10 car parking spaces.

Description and Location of Site

Ribblesdale High School is located approximately 0.5km to the south of Clitheroe town centre. The school site is surrounded by residential properties with Turner Street forming the southern boundary and Queens Street the western boundary. The proposed extension is located on the southern elevation of the school buildings with the school house in between the proposed extension and the residential properties on Turner Street.

Background

History

Planning permission was granted in February 2002 for the provision of 2.4m high palisade security fencing to rear of the school and 1.5m high replacement steel railings and entrance gates to Queens Road, Clitheroe (Ref. 03/02/0655).

Planning Policy

National Planning Policy Framework (NPPF)

Section 7 Requiring Good Design
Section 8 Promoting Healthy Communities

Ribble Valley Core Strategy

Policy DMG1 General Considerations
Policy DMG2 Strategic Considerations
Policy DMG3 Transport and Mobility

Consultations

Ribble Valley Borough Council - No objection. Whilst there are some concerns regarding loss of parking there are no substantive reasons to object to the proposal in terms of the design and its effects on the amenities of neighbours.

LCC Developer Support (Highways) - No objection.

Clitheroe Town Council - No observations received.

Representations – The application has been advertised by site notice, and neighbouring residents informed by individual letter. Two representations have been received raising concerns summarised as follows:

- Object to the loss of car parking spaces.
- Although the management survey states that there were 16 spaces available on the car parks, the survey did not mention that there were no spaces on Turner Street.
- During school term time it is almost impossible for residents to park on Turner Street, staff appear to park here and this is exacerbated by the installation of security gates at the school which are locked during school hours.
- The proposed outside eating area would be better used for additional staff parking.
- Concern about the unsuitable vehicular access for the proposed building works.
- Residents are already subject to noise and inconvenience due to the school delivery vehicles and refuse wagons.

Advice

The application is for a single storey infill extension approximately 150m² in area to provide for a new dining area and the creation of an external seating area of 135m².

The main issues are the principle of the development, the impact upon residential and visual amenities and highway matters.

The school is located within the urban area of Clitheroe where the principle of development is acceptable and meets the aims of Policy DMG2 of the Local Plan.

Ribblesdale High School caters for pupils between the ages of 11-16 and currently has 1,206 pupils on roll with 130 full time staff. Previous alterations to the internal layout of the school removed a large part of the dining area and required the school to operate a split lunchtime system. The reduced dining area can only seat 242 at any one time. As there is a drive to encourage healthier eating by increasing the uptake of school lunches the school is seeking to improve the seating capacity for dining.

The National Planning Policy Framework encourages local planning authorities to give great weight to the need to create, expand or alter schools (Paragraph 72).

Policy DMG1 of the Local Plan seeks to ensure that new development is of an acceptable design and would not affect visual amenity. 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 design of the extension and proposed materials are contemporary and would provide a purpose built dining space. The openings would consist of polyester coated aluminium doors and external louvers, coated to mid grey with large areas of curtain walling (glazing). Other details include walls to be finished utilising insulated metal panels coloured green to match the school colours.

The only residential property that directly overlooks the application site is in the ownership of the school and is currently not used as a residential property. As such the design of the proposal is considered to be acceptable in relation to Policy DMG1 of the Ribble Valley Local Plan subject to a condition controlling materials.

The extension would involve the loss of 10 car park spaces. The applicant has provided a breakdown of the existing car parking and has identified that the school has a total of 121 car park spaces within the school grounds, and when surveyed 16 spaces were underused. Further, the applicant has advised that some staff cycle to school, some walk and some car share.

Two letters of representation have been received raising concerns about the loss of the car parking spaces, staff parking on Turner Street and the need for the school to provide more on site car parking spaces. The applicant has further advised that following an Ofsted recommendation raising issues of pupil safety, the school gates are now closed during school operational hours. In particular the threats were identified to come from internal vehicular movements and the potential for dogs to enter the site.

The applicant further advises that the majority of staff vehicular movements occur prior to and following the departure of pupils. The vast majority of staff do not leave the site during working hours because of lunch-time duties. However, some support staff will from time to time need to leave the site during lunch breaks. Because of the Ofsted recommendations, they may choose to park outside the school. Whilst it is appreciated that this may cause some limited demand for on-street parking, the demand is likely to occur only during working day hours (when residential usage is likely to be at its lowest). Moreover, as specified within the Planning, Design and

Access Statement, the school does encourage staff to arrive at the school via sustainable modes of transport, which is made possible through the school's location close to Clitheroe town centre.

Whilst it is accepted that there would be the loss of 10 car parking spaces, there are more than sufficient spaces within the school grounds for staff to park and as such this is a school management issue. LCC Developer Support (Highways) has raised no objection to the proposal and it is considered that the proposal would not generate any significant traffic impacts and complies with Policy DMG3 of the Local Plan.

The development is considered acceptable and conforms to the policies of the NPPF and the policies of the Development Plan.

In view of the small scale of the development and its location, 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 received by the Director of Transport and Environment on 9th December 2014 and the email dated 06.01.2015 from the applicant.

- b) Submitted Plans and documents:

Drawing Number 4594-01 C entitled `Existing Plans and Elevations`
Drawing Number 4594-02 C entitled `Proposed Plans`

Reason : To minimise the impact of the development on the amenities of the area and to conform with Policy DMG1 of the Ribble Valley Core Strategy.

3. The materials for the external elevations and roof of the proposed extension shall only be those specified on the planning application form.

Reason: In the interests of visual amenity and to conform with Policy DMG1 of the Ribble Valley Core Strategy.

Notes

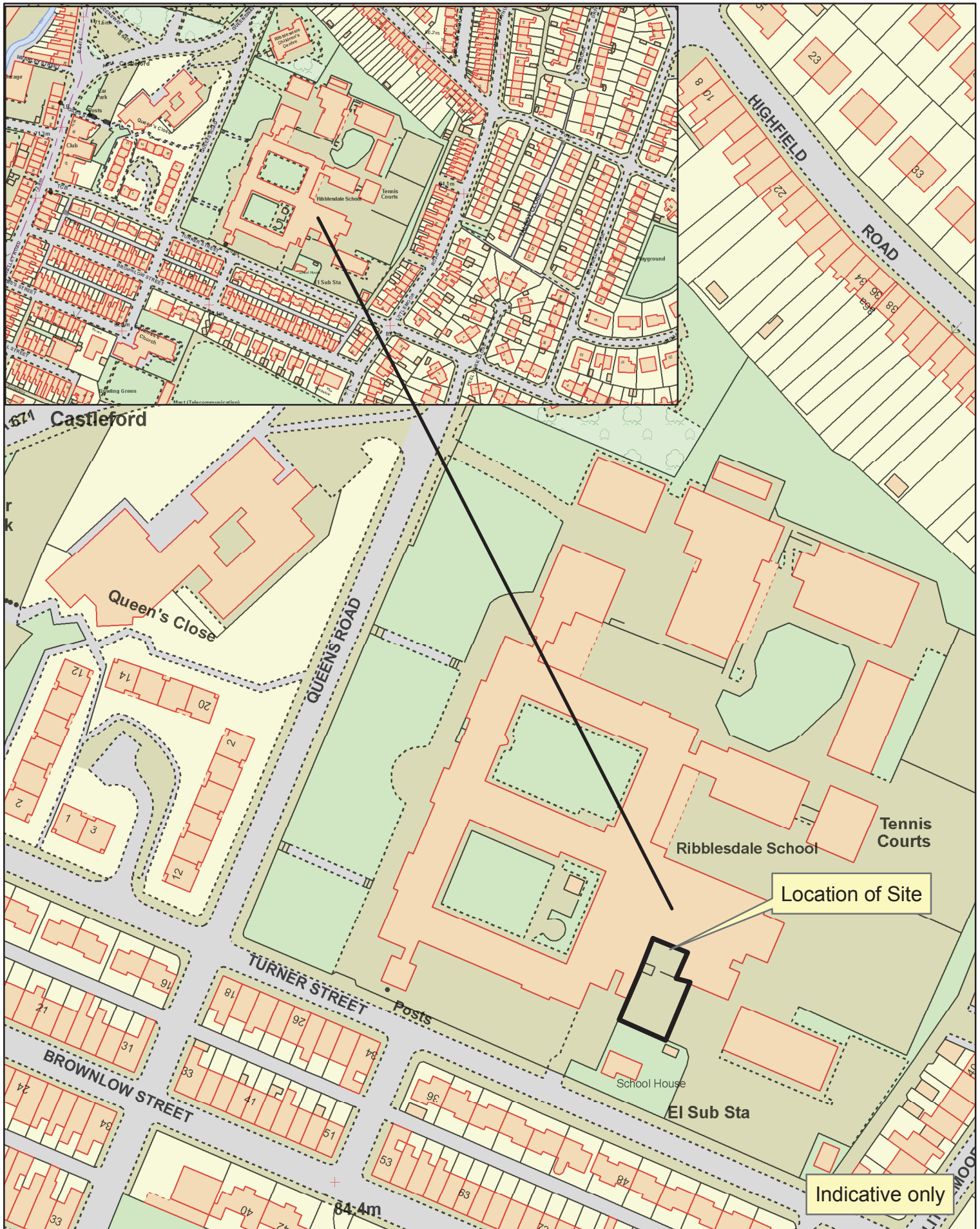
The applicant's attention is drawn to the requirements of the Equality Act 2010 and the British Standards Institution Code of Practice for Design of Buildings and their approaches to meet the needs of Disabled People (BS8300:2009). The design of the building will also need to comply with Part M of the Building Regulations 2010. In the case of educational buildings, the applicant's attention is drawn to the Special Educational Needs and Disability Act 2001 and the guidance prepared by the Department of Education and Skills Building Bulletin 91 (Access for the Disabled to School Buildings) and Building Bulletin 94 (Inclusive School Design).

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

Paper	Date	Contact/Directorate/Ext
LCC/2014/0168	9 December 2014	Catherine Lewis/Environment/30490

Reason for Inclusion in Part II, if appropriate

N/A



APPLICATION LCC/2014/0168 RIBBLESDALE HIGH SCHOOL, QUEENS ROAD, CLITHEROE. PROPOSED DINING ROOM EXTENSION AND CREATION OF AN OUTSIDE SEATING AREA

Development Control Committee
Meeting to be held on 21 January 2015

Electoral Division affected: Accrington South
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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.

Contact for further information:
Robert Hope, 01772 534159, Environment Directorate
DevCon@lancashire.gov.uk

Executive Summary

Application – 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.

Recommendation – Summary

That:

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

Description of development and condition

Planning permission was granted on 6 March 2013 for a proposed bus station for Accrington town centre, including a new pedestrian arcade link and the provision of new lighting columns on land at Crawshaw Street Car Park, Accrington subject to conditions (ref. 11/13/0013) including the following:-

Condition 5

No development shall commence until a scheme and programme for the construction of all site accesses and the off-site works of highway improvement has been submitted to and agreed in writing by the County Planning Authority. The development shall be constructed in accordance with the approved scheme.

Reason: To ensure the development meets safety and design criteria before work commences on site.

Condition 6

No site preparation (including the demolition of buildings and structures) or construction works shall commence until a programme of works (to include both on and off site works) has been submitted to and approved in writing by the County Planning Authority. The development shall thereafter be carried out in accordance with the approved programme of works.

Reason: To ensure the traffic generated by site preparation/demolition or construction does not exacerbate unsatisfactory highway conditions.

Condition 7

No development shall commence and no parking provision shall be removed until a signing strategy to re-route traffic has been submitted to and approved in writing by the County Planning Authority. The approved strategy shall be implemented in full prior to the commencement of development.

Reason: To maintain the flow of traffic on local roads during site preparation and construction.

Condition 10

No development shall commence until a Site Clearance and Demolition Plan has been submitted to and agreed in writing by the County Planning Authority. The plan shall include the method and details of clearance, demolition, vehicle routing to the site, vehicle wheel cleaning and the proposed temporary closing of any roads or streets. The approved plan shall be implemented and adhered to during the site preparation phase.

Reason: To maintain the operation of local streets and the through routes in the area during site preparation.

Condition 11

Prior to construction, a Construction Plan shall be submitted to and approved in writing by the County Planning Authority. The Plan shall include the phasing of works, method and details of construction, including vehicle routing to the site, construction traffic parking and the proposed temporary closing of any roads or streets. The plan shall include both on and off site works. The approved Construction Plan shall be implemented and adhered to during the construction phase of the development.

Reason: To maintain the operation of local streets and the through routes in the area during the construction phase of the development.

Condition 12

Prior to the commencement of construction works, a 'Bus Station Management Strategy and Code of Conduct' shall be submitted to and approved in writing by the County Planning Authority. The approved strategy and code of conduct shall be employed from the date the bus station is brought into use.

Reason: In order to maintain safety within and external to the site when the development is operational.

Condition 13

Prior to construction works, a 'Site Access, Deliveries and Servicing Strategy' and a 'Site Movement and Safety Strategy' shall be submitted to and approved in writing by the County Planning Authority. The strategy shall provide for access for all deliveries, service vehicles and emergency services and contain agreed routes and access times for deliveries to be outside 7:30 and 18:00 Monday to Saturday and 10:00 and 16:00 Sunday only and safety mechanisms put in place for reversing of delivery vehicles adjacent to bus apron and access roads. The strategy shall satisfy the safety audit of the internal layout.

Reason: In order to maintain safety within and external to the site and flow within the development and on local roads when the development is operational.

Condition 14

No development shall commence until samples of the building materials to be used for external elevations, the roof and boundary walls have been submitted to and approved in writing by the County Planning Authority. Thereafter, the development shall be constructed in the approved materials.

Reason: To protect the visual amenities of the area and to preserve the character of the adjacent Conservation Area and to conform with Policy Env6 of the Hyndburn Core Strategy, Policy ATC7 of the Accrington Area Action Plan and policy E10 of the Hyndburn Borough Local Plan.

Condition 15

No development shall commence until a scheme and programme for the lighting of the site has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall include details of:

- a) Type and intensity of lights*
- b) Types of masking or baffle at head*
- c) Light spread diagrams showing lux levels within and outside of the site boundary*

- d) *Details of any low level pedestrian lighting.*
- e) *Details of the type and location of any external CCTV columns.*

The lighting shall thereafter be provided in accordance with the approved details.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to maintain the character of the adjacent Conservation Area and to conform with Policy Env6 of the Hyndburn Core Strategy, Policy ATC7 of the Accrington Area Action Plan and policy E10 of the Hyndburn Borough Local Plan.

Condition 19

No development shall commence until a scheme and programme for the disposal of foul and surface waters has been submitted to and approved in writing by the County Planning Authority. The development shall thereafter be constructed in accordance with the approved scheme and programme.

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform with Policy Env7 of the Hyndburn Core Strategy and Policy E10 of the Hyndburn Borough Local Plan.

Condition 21

No construction development shall take place until a scheme and programme for the landscaping of the site has been submitted and approved in writing by the County Planning Authority. The scheme and programme shall include details of:

- a) *details for tree and shrub planting including species to be planted, numbers of plants, layout of planting areas, protection measures and methods of planting.*
- b) *Details for the seeding of any landscaping areas including mixes to be used and rates of application.*
- c) *Details for the management of any landscaping areas including maintenance of tree and shrub planting and grazing or mowing of grassland areas to ensure tree and shrub planting to not impinge on vehicle visibility splays within the site.*

The landscaping shall be carried out in accordance with the approved scheme and programme within the first available planting season following the construction phase of the development and shall thereafter be maintained for a period of five years.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policies Env6 and Env7 of the Hyndburn Core Strategy, Policy ATC7 of the Accrington Area Action Plan and Policy Env10 of the Hyndburn Borough Local Plan.

Condition 24

No development shall take place until a report for the presence or absence of bats within the buildings identified as 'Buildings 1 & 2' in the document entitled 'Accrington Bus Station - Bat Survey Report (Internal Building Inspection)' dated February 2013, has been submitted to and approved in writing by the County Planning Authority. Two further bat activity surveys of both buildings (dusk emergence and pre-dawn re-entry) shall be undertaken during suitable weather conditions between April and August, with one being undertaken in June-July. Should bats be found, the survey shall include a mitigation strategy to avoid impacts on bats.

Any approved bat mitigation strategy shall be implemented in its entirety.

Reason: To ensure the preservation of any protected species and comply with Policy Env7 of the Hyndburn Core Strategy and Policy E10 of the Hyndburn Borough Local Plan.

Applicant's Proposal

The application is for the approval of details reserved by conditions of permission 13/11/0013. Further detail of the information that has been submitted for each of the conditions will be shown in the presentation to committee and by way of the update sheet.

Consultations

Hyndburn Borough Council – No objection.

Environment Agency – No comments to make.

LCC Developer Support (Highways) – No objection subject to clarification over lighting design.

United Utilities – No observations received.

LCC Ecology Service – The submitted details appear sufficient for the purposes of the conditions.

Assessment of application

The applicant has provided an extensive range of documents and drawings in relation to building materials and construction, drainage proposals, highway matters, landscaping and bat protection.

Condition 5 relates to the design of the main highway access points into the site. The proposals are considered acceptable in terms of highway safety and capacity.

Conditions 6, 10, 11 and 13 of the planning permission are all related to the programming of site construction works, control of demolition activities and details of how the site will be serviced during construction operations. The submitted information contains details of the utilities diversions that are required, the access

routes that will be used including maintenance of access to existing businesses, details of the demolition works that will be undertaken and details of parking and access for vehicles during construction activities. The proposals are considered sufficient to ensure that the demolition and construction activities will be undertaken in a way that protects the interests of local businesses and ensures minimal disruption to the local highway network.

Condition 7 – the applicant has included details for the amendments to road signage that will be undertaken on the local road network to take account to the changes to the local highways that would result during the construction of the development. The signage proposals are considered acceptable.

Condition 12 - requires details of a bus station management strategy and code of conduct. The information that has been submitted deals with how each bus operator is allocated stands, charging mechanisms and details of the penalties that will apply in event of failure to pay. The code of conduct sets out rules for how bus drivers shall manoeuvre vehicles when entering and leaving the bus station.

Condition 14 – the applicant has provided details of the building materials to be used for the external elevations. These are comprised of facing bricks, insulated curtain walling glazing panels with single ply membrane roof coloured dark grey. The eaves and soffit would be coloured oyster white with stainless steel lettering on the external of the building. Hyndburn Borough Council is has raised no objection.

Condition 15 – Lighting. The submitted details include plans showing the lighting that is proposed to illuminate the bus station and apron together with a lux level diagram. However, no response has yet been received from the County Council's Lighting Engineer and therefore it is not yet possible to conclude whether or not the details are appropriate in this location.

Condition 19 – Drainage. The submitted information includes details of how surface water from the buildings and areas of hardstanding would be handled including discharge locations. However, no response has yet been received from United Utilities and therefore it is considered that these details should not be approved until such time as UU have confirmed that they have no objection to the proposals.

Condition 21 – The submitted information includes details of the hard and soft landscaping that would be developed around the bus station site. It is considered that the landscaping proposals would enable the development of a high quality public realm area that would complement the adjacent conservation area.

Condition 24 – details have been submitted in relation to potential impacts on bats based upon a number of surveys that have been undertaken to assess bat roosting potential. No bats were found to emerge from either of the two buildings to be demolished and there is no evidence to suggest that either building is used as a roost. The County Council's Ecologist is satisfied with the findings of the surveys and therefore no further mitigation is required for bats.

The submitted details are considered to be sufficient for the purposes of conditions 5, 6, 7, 10, 11, 12, 13, 14, 21 and 24 of permission 11/13/0013. However, in respect

of conditions 15 (lighting) and 19 (drainage) it is considered that further detail and consultation response is required in order to ensure that the most appropriate scheme would be adopted.

Recommendation:

That:

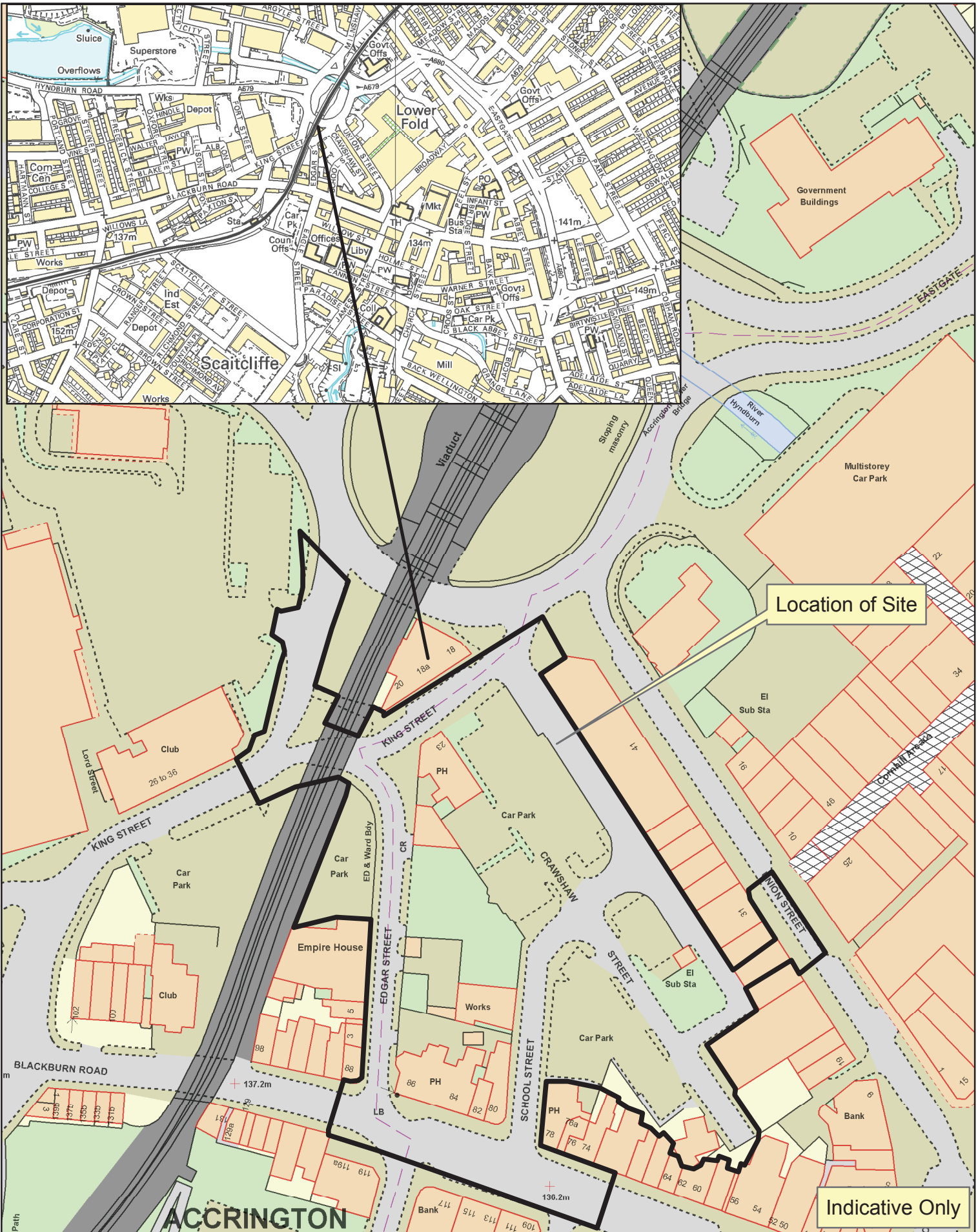
- 1) the application for the approval of details reserved by conditions 5, 6, 7, 10, 11, 12, 13, 14, 21 and 24 of permission 11/13/0013 be approved.
- 2) In respect of conditions 15 and 19, subject to no objection being received from any consultee, delegated authority be granted to officers for approval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

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

Paper	Date	Contact/Directorate/Ext
11/13/0013/1/2/3	Jan 2015	R Hope/ENV/34159

Reason for Inclusion in Part II, if appropriate

N/A



APPLICATIONS 11/13/0013/1, 11/13/0013/2 & 11/13/0013/3 COMPLIANCE WITH CONDITIONS FOR PERMISSION 11/13/0013. LAND OFF CRAWSHAW STREET CAR PARK, ACCRINGTON (ACCRINGTON BUS STATION)

Development Control Committee
Meeting to be held on 21 January 2015

Electoral Division Affected: All

Planning applications determined by the Executive Director for Environment in accordance with the County Council's Scheme of Delegation

Contact for further information:
Susan Hurst 01772 534181, Environment Directorate
DevCon@lancashire.gov.uk

Executive Summary

Planning applications determined by the Executive Director for Environment in accordance with the County Council's Scheme of Delegation.

Recommendation – Summary

That the report be noted.

Since the last meeting of the Development Control Committee on the 10 December 2014, the following planning applications have been granted planning permission by the Executive Director for Environment in accordance with the County Council's Scheme of Delegation.

Lancaster City

Application: No. LCC/2014/0156
Dallas Road Primary School, High Street, Lancaster
Installation of a games area consisting of activity surface, floor markings, end enclosures, mini goals, basket ball hoop and side enclosure to prevent balls leaving the games area

Preston City

Application: No. LCC/2014/0150
Royal Cross Primary School, Elswick Road, Ashton On Ribble, Preston
Provision of a storage garage

South Ribble Borough

Application: No. LCC/2014/0159

St Andrews C Of E Infant School, Woodlea Road, Leyland

Single storey building for additional nursery space, with ramps, steps and perimeter fencing

Chorley Borough

Application: No. LCC/2014/0149

Ulnes Walton Landfill Site, Ridley Lane, Ulnes Walton

Variation of condition 1 of permission 09/00/0050 to allow the retention of a landfill gas electricity generator until 31 December 2030

Recommendation

That the report be noted.

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

Paper

LCC/2014/0149 LCC/2014/0156
LCC/2014/0150 LCC/2014/0159

Contact/Directorate/Ext
Susan Hurst, Environment
Ext: 34181