

Lancashire County Council

Development Control Committee

Wednesday, 25th February, 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 21 and 28 January 2015** (Pages 1 - 12)

The committee are asked to agree that the Minutes of the meetings held on the 21st and 28th January 2015 at Appendix A and Appendix B respectively, be confirmed and signed by the Chair.
4. **Fylde and Preston Boroughs: Application number LCC/2014/0162** (Pages 13 - 34)

Variation of conditions 1 and 2b of permissions 05/09/0376 and 06/09/0395 to allow landfilling and landraising activities to continue until 31st December 2035 with restoration within 12 months of cessation of landfilling and landraising and to amend the final restored landform. Clifton Marsh Landfill Site, Preston New Road, Newton with Clifton, nr Preston.
5. **Fylde Borough: Application number LCC/2014/0084** (Pages 35 - 54)

Retention of the site compound and access track for a further three years to allow pressure testing and seismic monitoring of the Bowland Shale reservoir, followed by plugging and abandonment of the existing exploratory well and site restoration. Grange Road Shale Gas Exploration Site, Land on south side of Grange Road, Singleton.

6. **South Ribble Borough: application number LCC/2015/0007** (Pages 55 - 60)
Replacement of two existing gates/barriers with 2.4m high security gates, installation of additional gates adjacent to the garage and additional 2.4m high weld mesh security fencing at the rear of the tennis courts and to part of the boundary at Penwortham Girls High School, Cop Lane, Penwortham, Preston

7. **Lancaster City: Application Number LCC/2015/0006** (Pages 61 - 74)
Formation of internal road along and inside the northern boundary of the school between the vehicle entrance and the west side of the infant and junior playground to create a one-way system within the school site, and the creation of a new parking area to provide 3 minibus parking spaces. Morecambe Road School, Morecambe Road, Morecambe.

8. **Planning Applications determined by the Executive Director for Environment in accordance with the County Council's Scheme of Delegation.** (Pages 75 - 76)

9. **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.

10. **Date of Next Meeting**

The next meeting of the Development Control Committee will be held on Wednesday 8 April 2015 at 10.00 a.m. in Cabinet Room B - the Diamond Jubilee Room, County Hall, Preston.

I Young
County Secretary and Solicitor

County Hall
Preston

Agenda Item 3

Lancashire County Council

Development Control Committee

**Minutes of the Meeting held on Wednesday, 21st January, 2015 at 10.00 am
in Cabinet Room 'B' - The Diamond Jubilee Room, County Hall, Preston**

Present:

County Councillor Munsif Dad (Chair)

County Councillors

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

1. Apologies for absence

None received.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

County Councillor P Buckley declared a non pecuniary interest in agenda item 5 as his wife is a borough councillor for the area concerned.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr Gee, the agent for the applicant addressed the committee and spoke in support of the application. He advised the committee that the applicant had reduced the size of the proposed building, introduced more landscaping and proposed to introduce measures to improve safety at the site entrance in accordance with the recommendations of the County Council's Highways officer.

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

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

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

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

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

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

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

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

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

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

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

A report was presented on an application for the change of use of part of Ravenhead Brickworks Chequer Lane, Up Holland to a concrete casting factory

including a new site office facility, an increase in the height of part of the existing factory buildings, minor regrading of land levels, waste storage tanks, a filter press, storage silos, and associated plant and machinery, an amended access layout, an extension of boundary screening wall to 3.3m high, external lighting and new landscaping, including demolition of the existing structures.

The report included the views of West Lancashire Borough Council, the Environment Agency and details of two letters of representation received.

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

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

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

'9. No development shall commence until a scheme and programme of highway improvements has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall be based upon drawing 69804.SS.012 and shall provide for the following:-

- a) installation of a pedestrian refuge in the centre of the southern most access
- b) the lengths of reconstructed pavement along the frontage of the site to be not less than 2 metres in width.
- c) provision of visibility splays measuring 2.4 metres x 33 metres in either direction onto Chequer Lane.

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

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

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

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

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

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

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

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

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

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

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

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

Mrs Morris, a local resident addressed the committee. Mrs Morris explained that her property overlooked the school field, the site of the proposed car park and that the proposal would impact on her visual amenity. She maintained that there were no problems with parking or congestion outside the school and therefore there was no requirement for an additional car park.

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

school and would allow the many goods vehicle deliveries to access the school grounds. The Head Teacher also pointed out that Sport England were now in agreement with the proposal.

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

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

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

The report included the views of Ribble Valley Borough Council, the County Council's Developer Support (Highways), Clitheroe Town Council, and details of two letters of representation received.

The development management officer presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties, an illustration showing the proposed extension and photographs of the site from various aspects.

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

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

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

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

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

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

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

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

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

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

Resolved: That:

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

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

It was reported that since the last meeting of the Development Control Committee on the 10 December, 2014 four planning applications had been granted planning permission by the Executive Director for Environment in accordance with the County Council's Scheme of Delegation.

Resolved: That the report be noted

12. Urgent Business

There were no items of urgent business.

13. Date of Next Meeting

Resolved: That the next meeting of the Committee be held on Wednesday 28 January 2015.

I Young
County Secretary and Solicitor

County Hall
Preston

Lancashire County Council

Development Control Committee

**Minutes of the Meeting held on Wednesday, 28th January, 2015 at 10.00 am
in Cabinet Room 'B' - The Diamond Jubilee Room, County Hall, Preston**

Present:

County Councillor Munsif Dad (Chair)

County Councillors

R Newman- Thompson	P Hayhurst
T Aldridge	S Holgate
M Barron	D Howarth
P Buckley	M Johnstone
M Devaney	N Penney
K Ellard	K Sedgewick
M Green	B Yates

1. Apologies for absence

None received.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

County Councillor P Buckley declared a non pecuniary interest in agenda items 3, 4, 5, & 6 as his wife is a member of the Borough Council for the area concerned.

County Councillor P Hayhurst declared a non pecuniary interest in agenda items 3, 4, 5 & 6 as a member of Fylde Borough Council and in agenda items 5 & 6 as the county councillor for Fylde West. Councillor Hayhurst also declared a non pecuniary interest in the agenda items 3, 4, 5 & 6 as a member of Elswick Parish Council and Elswick Community Project both of which had received grants from the applicant.

Items 3 & 5 - Planning applications LCC/2014/0096 and LCC/2015/0101 Request for a deferral

The Chair of the Committee announced that on Friday 23rd January 2015, the applicant had submitted additional information in relation to items 3 and 5 of the agenda - planning applications LCC/2014/0096 and LCC/2015/0101.

The applicant requested a deferral of consideration of the items, in accordance with Regulation 22 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

To facilitate this, the applicant was willing to agree to time extensions for the applications to be determined for a further period.

The Chair therefore invited the views of the committee on the request by the applicant.

In considering the matter, the Committee requested clarification on the legal position of the council. It was noted that the provision of such advice would require the Committee to exclude the press and public from the meeting whilst the advice was presented.

The Committee was therefore asked to consider whether, under Section 100A(4) of the Local Government Act, 1972, it considered that the public should be excluded from the meeting during consideration of the request for a deferral on the grounds that there would be a likely disclosure of exempt information as defined in paragraph 5 of Part 1 of Schedule 12A to the Local Government Act, 1972.

On being put to the vote it was:

Resolved: That the press and members of the public be excluded from the meeting during consideration of whether to defer items 3 and 5 of agenda on the grounds that there would be a likely disclosure of exempt information as defined in paragraph 5 of Part 1 of schedule 12A to the Local Government Act, 1972. It was considered that in all the circumstances the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

Following an adjournment, the meeting reconvened and moved back into Part I.

The County Secretary and Solicitor issued the following statement:

"The applicant has submitted additional information in relation to both applications. In relation to the Preston New Road site new proposals in relation to noise mitigation had been received. In relation to the Roseacre site, proposals in relation to both noise mitigation and traffic measures have been received. That information of course relates directly to the grounds for refusal recommended by officers.

The applicant has in each case submitted that this information is of a substantive nature and should therefore be the subject of public consultation as required by Regulation 22 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

In these circumstances the applicant has requested that both applications be deferred so that the additional information can be assessed by the Council and therefore considered by the Committee.

The applicant's request for deferral and their submissions in support of the request have been considered carefully by officers, in particular the legal basis for the request.

Having done so, and with the benefit of advice from Leading Counsel, it is my unequivocal advice to the Committee that the proposals now submitted by the applicant in respect of both noise and traffic must be regarded as substantive information. It therefore follows that the proposals must be advertised and consulted on by the Council.

In these circumstances it is my advice to the Committee that the determination of both applications must be deferred, not to do so in my view would mean that the Council would be acting unlawfully.

If the Committee were not to accept my advice then the applicant would have clear grounds to challenge a refusal to defer and a legal challenge would inevitably be successful, leading to further delay and cost consequences for the Council.

If my advice is accepted and the decisions deferred, the Committee should be aware that it is likely to be a minimum of 8 weeks before the Committee would be able to reconvene to consider the applications".

Having considered the advice from the County Secretary and Solicitor above, the Committee was asked to consider whether to defer consideration of applications LCC/2014/0096 and LCC/2014/0101.

Following debate it was Moved and Seconded:

"That consideration of applications LCC/2014/0096 and LCC/2014/0101 be deferred".

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

Resolved: That consideration of the applications LCC/2014/0096 and LCC/2014/0101 be deferred.

Items 4 & 6 – Planning applications LCC/2014/0097 and LCC/2015/0102 Request for a deferral

The Committee was further advised that should it resolve to defer applications LCC/2014/0096 and LCC/2014/0101, the applicant had confirmed they would also accept deferral on applications LCC/2014/0097 and LCC/2014/0102 so that all the applications could be considered at the same time.

The Committee was advised that should it resolve to defer applications LCC/2014/0096 and LCC/2014/0101, the applicant had confirmed they would

also accept deferral on applications LCC/2014/0097 and LCC/2014/0102 so that all the applications could be considered at the same time.

It was therefore Moved and Seconded:

"That consideration of applications LCC/2014/0097 and LCC/2014/0102 be deferred"

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

Resolved: That consideration of applications LCC/2014/0097 and LCC/2014/0102 be deferred.

Items 3 to 6 were therefore deferred.

7. Urgent Business

There were no items of urgent business.

I Young
County Secretary and Solicitor

County Hall
Preston

Agenda Item 4

Development Control Committee

Meeting to be held on 25th February 2015

Electoral Division affected: Fylde East, Preston West
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**Fylde and Preston Boroughs: Application number LCC/2014/0162
Variation of conditions 1 and 2b of permissions 05/09/0376 and 06/09/0395 to
allow landfilling and landraising activities to continue until 31st December
2035 with restoration within 12 months of cessation of landfilling and
landraising and to amend the final restored landform.**

Clifton Marsh Landfill Site, Preston New Road, Newton with Clifton, nr Preston.

Contact for further information:

Jonathan Haine, 01772 534130, Environment Directorate

DevCon@lancashire.gov.uk

Executive Summary

Application: Variation of conditions 1 and 2b of permissions 05/09/0376 and 06/09/0395 to allow landfilling and landraising activities to continue until 31 December 2035 with restoration within 12 months of cessation of landfilling and landraising and to amend the final restored landform. Clifton Marsh Landfill Site, Preston New Road, Newton with Clifton, near Preston.

The application is accompanied by an environmental statement which contains information in relation to landscape impacts, water resources, ecology and air quality.

Recommendation – Summary

That after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and subject to the applicant entering into a section 106 agreement in relation to the extension of the aftercare period to a total period of 15 years, that planning permission be **granted** subject to conditions controlling time limits, working programme, site operations, hours of working, noise and dust, traffic issues, landscaping and restoration and aftercare.

Applicant's Proposal

The application is to vary conditions 1 and 2b of planning permissions 5/09/0376 and 6/09/0395 in order to allow landfill and landraise activities at Clifton Marsh Landfill Site to continue until 31st December 2035 with a further one year period for completion of restoration. Permission is also sought to replace the approved plans listed in condition 2b of the existing permissions to allow the permitted contours to be amended.

Condition 1 of the existing planning permission requires landfill operations to cease by 31st December 2015 with restoration within a further one year period. The application therefore proposes that landfilling at the site would be able to continue for a further 20 years beyond the existing permitted end dates. The amendments that are proposed to the approved plans listed in condition 2b provide for amended contours for Phase 4 of the site with the maximum height of the site being completed approximately 1 metre lower than presently permitted and with no landfilling taking place within cell 6 of Phase 4.

The application is accompanied by an Environmental Statement which assesses the impacts of the proposed development in relation to landscape / visual impacts, the water environment ecology and air quality.

Description and Location of Site

Clifton Marsh Landfill Site is an established landfill/ landraise facility accessed of the A584 approximately 6 km west of Preston and 5 km east of Freckleton. To the south of the site is the River Ribble whilst to the north, west and east are areas of flat agricultural land. The site has historically accepted large quantities of household waste but inputs to the site are now largely confined to commercial and industrial wastes and also smaller quantities of low level radioactive wastes and non reactive hazardous wastes (asbestos).

Landfilling activities have resulted in a raised landform running parallel with the River Ribble. The currently active area of landfill activities is located towards the eastern end of the site in phase 4. This area of the site commenced operations in 2002 and now comprises a raised mound approximately 16 metres above surrounding ground levels, the east and south facing sides of which have now been restored to agricultural land. There are significant areas of tree planting around the northern sides of phase 4 which were planted as part of the development of this area of the site.

Landfill activities currently take place in the central and western parts of phase 4. Directly to the west (on the site of cell 6) is an area used for the composting of imported green wastes and for processing of waste timber together with plant used for the utilisation of landfill gas to generate electricity.

The River Ribble adjacent to the site is a designated Biological Heritage Site but becomes part of the Ribble Estuary SSSI and Special Protection Area approximately 1.5 km downstream of the landfill site. An area of agricultural land with large hedgerows (Pippy Lane Banks) directly to the north of phase 4 is also a designated Biological Heritage Site.

The nearest residential properties to the site are located at Clifton Marsh Farm 750 metres northwest of Phase 4 and at Savick Brook Farm 450 metres to the northeast.

Background

Clifton Marsh has a long history as a landfill site for the disposal of domestic, commercial and industrial waste. The earliest areas of tipping in the 1970's and 80's were at Grange Farm adjacent to the River Ribble. Landfilling operations then took place in phases 1-3 which created a raised landform parallel to the River Ribble. The existing operational area (Phase 4) received planning permission in 1996 (refs 5/95/39 and 6/95/44). These planning permissions were subject to end dates of December 2012. In 2009 a planning application (ref 5/09/0376 and 6/09/0576) was made to extend the time limits for completion of landfilling until December 2020. The application was approved but the duration of the permission was time limited until December 2015.

Planning Policy

National Planning Policy Framework: Paragraphs 11 - 16, 17, 109 – 120, and 121 - 123 of the NPPF are relevant with regards to the presumption in favour of sustainable development, core planning principles, protection of the natural environment, noise and pollution.

National Planning Policy for Waste

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

Policy CS7 Managing our waste as a resource
Policy CS8 Identifying capacity for managing our waste
Policy CS9 Achieving sustainable waste management

Joint Lancashire Minerals and Waste Local Plan (JLMWLP)

Policy DM2 Development Management
Policy DM3 Planning Obligations
Policy LF1 Sites for Non Hazardous Landfill

Fylde Borough Local Plan

Policy SP2 Development in the Countryside
Policy EP10 Protection of landscape and habitat features
Policy EP11 Landscape character
Policy EP15 European wildlife sites
Policy EP16 SSSI's
Policy EP17 Local Wildlife Sites
Policy EP20 Development affecting open coastline
Policy EP23 Development affecting surface water quality
Policy EP24 Ground water resources
Policy EP27 Noise

Consultations

Fylde Borough Council: No observations received.

Preston City Council: No objection.

Newton-with-Clifton Parish Council: No objection.

Lea Parish Council : No observations received.

LCC Developer Support (Highways): No observations received.

United Utilities: No objection.

Environment Agency: No comments to make.

Natural England: No observations received.

Health & Safety Executive : No objection.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. No representations have been received.

Advice

Clifton Marsh Landfill Site is a long established landfill facility that has historically accepted large volumes of household, commercial and industrial waste from the Preston and Fylde areas. The earliest planning permissions provided for the construction of a raised landform running parallel to the River Ribble and these areas of the site have now been restored for many years. In 1996 planning permission (ref 5/95/39 and 6/95/44) was granted for the development of Phase 4 which related to a 75 ha area of agricultural land at the eastern end of the site. The landfill operations in this area were subject to an end date of December 2012 and although a considerable area of phase 4 was filled and restored, operations were not completed by the permitted end date. A further planning application was therefore made in 2009 for a time extension until December 2020. This planning application was approved but the end date was limited to December 2015.

Since 2009, landfill operations have continued within phase 4. The site historically accepted large volumes of household waste. However since 2009, the volumes of such wastes have dramatically reduced with the opening of the waste technology parks at Thornton (Fleetwood) and Leyland. Any residual wastes from these recovery parks are currently landfilled at Jameson Road in Fleetwood and Whinney Hill in Accrington with the result that the only waste now landfilled at Clifton Marsh is comprised of industrial and commercial wastes together with small amounts of low level radioactive wastes and non reactive hazardous wastes (asbestos) which is landfilled in separate mono waste cells. The volumes of waste being imported to Clifton Marsh have therefore reduced considerably with the result that a significant void space will remain to be filled at the current end date of December 2015. The applicant has therefore applied for a further time extension until December 2035 to ensure that the remaining voidspace at the site will remain available for the landfill disposal of waste over the longer term and to ensure that the site can be restored to a suitable final landform.

As part of this application, the applicant has reviewed the permitted contours of the site. The existing contours were based upon settlement rates of up to 20% but given that very little household waste is now accepted at the site, the settlement rates will now be considerably lower. The final tipping contours of the site have therefore been reduced by around one metre and shape of the site revised. The current permission allows for landfilling in an area known as cell 6 of phase 4. However, this area is separated from the rest of phase 4 by a pipeline and for engineering reasons cannot be linked with older areas of the site. Cell 6 is therefore now considered uneconomic to develop and it is no longer proposed to undertake any landfill operations in this area. The effect of these changes is therefore to reduce the void space by more than 300,000 m³ compared to the existing approved scheme.

The main issues arising from this application relate to the need for the continued landfilling waste at Clifton Marsh, the environmental impacts arising from activities continuing beyond the existing end dates and issues relating to the disposal of low level radioactive wastes at the site.

National Planning Policy for Waste is that landfill is the lowest level of the waste hierarchy and therefore should only be used for wastes that cannot be managed by methods that are higher in the hierarchy. However, it is acknowledged that some wastes and residues from other recycling processes will continue to demand a landfill disposal route albeit at a relatively low level.

In terms of the ongoing need for landfill capacity, policy CS8 of the Lancashire Minerals and Waste Core Strategy identifies the required capacity for the disposal of non hazardous waste over the plan period to 2020 taking into account the need to divert significant quantities of waste from landfill disposal. Policy LF1 of the Lancashire Minerals and Waste Local Plan states that long term landfilling will only be supported at Whinney Hill Landfill site in Accrington.

Whilst Policy LF1 of the Lancashire Minerals and Waste Local Plan proposes that Whinney Hill will in time become the only site in Lancashire for the disposal of non hazardous waste, the policy also states that landfilling of non hazardous waste will be supported at existing permitted sites and that applications to extend the time frames of existing permissions will be supported subject to conformity with other policies of the Development Plan.

The flexibility within the policy is needed as there are some uncertainties regarding the availability of the void space at Whinney Hill due to the need to first quarry brickshale to provide the space for subsequent landfill in worked out areas of the quarry. In order to provide flexibility in the event that void space at Whinney Hill is not available, there is provision within policy LF1 to extend the end dates for existing sites to provide for the disposal of residual waste.

The residual waste from the Thornton waste technology plant is currently landfilled at Jameson Road which is planned to close on or before December 2018. In 2013 Jameson Road Landfill accepted around 100,000 tonnes of waste. If such tonnages continue post 2018, the continued availability of void space at Clifton Marsh would

provide a local disposal route for these wastes and save such wastes having to be transported over considerably longer distances.

The applicant also contends that there is a need for the continued importation of waste to allow suitable final contours to be achieved. The south and east facing slopes of phase 4 have already been restored in accordance with the approved restoration scheme. If further wastes could not be imported, a suitable landform could not be achieved without considerable regrading of already restored areas and even then, it would provide difficult to achieve sufficient gradients to allow run off and proper operation of landfill gas collection facilities. The remaining void space at the site is in the region of 2.3 million m³ which is considerable. However, the applicant has sought to review the need to infill all of that capacity and has reduced the remaining void by amending the final contours and proposing not to infill cell 6. It is therefore considered that there is a need to import further waste to the site in terms of the requirement to achieve appropriate levels and allow the proper restoration of the site.

It is therefore considered that the proposed time extension can be justified in terms of providing for the appropriate restoration of the site and a facility for the ongoing disposal of limited quantities of residual waste. The development therefore complies with policy LF1 of the Lancashire Minerals and Waste Local Plan.

The main environmental impacts of the time extension would relate to the visual impacts and noise and dust emissions of the site being active over a longer period the extended duration of any traffic impacts and any implications for water resources and ecology.

Visual impacts

The application is accompanied by an Environmental Statement which includes an assessment of the visual impacts of the proposed development. Given the nature of the application, the main visual impacts of the development would arise from the extended period of active landfill operations particularly when landfilling is taking place on the higher parts of the site. The other main impacts relate to the delay in the delivery of the final restored profile and the different final landform that is now proposed.

Policy EP11 of the Fylde Borough Local Plan requires that development in rural areas should be in keeping with the distinct landscape character tracts identified in the Landscape Strategy and that development must be of a high standard of design and suitable scale.

The site is now relatively well screened by the perimeter tree planting that was undertaken when phase 4 of the site was first developed in 1999 together with the areas of the site that have already been restored. Most viewpoints of the site, including highways, local footpaths and residential properties are located at some distance from the site and therefore the landfill operations are only a small part of a more expansive view. From the majority of viewpoints, only operations undertaken at the higher levels of the raised landform would be visible. It is very difficult to adequately screen such views but the perimeter landscaping will continue to develop

over the extended life of the site and the proposed reduction in overall height will also assist to reduce the visual impacts of the site.

The permitted landform is a raised mound which is not particularly in keeping with the local area. However with suitable landscaping, a feature is being developed which is acceptable in landform terms. If landfill operations were to cease at the end of 2015, even with landscaping it would be difficult to ameliorate the steep slopes that would result on the western side. In terms of being able to create a suitable final landform, there would be benefits in continuing the landfill operation over a longer period.

The final landform would be different from that currently approved with the maximum height being approximately 1 metre lower and of a slightly different shape. The landfilling of cell 6 would also not take place. As referred to above, the changes to the height and shape of the site would be largely beneficial as would the giving up of rights to landfill cell 6. The landfilling of this area would have created an isolated hill unrelated to the main landfill area which would have been a rather anomalous feature in the landscape. The applicant has not provided an alternative detailed restoration scheme for this area in lieu of the landfilling taking place. However, the applicant considers that restoration to either agricultural land or to a woodland would be an appropriate afteruse for this area and which can be the subject of a planning condition.

In summary, whilst the proposed time extension would mean that the restoration of the site would be significantly delayed, the areas of the landfill that remain to be filled are not particularly prominent in the landscape and therefore the visual impacts arising from the development are not considered significant. Allowing the landfill to continue beyond existing end dates would also have some landscape benefit as it would allow the site to be restored to an improved landform compared to that which could be achievable using the waste currently present on site. The development is therefore considered acceptable in terms of Policy EP11 of the Fylde Borough Local Plan.

Amenity Impacts

Policy DM 2 of the Lancashire Minerals and Waste Local Plan requires that development for minerals and waste operations will be supported where it can be demonstrated that all environmental impacts can be eliminated or reduced to acceptable levels.

In relation to impacts on local amenity, the proposed time extension would prolong any existing noise, dust, litter and odour impacts. However, the site would continue to operate over the extended period in the same manner as existing with no changes to hours of operation. In terms of the impacts of noise, dust, litter and odour, it is considered that there would be a likely reduction in local environmental impacts due to the reduction in waste volumes that are now accepted and that the site is no longer accepting household waste. Whilst this could change in future, it is very unlikely that the site would ever accept household wastes at the rates previously landfilled due to the changes in the way that such wastes are now managed. In any event the nearest residential properties are located at some distance from the site

and provided that the existing mitigation measures are maintained, are unlikely to be affected by the landfill activities to an unacceptable degree.

It is also important to acknowledge that the site will still be subject to two permits (one for the radioactive waste inputs and the other for the non radioactive inputs) issued by the Environment Agency which contain detailed controls to mitigate the effects of the landfilling operation on the environment. Provided that conditions are attached to any permission in relation to hours of working, noise and dust controls, the development is considered acceptable in terms of policy DM2 of the Lancashire Minerals and Waste Local Plan.

Traffic

The site has a high standard access onto the A584. This access and local highway network was used when the site was accepting far higher volumes of waste than are currently landfilled. The continuation of these access arrangements over an extended period must therefore be considered acceptable in terms of highway safety and capacity given the lower level of traffic movements that would now occur.

Ecology and Water resources

Clifton Marsh Landfill Site is located adjacent to the River Ribble which is a Biological Heritage Site and which becomes a SSSI and SPA downstream of the site. The water environment in the vicinity of the site is therefore of some sensitivity from an ecological perspective. However, Phase 4 of the site has been designed with leachate collection and treatment facilities which are designed to reduce the possible impacts of the landfill activities on ground and surface water. These facilities would continue to be used for the extended period of operation and would be subject to the controls exercised by the EA through the permit. For these reasons it is therefore considered that the extended period of operation would be acceptable in relation to impacts on water resources and associated ecology.

Landfilling of Low Level Radioactive Wastes

Clifton Marsh has historically accepted low level radioactive wastes which are landfilled alongside other household, commercial and industrial wastes. Low level wastes are radioactive wastes with activities up to 4000Bq/g of alpha activity and 1200 Bq/g of beta / gamma activity. However Clifton Marsh is only permitted to accept waste with a total average activity for all radionuclides not exceeding 200Bq/g. This has led to the term of Lower Activity Low Level Waste (LA –LLW) being used to describe the types of waste permitted to be landfilled at Clifton Marsh.

The LA LLW disposed of at Clifton Marsh has historically mainly been derived from the nearby Springfields nuclear fuels factory in particular wastes such as demolition rubble arising from decommissioning activities and also minor amounts of other wastes such as gloves and overalls. Similar wastes are also obtained from a similar installation at Capenhurst in Cheshire along with minor amounts of other LA LLW obtained from other industries such as hospitals, educational establishments and pharmaceutical and biotechnology industries. The existing planning permission for the site contains a condition limiting the quantities of LA LLW derived from outside

the north west region to not more than 4,000 tonnes per year with no such waste to be imported from outside the UK. Such a condition would conform with the objective within the EU Waste Framework Directive that each member state moves towards self sufficiency in waste management. The applicant is willing to accept the same condition on any extended planning permission.

Until relatively recently, Clifton Marsh accepted general household, commercial and industrial wastes at a rate of around 300,000 m³ with LA LLW comprising approximately 5,000m³ per year and asbestos wastes being around 1200 tonnes per year. Deposits of general wastes have now reduced to around 50,000 m³ per year and therefore over the extended life of the site it is likely that the LA LLW wastes will become a greater proportion of the total waste disposed of at the site.

The disposal of LA LLW is subject to a separate permit. A pre requisite of the original permit application was for the applicant to develop an Environmental Safety Case in order to demonstrate that the radioactive disposals could be conducted in a safe manner. As part of this process the applicant had to demonstrate that the dose limit of 1m Sv will not be exceeded and in order to achieve this dose limitation certain conditions must be complied with including average radioactivity concentration being less than 200 Bq/g and the ratio of non radioactive waste to radioactive waste being not less than 10:1. Although in future it is likely that less general wastes will be accepted in comparison to LA LLW, these basic conditions must still be complied with in order to ensure that the dose limitation is not exceeded. The operator has the ability to divert general wastes from other sites in order to ensure that the ratios of LA LLW to general wastes are complied with and that there will always be adequate cover once any radioactive wastes are deposited in the landfill.

Whilst the proposed time extension may result in a change in the proportion of radioactive to other wastes deposited in the landfill, it is considered that the controls contained within the permit are sufficient to ensure that there would be no detriment to safety or the environment arising from these waste types.

Clifton Marsh is one of only four sites in the UK that are licensed to accept low level wastes. The low level waste repository near Drigg in West Cumbria has historically been the disposal site for a large proportion of such wastes. However, this site has been specifically engineered for wastes of a higher activity level and to fill the site with decommissioning wastes of a low activity level would not be sustainable as the site would quickly be filled. The other sites are at Lillyhall also in West Cumbria and the East Northamptonshire Resource Management Facility. However, the Lillyhall site is only available for the disposal of wastes with an activity level of below 4Bq/g which severely limits the volume of such wastes that can be accepted. The Clifton Marsh site is therefore of some strategic importance in providing for the landfill of such wastes and the proposed time extension would ensure that the available capacity would continue to be available until 2035.

Planning Controls

The remaining void space at the site is in the region of 2 million m³. If input rates continue as at the present rates of around 50,000 tonnes per year, only approximately half of the remaining capacity would be infilled by 2035. There will

always be some uncertainties about future input rates and inputs to this site may increase in future with the closure of other sites, particularly Jameson Road. However, it is probable that not all of the remaining capacity will be infilled by 2035. To address this position, the applicant has proposed a condition which provides for five yearly reviews of void space utilisation and submission of a revised restoration scheme should it become clear that the end date would not be achieved. Compliance with this condition would ensure that the site can be finally restored by 2035 even in the event that not all of the available capacity has been used.

The existing permission for the site is also subject to a section 106 agreement relating to extended aftercare. It is considered that any new permission for an extended life of the site should be subject to similar controls to ensure that the site is properly restored.

The previous planning permission was subject to a large number of planning conditions, many of which duplicated controls which are more properly contained in the EA permit. An opportunity has therefore been taken to rationalise the planning controls to remove any duplication.

On this basis it is considered that an extended duration of landfilling at the site would meet a limited but ongoing need for the disposal of general waste together with low level radioactive wastes. The extended duration of landfilling would have a limited impact on the amenities of the area and would enable the site to be restored to an acceptable final landform. The proposal is therefore considered to be acceptable in relation to the policies of the NPPF and the Development Plan.

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

Recommendation

That after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and subject to the applicant entering into a section 106 agreement in relation to the extension of the aftercare period to a total of 15 years, that planning permission be **granted** subject to the following conditions:

Time Limits

1. The landfilling and landraising authorised by this permission shall cease not later than 31st December 2035. The site shall then be restored in accordance with the conditions of this permission within a further period of 12 months.

Reason : To ensure that the site is tipped and restored within an acceptable timescale in the interests of visual amenities and the amenities of local residents and to conform with policies CS7 and CS8 of the Lancashire Minerals and Waste Development Framework (Core Strategy), policy DM2 of the Lancashire Minerals and Waste Local Plan and policy SP2 of the Fylde Borough Local Plan.

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 refs 05/95/0039 and 06/95/0044 submitted on 25th January 1995 as modified by the planning application ref LCC/2014/0162 received by the County Planning Authority on 1st December 2014.
 - b) Submitted Plans refs

Drawing L12/0077A Location Plan
Drawing L01/00/133a Presettlement Contours
Drawing L12/00/72b – Indicative Order of Tipping for phase 4 dated September 2008
 - c) All schemes and programmes approved in accordance with this permission.

Reason : For the avoidance of doubt and to enable the County Planning Authority to adequately control the development and to minimise its impacts on the amenities of the area and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan and policy SP2 of the Fylde Borough Local Plan.

3. A topographical survey shall be submitted to the County Planning Authority on the anniversary of this planning permission and at annual intervals thereafter until the end of the aftercare period referred to in this permission. The survey shall have been carried out within two months preceding the date of each submission and shall consist of a plan drawn to a scale of not less than 1:2500 which identifies levels at 1 metre intervals relating to ordnance datum over all the land where wastes have been deposited.

Reason: To enable the County Planning Authority to monitor the site to ensure compliance with the planning permission and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan.

4. No waste shall be deposited above the levels shown on drawing LO1/00/133a or on any amendment to that plan approved under the requirements of condition 5 below.

Reason : To control the final heights of landfilling In the interests of the visual amenities of the area and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

5. Within ten years of the date of this permission and at five yearly intervals thereafter a report shall be submitted to the County Planning Authority for

approval in writing containing an assessment of the progress of tipping relative to the end date for landfilling imposed by condition 1 to this permission. Should the report demonstrate in the reasonable opinion of the County Council that landfilling to the contours shown on drawing L01/00/132, or on any amendment to that drawing approved under the requirements of this condition, is unlikely to be achieved, then an amended restoration scheme including amended final contours shall be submitted to the County Planning Authority within a further period of three months for approval in writing.

Thereafter landfill operations shall be undertaken in accordance with the approved scheme or any subsequent amendment thereto.

Reason : To ensure that landfill operations are completed within the approved end date in the interests of the visual amenities of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Site Operations

6. No general waste as defined in this permission shall be imported to the site from outside the North West Region, as defined in this permission. This condition shall not prohibit the importation of wastes from waste transfer stations within the North West Region where the origin of such wastes may be from producers outside of the region.

Not more than 4,000 tonnes of low level radioactive wastes originating from outside the North West Region shall be imported to the site per annum. No such waste shall be imported to the site from outside the United Kingdom.

Records shall be maintained at the site of all wastes that are brought to the site for disposal. All such records shall include the origin of the wastes and for low level radioactive wastes shall include the origin and tonnage of waste imported to the site. Such records shall be made available to the County Planning Authority on request.

Reason: In the interests of sustainable waste management and to reflect the requirements of the proximity principle and to conform with Policy CS8 of the Lancashire Minerals and Waste Local Development Framework Core Strategy.

7. No waste shall be removed from the area of the site being landfilled or landraised at any particular time once it has been deposited within that area.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and prevent the pollution of adjacent land and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan.

8. The landfilling operations approved by this permission shall be undertaken in the numerical order of the cells as indicated on Drawing Ref. L12/00/72b.

No landfill operations shall be undertaken within cell 6.

Reason: To secure the orderly working and progressive restoration of the site and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan.

9. A copy of this permission and all the documents referred to in condition 2 shall be available for inspection at the site office at all times throughout the development.

Reason: For the avoidance of doubt and to ensure all site operatives are aware of the planning conditions and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

10. No landfilling, landraising or restoration operations shall take place except between the hours of:

0730 to 1800 hours, Mondays to Saturdays (except Public Holidays)
0930 to 1700 hours, Sundays and Public Holidays,

This condition shall not, however, operate so as to prevent the use of pumping or leachate treatment equipment or the carrying out, outside these hours, of essential repairs or maintenance 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.

Highway Matters

11. The existing wheel cleaning facilities at the site shall be used by all vehicles leaving the site so as to ensure that no debris from the site is deposited by vehicle wheels upon the public highway. The wheel cleaning measures shall be maintained in working order at all times throughout the development and restoration.

Reason: In the interests of highway safety and 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.

12. Any private way between the wheel cleaning facilities and the boundary of the site shall, throughout the development, be metalled and drained and kept clear of debris along its entire length.

Reason: In the interests of highway safety and 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.

13. All vehicles shall enter and leave the site using the existing access to Clifton Marsh Landfill Site as shown on Drawing L12/00/77A

Reason: In the interests of highway safety and 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.

Dust

14. Measures shall be taken at all times to prevent the generation of dust from activities undertaken at the site. Such measures shall include the watering of all haul and access roads during dry weather conditions, the spraying of all stockpiles to reduce dust generation and the suspension of soil spreading operations during dry and windy weather conditions.

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

Control of Noise

15. All plant, equipment and machinery used in connection with the operation and maintenance of the site shall be equipped with 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.

16. Noise emitted from the site shall not exceed 55dBLAeq (1 hour) (free field) as defined in this permission when measured from any of the following properties at a point closest to the noise source.

- a) Clifton Marsh Farm NGR 465 292
- b) Savick Brook Farm NGR 477 296

The noise monitoring shall be undertaken in accordance with the scheme and programme of noise monitoring that is contained in the Assessment of Noise Impact Document submitted by Hepworth Acoustics Ltd dated June 2000 and approved by the County Planning Authority on 3rd November 2000.

Reason : In the interests of local amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy EP27 of the Fylde Borough Local Plan.

17. The noise limits approved in condition 16 above shall not apply during the stripping of soils and overburden on the site, the construction of storage mounds from these materials and their re-spreading during restoration of the site or the construction of landscape or baffle mounds. Noise from any of

these activities shall not exceed 70dB LAeq (1 hour) (free field), as defined in this permission, as measured from any of the properties identified in condition 16 at a point closest to the noise source.

Reason: To permit higher noise limits for certain activities and to still 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 EP27 of the Fylde Borough Local Plan.

Safeguarding of Watercourses and Drainage

18. Provision shall be made for the collection, treatment and disposal of all water entering or arising on the site to ensure that there shall be no discharge of contaminated or polluted drainage to ground or surface waters.

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 DM2 of the Lancashire Minerals and Waste Local Plan.

19. Any oil, fuel, lubricant or other potential pollutant shall be handled on the site in such a manner as to prevent pollution of any watercourse or aquifer. For any liquid other than water, this shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain 110% of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both water and oil.

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 DM2 of the Lancashire Minerals and Waste Local Plan and Policies EP23 and EP24 of the Fylde Borough Local Plan.

20. Repair, maintenance and fuelling of plant and machinery shall only take place on an impervious surface drained to an interceptor and the contents of the interceptor shall be removed from the site completely.

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 DM2 of the Lancashire Minerals and Waste Local Plan and Policies EP23 and EP24 of the Fylde Borough Local Plan.

21. From the commencement of development until completion of restoration, all perimeter hedges, fences and walls shall be maintained and made stockproof and protected from damage. Where the site boundary does not coincide with an existing hedge, fence or wall, stockproof fencing shall be provided and maintained until completion of restoration.

Reason: To secure the proper restoration and aftercare of the site in accordance with the approved scheme and programme and to conform with

Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan.

22. All undisturbed areas of the site and all topsoil, subsoil, soil making material and overburden mounds shall be kept free from excessive plant growth. Cutting, grazing or spraying shall be undertaken, as necessary, to prevent build up of a seedbank of agricultural weeds or their dispersal onto adjoining land.

Reason: To ensure the satisfactory restoration of the site and in the interests of the visual and local amenity and the local environment and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan.

Soils and Overburden

23. All available topsoil and a minimum of 1.5 metres of subsoil shall be stripped from the site before that part of the site is excavated or is traversed by heavy vehicles, plant or machinery, or roads, buildings, plant yards or stores are constructed on the land. All stripped topsoil and subsoil shall be stored on the site for use in the restoration of the site in accordance with the conditions of this permission and shall not be traversed by heavy vehicles or machinery.

Reason: To ensure the satisfactory restoration of the site and in the interests of the visual and local amenity and the local environment and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan.

24. No movement of topsoil or subsoil shall occur during the period from 1 October to 30 April (inclusive) without the prior written consent of the County Planning Officer. At other times, the stripping, movement and re-spreading of top and subsoils shall be restricted to occasions when the soil is sufficiently dry to allow passage of heavy vehicles, plant and machinery over it without damage to the soils.

Reason: To ensure the satisfactory restoration of the site and in the interests of the visual and local amenity and the local environment and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan.

25. Soil stripping and storage shall be carried out in accordance with the scheme and programme of details submitted with the letters from Lancashire Waste Services Ltd dated 04 April 2000 and 15th June 2000 and approved in writing by the County Planning Authority on the 04 August 2000.

Reason: To ensure the satisfactory restoration of the site and in the interests of the visual and local amenity and the local environment and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan.

26. No topsoil, subsoil or overburden shall be sold or otherwise removed from the site.

Reason: To ensure satisfactory restoration and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan.

27. Plant and vehicles shall not cross any area of replaced or loosened ground, replaced subsoil or topsoil except where essential and unavoidable for purposes of spreading soils or beneficially treating such areas.

Reason: To ensure the satisfactory restoration of the site in the interests of visual and local amenity and the local environment and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan.

Restoration and Aftercare

28. Within six months of any cell reaching the pre settlement levels shown on drawing L01/00/133a, restoration works including spreading of soils and seeding shall take place over the completed surface in accordance with the scheme and programme of landscaping submitted under the requirements of condition 41 of planning permissions 5/09/0376 and 6/09/0395 and approved by the County Council on 6th June 2013.

The landscaping works including any tree and hedge planting shall be undertaken in the first planting season following the respreading of soil materials and shall thereafter be maintained for a period of five years including replacement of failures, maintenance of protection measures and weed control.

Reason : To ensure the proper and phased restoration of the site in the interests of the visual amenities of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and policy EP11 of the Fylde Borough Local Plan.

29. Within six months of the date of this permission, a scheme and programme of woodland management works for the existing plantations around the perimeter of phase 4 shall be submitted to the County Planning Authority for approval in writing. The scheme and programme shall provide for a programme of woodland management works including removal of inappropriate species and thinning works to improve the structure and ecological value of the woodland.

The management works shall be implemented within two years of the date of approval of the scheme and programme.

Reason: In the interests of the visual amenities of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

30. By not later than 31st December 2025, a scheme and programme for the restoration of cell 6 shall be submitted for the approval in writing of the County Planning Authority.

The scheme and programme shall provide a restoration concept for the area of land covered by cell 6 and shall include provisions for replacement of soils, cultivation, drainage works, seeding and any tree and hedge planting including planting layout, details of numbers, types and sizes of species, planting methods and protection measures.

The restoration works to cell 6 shall be completed by not later than 31st December 2035. Any planting works shall be maintained for a period of five years including replacement of failed planting, maintenance of protection measures and weed control.

Reason: In order to ensure the proper restoration of the site in the interests of the visual amenities of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan.

31. Upon certification in writing by the County Planning Authority that the works of restoration in each landfill cell have been carried out satisfactorily, aftercare works to secure the agricultural use of the land shall be undertaken for a period of five years. The aftercare works shall include the following.

a) applications of fertilizer or other crop nutrients to enhance the fertility of the soil in accordance with good agricultural practice.

b) installation of drainage or surface regarding works to ensure that the surface of the site is free draining without excessive ponding of water.

c) works to alliviate the effects of surface water run off.

d) reseeding works to ensure a full grass sward over the entire restored area.

e) measures to control invasive weeds.

Reason: To secure the proper restoration and aftercare of the site in accordance with the approved scheme and programme and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan.

32. Within 6 months of the completion of the landfilling or landraising or the cessation of landfilling or landraising as defined in this permission, whichever is the earlier, a scheme and programme containing details of the plant and other equipment to be retained following the restoration of the site shall be submitted to the County Planning Authority for approval in writing. The scheme and programme shall include details of:

- a) All surface plant, machinery, buildings, structures and erections, roadways, pipelines or other similar apparatus which are either to be retained beyond the period required to complete restoration of the site in accordance with this permission or will be required for the future management of the site and a timescale for the removal of such plant.
- b) The final restoration of the land concerned following the removal or cessation of the use of the apparatus referred to in (a) above;
- c) The installation of water supplies for livestock.
- e) Details including a timescale for the restoration of the site access road, offices, wheel cleaning facilities and weighbridge.

Reason: To secure the proper restoration and aftercare of the site in accordance with the approved scheme and programme and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan

Definitions

Completion of Restoration: The date when the County Planning Authority certifies in writing that the works of restoration in any cell have been completed.

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

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.

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

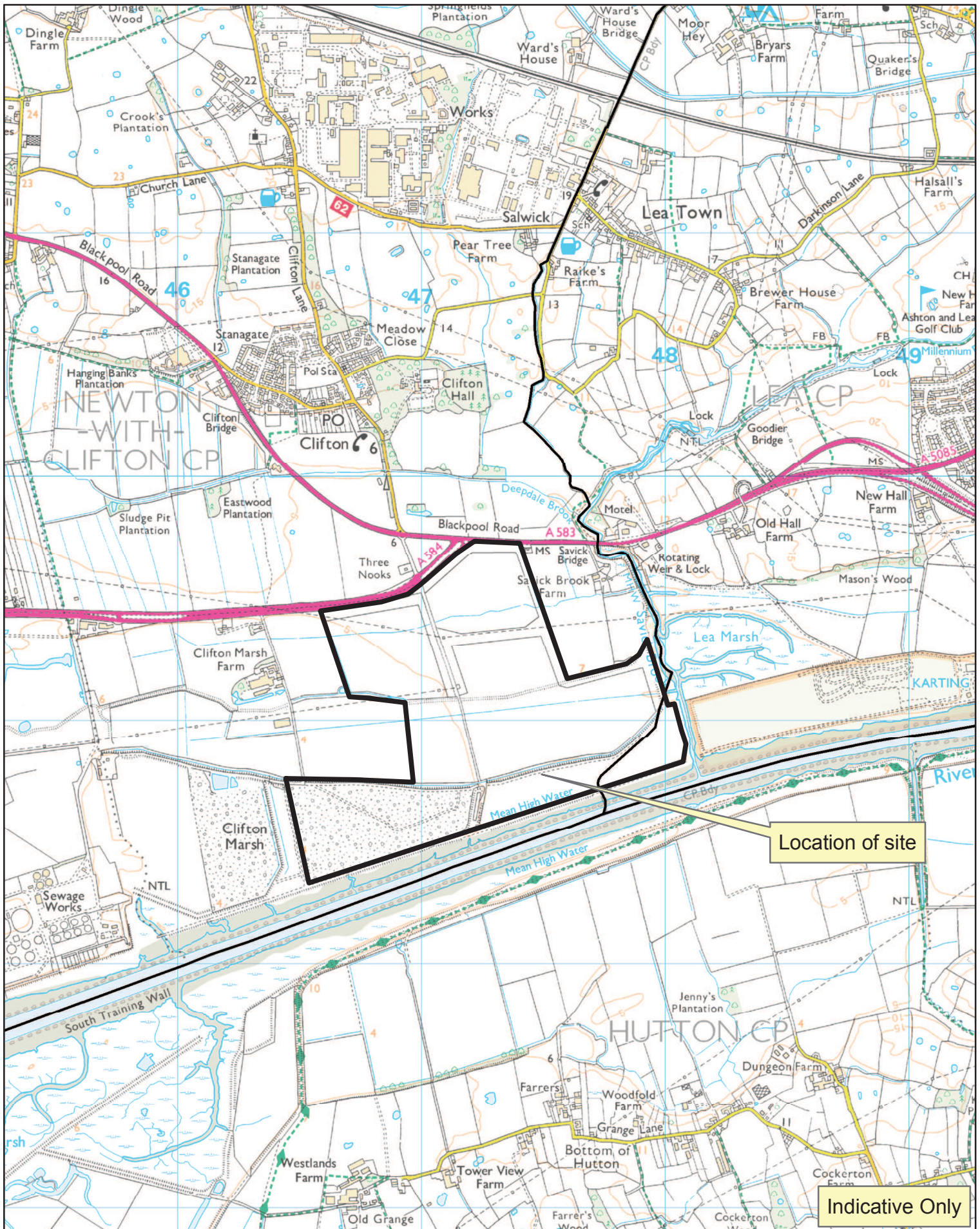
Paper	Date	Contact/Directorate/Ext
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LCC/2014/0162		
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1st December 2014		
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Jonathan Haine Environment 534130		
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Reason for Inclusion in Part II, if appropriate N/A		
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APPLICATION LCC/2014/0162 VARIATION OF CONDITIONS 1 AND 2B OF PERMISSIONS 05/09/0376 AND 06/09/0395 TO ALLOW LANDFILLING AND LANDRAISING TO BE EXENDED UNTIL 31 DECEMBER 2035 AND RESTORED WITHIN 12 MONTHS OF CESSATION OF LANDFILLING AND LANDRAISING AND TO AMEND THE FINAL RESTORED LANDFORM. CLIFTON MARSH LANDFILL SITE, PRESTON NEW ROAD, NEWTON WITH CLIFTON.

Development Control Committee

Meeting to be held on 25th February 2015

Electoral Division affected: Fylde West
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Fylde Borough: Application number LCC/2014/0084

Retention of the site compound and access track for a further three years to allow pressure testing and seismic monitoring of the Bowland Shale reservoir, followed by plugging and abandonment of the existing exploratory well and site restoration. Grange Road Shale Gas Exploration Site, Land on south side of Grange Road, Singleton.

Contact for further information:

Stuart Perigo, 01772 531948, Environment Directorate

DevCon@lancashire.gov.uk

Executive Summary

Application - Retention of the site compound and access track for a further three years to allow pressure testing and seismic monitoring of the Bowland Shale reservoir, followed by plugging and abandonment of the existing exploratory well and site restoration. Grange Road Shale Gas Exploration Site, Land on the south side of Grange Road, Singleton.

Recommendation – Summary

That planning permission be **granted** subject to conditions relating to time limits, working programme, highway matters, control of noise, hours of working, safeguarding of water, restoration and aftercare.

Applicant's Proposal

Planning permission is sought to retain the drilling platform and associated highways access at the Grange Road Shale Gas Exploration Site for a further three years to undertake pressure testing and seismic monitoring of the Bowland Shale rock formation. Following the testing, the well would be plugged and abandoned and the site restored back to agriculture.

The pressure testing procedure would involve perforating the well casing by the use of a small contained charge. The perforation would extend up to two metres beyond the well casing into the rock formation to allow any gas to flow from natural pathways/ fractures within the rock to the well. The section/s of the perforated well would then be isolated by the use of 'packers' to create a pressurised test zone which would then be monitored by equipment within the test zone for a period of approximately 2 years. The process would not involve the injection of fluids into the well but existing fluids within the well would be re-circulated. After the testing period, the packers and monitoring equipment would be removed, the well plugged and

abandoned and the exploration site restored. The seismic monitors would be installed at the same time as the pressure monitors but sealed in packers in separate but adjoining zones in the well.

The pressure testing and monitoring equipment would take 2 weeks to install followed by a monitoring period of approximately 78 weeks (a year and a half). The monitoring equipment would then be removed from the well, checked and the data downloaded. This process would take a maximum of 2 weeks. The monitors would then be re-installed into the well and shut in for a second monitoring period of approximately 56 weeks. After completion of the second pressure monitoring period, the well would be plugged and abandoned taking approximately 4 weeks. This would then be followed by a 12-14 week period to fully restore the site. This would equate to a 3 year total timeframe.

The applicant has stated that the monitoring equipment would (subject to planning permission being granted) be installed in early spring which would allow all site activities including abandonment and restoration works to be undertaken in the summer period.

Description and Location of Site

The site is an existing hydrocarbon exploration site located in a field on the south side of Grange Road approximately 460m to the west of its junction with the A585(T), 0.8 km to the north-west of the village of Singleton and 2.6km to the east of Poulton-le-Fylde. The surrounding area is flat and predominantly agricultural.

The surface area of the exploration site measures 0.99ha and consists of the drilling platform, site access and perimeter soil mounds and fencing. Access to the site is via an existing field access and associated track, which have been upgraded with a tarmac surface for the first 10m. The edge of the working platform is approximately 25m south of Grange Road, with a 3.5m high soil bund located between the road and the platform.

The nearest residential properties are approximately 450m away to the west and north.

The site does not directly affect any higher tier ecological or landscape designations but is approximately 1.2 km south east of the Wyre Estuary SSSI which in turn forms part of the Morecambe Bay Special Protection Area and Ramsar site.

Background

Planning permission for the temporary change of use of land from agriculture to a site for drilling an exploratory borehole and testing for hydrocarbons including the construction of a drilling platform and highways access was granted on the 21st April 2010 (ref. 05/10/0091). Condition 2 of the permission required the site development works, drilling operations and restoration to be completed within a period of eighteen months from the commencement of the development, with the drilling operations to be completed within a period of three months from the date of their commencement.

An application to extend the time periods for the completion of well testing and restoration was submitted on 20th December 2011 (ref. 05/12/0003). The application proposed that the well testing operations by fracking and site restoration be completed by 20th July 2013. This application has now been withdrawn as it has been superseded by the present proposals.

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 11 – 14, 17, 56 – 66, 87 – 90, 109, 120 – 125, 142, 144 and 147 are relevant with regard to the requirement for sustainable development, core planning principles, the requirement for good design, conserving and enhancing the natural environment and facilitating the sustainable use of minerals.

Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One

Policy NPPF 1 Presumption in favour of sustainable development
Policy DM2 Development Management

Fylde Borough Local Plan

Policy SP2 Development in Countryside Areas
Policy EP11 Building Design and Landscape Character
Policy EP15 European Wildlife Sites
Policy EP16 Development affecting SSSI's
Policy EP23 Pollution of Surface Water
Policy EP24 Pollution of Ground Water
Policy EP26 Air Pollution
Policy EP27 Noise Pollution
Policy EP28 Light Pollution

Consultations

Fylde Borough Council: No objection but requests that a scheme of appropriate restoration is carried out within the three year development period and that the County Council reconsider the need for the resubmission of an updated EIA.

Natural England (NE): Initially were of the view that the application did not contain sufficient information to determine the impacts on European wildlife sites. In response to further information from the applicant, NE has confirmed that the proposal is unlikely to have a significant effect on the Morecambe Bay Special Protection Area and Ramsar site and can therefore be screened out from any further assessment.

Environment Agency: No objection subject to a condition being imposed regarding well abandonment, including groundwater monitoring, to ensure there would be no discharge of pollutants to groundwater.

Singleton Parish Council: No objection but wish the operations to be conducted as safely as possible.

Health and Safety Executive: No objection.

Department for Energy and Climate Change: No objection. The applicant has a PEDL licence to explore for hydrocarbons. The activities for which permission is sought include well abandonment. DECC will give consent for well abandonment before which they will review the well data in the event that future access is required.

Representations: The application has been advertised in the press and site notice posted on the site. The nearest residential properties have been notified by letter.

Three hundred and one representations have been received objecting to the proposal for the following summarised reasons:-

- The application site and adjacent areas are used by over wintering birds associated with the Wyre Estuary; the proposed development would impact on those birds and the application does not contain sufficient information to allow the impacts to be assessed.
- A full assessment of the impacts of the development should be undertaken through the EIA process. At present there is insufficient understanding about the impacts of the proposal.
- The site is located close to the Preese Hall site where fluids were injected into a fault. The exact location of the fault is not known and the precautionary principle should be adopted until such time as better information has been collected.
- The site has now been active for 7 years and a full assessment of the cumulative impacts has never been carried out.
- What would happen to the fluids that are currently contained within the well.
- There are risks to the nearby ethylene pipeline
- The planning conditions on the previous permission were breached.
- The application does not consider cumulative impacts.
- There is no information on how the site is drained, how leakage of pollutants, gas or fluid will be monitored post restoration or any risk assessment of unpredictable build up of gas or fluid build up.
- There should be priority given to renewable energy projects and not to schemes to further exploit fossil fuels.
- The proposal does not comply with the policies of the Lancashire Minerals and Waste Core Strategy.
- There should be no repeated time extensions to existing sites.
- The development along with other shale gas activities will result in damage to highways and transport of toxic chemicals along the public highway with consequent risks for public safety.
- What would be the impacts of the gas flare?
- There would be contamination of drinking water supplies.

The representations include a letter from REAF (Ribble Estuary Against Fylde Fracking) who object to the application on the basis that it should be subject to

Environmental Impact Assessment, that the testing procedures would result in migration of gas and pollutants into the environment, that the site is located close to the Wyre Estuary SPA and a number of Great Crested Newt ponds and that full information as to the nature of these impacts should therefore be known prior to considering the application.

Approximately 220 of the representations are cyclostyle letters that object to the application for the following summarised reasons:

- The perforation of the well may lead to well failure and the application should therefore be subject to Environmental Impact Assessment.
- The proposed development could result in fluids being injected into a fault which would cause earth tremors similar to those experienced at the nearby Preese Hall site.
- The proposed development along with other shale gas proposals should be considered together as there is a danger of industrialisation and loss of habitat and environmental quality.

Advice

Planning permission (ref 5/10/0093) was granted on 21st April 2010 for the drilling of an exploratory borehole and testing for hydrocarbons on land south of Grange Road. The development provided for the drilling of a borehole into the Bowland Shale horizon together with associated hydraulic fracturing operations to assess the potential for the shale to release gas. The borehole was completed in May 2011 but no hydraulic fracturing was carried out due to the moratorium that was imposed on such operations at that time by the Department for Energy and Climate Change.

A further application (ref 5/12/0003) was then submitted seeking additional time to complete the development including the hydraulic fracturing of the well and testing the flow of shale gas. However, the applicant has now confirmed that it is no longer the intention to fracture this well and has withdrawn this application. The applicant now wishes to retain the well site for a further temporary period of three years to allow it to be used for pressure monitoring and to provide background seismic information.

The purpose of the pressure testing is to understand initial reservoir pressures within the Bowland Shale so as to predict future well performance and the recoverability of the shale gas reserves. The application is also to undertake seismic monitoring to obtain background data that is needed to establish the natural levels of seismicity in the area to be better able to understand and differentiate between seismic events that are naturally occurring and those that are man-made as a consequence of shale gas exploration. The application does not provide for any fracturing of the well or other fracturing of the shale beyond that required to perforate the well casing and a short distance into the shale beyond.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In considering the issues that arise from the proposed development, it is necessary to take into consideration the relevant

policies of the Development Plan and the planning history of the site and all other material planning considerations. Government policy is a material consideration that should be given appropriate weight in the decision making process.

Government policy supports the exploration, testing (appraisal) and production of economic onshore hydrocarbon reserves. This application relates to the first two phases; exploration and testing (appraisal). The site would then be restored. The National Planning Practice Guidance in relation to minerals seeks to ensure that minerals sites are reclaimed to a high standard through the imposition of appropriate conditions.

The Development Plan for the site is made up of the Joint Lancashire Minerals and Waste Development Framework Core Strategy Development Plan documents (LMWDF), the Joint Lancashire Minerals and Waste Local (LMWLP) and the Fylde Borough Local Plan.

Policy CS5 of the LMWDF seeks to ensure, amongst other criteria, that our natural resources including water, air, soil and biodiversity are protected from harm and opportunities are taken to enhance them; workings will not adversely contribute to surface water flooding; proposals for mineral workings incorporate measures to conserve, enhance and protect the character of Lancashire's landscapes; the amenity, health, economic well-being and safety of the population are protected by the introduction of high operating standards, sensitive working practices and environmental management systems that minimise harm and nuisance to the environment and local communities throughout the life of the development, and the sensitive environmental restoration and aftercare of sites take place, appropriate to the landscape character of the locality and the delivery of national and local biodiversity action plans.

Policy DM2 of the LMWLP supports developments for mineral operations (including hydrocarbons) where it can be demonstrated that all material, social, economic or environmental impacts that would cause demonstrable harm can be eliminated or reduced to acceptable levels. In assessing proposals, account will be taken of the proposal's setting, baseline environmental conditions and neighbouring land uses, together with the extent to which its impacts can be controlled in accordance with current best practice and recognised standards. Impacts and issues to be considered are the quality of design, layout, form, scale and appearance of buildings; the control of emissions from the proposal including dust, noise, odour, light and water; the control of the numbers, frequency, timing and routing transport related to the development and, the restoration within agreed time limits, to a beneficial after use and the management of landscaping.

The site is located within a countryside area as designated in the Fylde Borough Local Plan. Policy SP2 requires that development within countryside area will not be permitted except where it relates to that essentially required for agriculture, horticulture or forestry of other uses appropriate to a rural area and development essentially needed for the continuation of an existing enterprise facility or operation of a type and scale which would not harm the character of the surrounding countryside. The development is related to the exploration and exploitation of mineral reserves and since such reserves can only be worked were they are found

must inevitably be undertaken in countryside areas. The development is therefore considered acceptable in terms of policy SP2 of the Fylde Local Plan.

Policy EP10 of the Fylde Local Plan states that the distinct character and important habitats of the Fylde will be protected. Policy EP11 requires that new development in rural areas should be sited in keeping with the distinctive landscape character types and that development must be of a high standard of design and that matters of scale, features and building materials should reflect the local vernacular style.

Policy EP15 states that development proposals which may affect a European wildlife site will be the subject of the most vigorous examination and that development proposals not directly connected with the management of the site and which would affect the integrity of the site will not be permitted unless it can be demonstrated that there is no satisfactory alternative or that there are imperative reasons of overriding public interest for the development. Policy EP16 provides a similar level of protection for SSSI's

Policy EP19 requires that proposals which would have an adverse impact upon protected wildlife species will not be permitted

Policy EP23 and EP24 requires that proposals that would have an adverse impact on surface or ground water resources will not be permitted and that where development is permitted, the resources will be protected through appropriate planning conditions.

Policies EP26 and EP27 relates to air and noise pollution and require that development that would give rise to unacceptable noise or air quality impacts will not be permitted.

General Amenity and Visual Impact Issues

The drilling compound and well has now been present on this site since 2010. The site compound is surrounded by fencing with a soil mound on its northern side which provides some screening of the site from Grange Road. The proposed development would involve the retention of the existing hardcore compound perimeter fencing and soil mound for a further three year period. The installation of the monitoring equipment including the perforation of the existing well casing would require various infrastructure, including a work over rig, temporary office and welfare facilities, a mud tank and service rig. Whilst some of this equipment, in particular the work over rig, would be of substantial scale, it would only be required for two weeks at the commencement of the development and for a further two weeks during the mid-point equipment check and during well abandonment and therefore the major visual impacts of the development would be of a short term temporary nature. The other visual impacts relate to the retention of the site compound for a further three year period. Whilst the overall compound is visible from certain viewpoints including from local footpaths and from some locations on Grange Road, the landscape of the area is generally flat which limits the visual impacts of the compound surface and surrounding fencing. The proposed development would not increase the difficulties of restoring the site adequately and provided that any permission is subject to the same restoration conditions as those attached to planning permission 5/10/0093, it is

considered that the site can be adequately restored to its previous use as an agricultural field.

The applicant estimates that active operations on the site would be take place for 25 days over the total 3 year testing period (not including the restoration works). The 25 day timescale would consist of two periods each lasting approximately two weeks over which a rig and other infrastructure would be present on the site. These operations would be likely to generate some noise and traffic but such impacts would be considerably reduced compared to when the drilling of the original borehole took place. Given their relatively small scale, distance of the site from residential properties and short duration, it is considered that the noise levels from the testing and monitoring activities would not be unacceptable. The active operations relating to the installation of testing and monitoring equipment would be undertaken during normal working hours and which can be the subject of a planning condition. Some noise would also result from the restoration operations but such impacts would occur in any event as a result of the implementation of the restoration requirements contained in the existing planning permission. Provided that conditions are also imposed regarding silencing of plant and the retention of the existing earth screening mounds, the development is considered acceptable in terms of noise and local amenity and complies with policy DM2 of the Lancashire Minerals and Waste Local Plan.

Highways

The main traffic impacts of the development would occur during the mobilisation of the plant required to install and remove the monitoring equipment. These operations would generate a maximum of 20 HGV trips per day with 12 light vehicles associated with site personnel. Over the monitoring period there would be a requirement for personnel to visit the site on an occasional basis. The other main traffic impacts would relate to the restoration of the site including the removal of the aggregate surfacing materials for the compound and other equipment. However, these vehicle movements would have to take place in any event in order to comply with the restoration conditions of the existing planning permission.

The site is located only a short distance from the A585 and the road junction with Grange Road is of a relatively high standard with good visibility. This access was used when the site was first developed and therefore it is considered that the highway network could accommodate the levels of traffic now proposed without causing detriment to highway safety or capacity. Provided that conditions are imposed regarding wheel cleaning during the restoration operations, it is considered that the development is acceptable in terms of highway issues.

Nature Conservation interests

In relation to nature conservation interests, the site is located in an area of agricultural land used for arable / grazing purposes. In addition there are a number of ponds in the area which may be of value for Great Crested Newts.

The site has already been constructed and the proposal does not involve the size of the compound being extended or require the removal of any further vegetation or

landscape features. The development is of a temporary nature after which the site can be restored to its previous use as agricultural grazing / arable land. Great Crested Newt surveys were undertaken as part of the original planning application for this site and no such species were recorded at that time. Given that the proposed operations would all take place within the boundaries of the existing exploration compound which is contained, there would be no possibility of Great Crested Newts being affected even in the event that their distribution has changed since the original surveys were undertaken.

However, the site is located relatively close to the Wyre Estuary SPA and therefore due to this proximity, the area around the site may be of value as supporting habitat to the SPA particularly to the various over wintering bird species for which the SPA is designated. Some of these bird species use areas of the surrounding agricultural land as grazing and foraging habitat and development which affects the ability of the birds to use this supporting habitat can therefore impact upon the special interest features of the SPA. The noise, general disturbance arising from the installation of testing and monitoring equipment together with the retention of site compound for a longer period would have the potential to affect such species by reason of disturbance or physical loss of grazing habitat.

Natural England initially raised objection to the application due to an absence of information to demonstrate the value of the site and surrounding areas to birds interests associated with the SPA. Without such information Natural England considered it would not possible to determine that the proposals would not have a likely significant effect on the interest features for which the SPA is designated. Natural England therefore requested the applicant to submit data showing the value of the site and surrounding areas to bird life prior to them developing the exploration site. Whilst the applicant has been able to source some data from organisations such as the Fylde Bird Club, the information is not comprehensive and does not demonstrate to the required degree of confidence that the site and surrounding areas are not of value to the protected bird species. The Habitats Regulations which apply to development affecting European Wildlife sites and their qualifying features requires that projects may only be authorised where authorities have made certain that there will be no adverse impact on the integrity of such sites and where no reasonable scientific doubt remains as to the absence of such effects.

The ecological issues on this site relate to the possible use of surrounding land by over wintering wildfowl associated with the SPA. These constraints can be overcome by timing of works likely to generate noise and disturbance such that they are undertaken at times of the year outside of the over wintering periods. Such controls could be imposed through conditions to any planning permission. However, the legal framework within the Environmental Impact Assessment Regulations and Habitats Directive requires that the assessment as to whether development would have a likely significant effect cannot have regard to whether it would simply be possible to impose conditions to remove the likelihood of such an effect; the mitigation measures must be part of the development itself so that there is some certainty as to the likely impacts of the development when assessed at the screening stage.

To address this legal requirement, the applicant has therefore provided further information in support of the application regarding the phasing of the proposed works

to demonstrate how the activities can be managed to avoid the overwintering period. The applicant proposes to install the monitoring equipment in early spring following which there would be a 78 week monitoring period, then a 2 week mid-point equipment check followed by a further 56 week monitoring period followed by a further 11 weeks for well abandonment and site restoration. Such a timescale would allow the intrusive works including site restoration to be undertaken outside of the overwintering period. As there would still be some activity on the well site during the overwintering period (small numbers of personnel visiting the site to check equipment), the applicant is also proposing to erect fine mesh netting on the existing security fencing to obscure site activities together with a number of other good practice measures.

The proposal would involve the site compound being present for a further 3 year period which by itself could result in the ongoing loss of bird habitat. However, the site is located immediately adjacent to Grange Road and therefore has historically been subject to disturbance through passing road traffic which will have restricted its use by birds associated with the SPA.

On the basis of the further information submitted by the applicant, Natural England consider that the project is unlikely to have a significant effect on the Morecambe Bay Special Protection Area and Ramsar site and therefore can be screened out from any requirement for further assessment. Therefore subject to conditions being imposed in relation to the mitigation measures being implemented, the development is considered acceptable in terms of ecology and complies with Policy DM2 of the LMWLP and policies EP15 and EP16 of the Fylde Borough Local Plan.

Pollution of surface and ground water resources

The site construction involved laying an impermeable membrane over the whole compound area to prevent any accidental spillage and rainwater from entering the underlying soils, groundwater and nearby water courses. The working platform is bound by an open ditch, for the purpose of pollution prevention control, on all sides except for the northern side where the majority is piped and covered to allow access on to the platform.

The well has been drilled to a particular design to avoid affecting any ground water resources through which it passed. To prevent surface water pollution, conditions are proposed for the provision for the collection, treatment and disposal of all water entering or arising on the site, that all foul drainage shall be discharged to either a public sewer or to a sealed watertight tank and that any chemical, oil or fuel storage containers on the site shall be sited on an impervious surface with bund walls. Subject to the imposition of such conditions, the development is considered to be acceptable in relation to pollution control matters and would accord with Paragraphs 109, 120 – 121 and 123 – 125 of the NPPF.

The pressure monitoring procedure would first involve re-circulating the existing fluid (sodium chloride brine) within the well to ensure that there is sufficient pressure within the well to prevent it from collapsing. If pressure within the well is required to be increased, then more fluids in the form of clean water or brine fluid would be added to the well. The suspension fluid is not required to undertake the pressure

monitoring although the fluid would remain in the well throughout the monitoring period.

The process of pressure monitoring does not involve the use of fracking fluids and does not require the pressurising of the well to create fractures in the surrounding rock. There would therefore be no increased risk of gas migrating to and contaminating ground water.

The well is designed to prevent, on a permanent basis, the transfer of any gas from the underground rock formations via the well and so avoid fugitive gas emissions to the air and the contamination and pollution of ground and surface waters.

Paragraph 122 of the NPPF requires that planning authorities should not seek to control processes or emissions where these are subject to approval under separate pollution control regimes and that LPA's should assume that these regimes will operate effectively. In this case, the impacts and techniques of well abandonment are regulated through other legislation and it is considered that the planning system should focus on ensuring that the site is restored in a manner that allows the former agricultural activities on this site to resume.

The Environment Agency have requested that a condition be imposed relating to the details of the well abandonment schedule including groundwater monitoring to be undertaken in order to ensure there will be no discharge of pollutants into groundwater bearing strata during the well abandonment process. The details of the well abandonment process would normally be controlled by DECC and the HSE under their relevant regimes. However a condition can be imposed to address this issue in order to ensure that the abandonment of the borehole including any cementing and capping works do not give rise to a risk of pollution from any fluids that might be retained in the well.

Seismic activity

A number of representations have commented upon the seismic (earthquake) impacts that arose from the shale gas exploration operations that were undertaken at the nearby Preese Hall site and are concerned that similar impacts would be created by the current proposals. However, the proposed pressure monitoring process would not create fractures in the surrounding rock in the same manner as those generated by full hydraulic fracturing operations. It is therefore very unlikely that the proposed testing would result in any form of earth movement that would result in ground vibrations other than those which may be experienced with the perforation of the well casing with a small charge and which would be minor.

Representations

A number of representations have been received from individuals and groups objecting to the proposal and which are set out above.

The concerns about the proximity of the proposal to ecological designations are understandable as is the potential risks of pollution to such. However, it is considered that the development contains mitigation measures to minimise the

impacts on ecology and particularly wintering wild fowl and which could be reinforced through conditions. An assessment of the impact on ecology has been carried out and which concludes the proposal would not have any adverse impact and which is acceptable to Natural England.

In relation to impacts on water resources, only water and brine will continue to be used in the well and which is acceptable. No fracking is proposed and there is no flaring, flow testing exploitation of shale gas, merely pressure testing to establish the presence and pressure of any gas. There would be no risk of unacceptable earth tremors given there would be no fracking. Minor amounts of vibration may be generated associated with the perforation of the well but it is highly unlikely that such vibration would be experienced at the surface. Health and safety procedures on the site are a matter for the HSE.

The site is close to an existing ethylene pipeline but the site would not encroach closer to the pipeline nor would the proposed activities have any greater impacts on the pipeline over those that have previously taken place at this site. It should be noted that the HSE have not raised objection to the application in relation to pipeline impacts.

With regards to Environmental Impact Assessment, the proposal would be for a further temporary period and would not generate significant environmental effects of a level to require EIA including when considered alongside other existing and proposed shale gas or other developments in the vicinity of the site.

Conclusion

The proposed pressure monitoring and testing of the rock formations within the borehole at this site is part of a hydrocarbon exploration activity which is generally supported by Government policy. The development is for a temporary period of three years following which the site can be restored to its former agricultural use. The development would not have any significant unacceptable impacts in terms of seismic activity, traffic, noise, visual impacts or pollution. The development incorporates mitigation measures to ensure that there would be no impacts on ecological interests associated with the nearby European protected wildlife sites. On that basis the development is considered to comply with the policies of the NPPF and those of the development plan.

In view of the scale, location and nature of the proposed development it is considered no Convention Rights as 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.

2. The testing and monitoring operations authorised by this permission shall cease and the site be restored in accordance with condition 18 by not later than 3 years from the date of this permission.

Reason: Imposed pursuant to schedule 5 of the Town and Country Planning Act 1990 and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy SP2 of the Fylde Borough Local Plan.

Working Programme

3. 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 23rd May 2014 as amended by the letter from Arup Ltd dated 30th January 2015.
 - b) Submitted Plans and documents:
 - Figure 1
 - Figure 2
 - Figure 3
 - Drawing showing stratigraphy in Grange Road borehole
 - 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 SP2, EP15, EP16, EP19, EP23, EP24, EP26 and EP27 of the Fylde Borough Local Plan.

4. No works involving the installation, removal or maintenance of the pressure and seismic monitoring equipment or well abandonment and site restoration operations shall take place except between 31st March and 31st October in any year. Outside of those times, visits to the site shall be limited to those occurrences described in the letter from Arup Ltd dated 30th January 2015.

The mitigation measures for ecology described in the letter from Arup Ltd dated 30th January 2015 shall be employed at all times during works undertaken during the over wintering period.

Reason : To ensure the protection of ecological interests and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policies EP15 and EP16 of the Fylde Borough Local Plan.

5. No topsoils or subsoils shall be exported from the site. All such soils shall be retained for use in the restoration of the site and shall be stored in mounds retained in a fully grassed weed free condition throughout the duration of their storage.

Reason: To ensure the proper removal and storage of soils to ensure satisfactory restoration and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Hours of Working

6. No delivery or removal of materials, plant or equipment, site development or well abandonment or restoration works shall take place except between the hours of:

07.30 to 18.30 hours Mondays to Fridays (except public holidays)

07.30 to 13.00 hours on Saturdays (except Public Holidays)

No delivery or removal of materials, plant or equipment, site development or well abandonment or site restoration works shall take place at any time on Sundays or public holidays.

This condition shall not apply to operations requiring the installation of a work over rig including installation and removal of monitoring equipment and perforation of the casing or to the carrying out of essential repairs to plant and equipment used on the site.

Reason: In the interests of the amenities of the area and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One.

Highway Matters

7. Heavy goods vehicle traffic to and from the site shall follow the route provided in accordance with the submitted Transport Assessment throughout the lifespan of the development.

Works and routing signage shall be provided in accordance with the submitted Transport Assessment throughout the lifespan of the development.

Reason: In the interests of highway safety and local amenity and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One.

8. All vehicles associated with the development, operational or restoration phase of the development shall park in the site. No vehicles associated with the development shall park on Grange Road.

Reason : In the interests of highway safety and local amenity and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One.

9. All vehicles shall enter or leave the site in a forward direction.

Reason : In the interests of highway safety and local amenity and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One.

10. Measures shall be taken at all times during the site construction, operational and restoration phases of the development to ensure that no mud, dust or other deleterious material is tracked onto the public highway by vehicles leaving the site.

Reason : In the interests of highway safety and local amenity and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One.

Control of Noise

11. All plant, equipment and machinery used in connection with the operation and maintenance of the site 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 and Policy EP27 of the Fylde Borough Local Plan.

12. Noise from site operations between the hours of 23.00 – 07.00 shall not exceed a level of 42dB(A) Laeq free field when measured at the boundary of the following properties at a point closest to the noise source.

- a) Pointer House, Fleetwood Road
- b) Singleton Grange, Grange Road.

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 EP27 of the Fylde Borough Local Plan.

Floodlighting

13. Flood lighting shall only be utilised at the site during the works necessary to install and remove the pressure and seismic monitoring equipment and those works associated with the perforation of the borehole. At such times the floodlighting of the site shall be managed so that it is the minimum necessary to illuminate the working area and shall be orientated to minimise light spill to locations outside of the site boundary.

Reason: To minimise light pollution from site activities and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

Safeguarding of Watercourses and Drainage

14. Provision shall be made for the collection, treatment and disposal of all water entering or arising on the site to ensure that there shall be no discharge of contaminated or polluted drainage to ground or surface waters.

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 DM2 of the Lancashire Minerals and Waste Local Plan.

15. All foul drainage shall be discharged to a public sewer or else to a sealed watertight tank fitted with a level warning device to indicate when the tank needs emptying. Upon emptying the contents of the tank shall be removed from the site completely.

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 DM2 of the Lancashire Minerals and Waste Local Plan.

16. Any chemical, oil or fuel storage containers on the site shall be sited on an impervious surface with bund walls; the bunded areas shall be capable of containing 110% of the container or containers' total volume and shall enclose within their curtilage all fill and draw pipes, vents, gauges and sight glasses. There must be no drain through the bund floor or walls. Double skinned tanks may be used as an alternative only when the design and construction has first been approved, in writing, by the County Planning Authority.

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 DM2 of the Lancashire Minerals and Waste Local Plan.

17. Prior to the commencement of the abandonment of the well and the ground water monitoring boreholes, full details of the proposed abandonment schedule, including any ground water monitoring, must be submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

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 DM2 of the Joint Lancashire Minerals and Waste Local Plan

Restoration

18. Site restoration shall take place in accordance with the following:-
- a) All plant, buildings, hardstandings, aggregates/ hardcore, lining systems and fencing shall be removed from the land.
 - b) The upper layers of the subsoil material shall be subsoiled (rooted) to a depth of 600mm with a heavy-duty subsoiler (winged) prior to the replacement of topsoils to ensure the removal of material injurious to plant life and any rock, stone, boulder or other material capable of preventing or impeding normal agricultural land drainage operations, including mole ploughing and subsoiling.
 - c) Following the treatment of the subsoil, topsoil shall be placed over the site to a minimum depth of 150mm and shall be ripped, cultivated and left in a state that will enable the land to be brought to a standard reasonably fit for agricultural use.
 - d) Measures to relieve compaction or improve drainage
 - e) The access from Grange Road shall be removed and reinstated to an agricultural access including the reinstatement of any roadside hedge.

Reason: To secure the proper restoration of the site and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Aftercare

19. Within 3 months of the certification in writing by the County Planning Authority of the completion of restoration, as defined in this permission, a scheme and programme for the aftercare of the site for a period of five years to promote the agricultural afteruse of the site shall be submitted to the County Planning Authority for approval in writing.

The scheme and programme shall contain details of the following:

- a) Maintenance and management of the restored site to promote its agricultural use.
- b) Weed control where necessary.
- c) Measures to relieve compaction or improve drainage.

d) Management of any tree or hedge planting including replacement of failed plants, maintenance of protection measures and weed control.

e) An annual inspection to be undertaken in conjunction with representatives of the County Planning Authority to assess the aftercare works that are required in the following year.

Reason: To secure the proper restoration and aftercare of the site and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Definitions

Completion of Restoration: The date the County Planning Authority certifies in writing that the works of restoration in accordance with condition 18 have been completed satisfactorily.

Notes

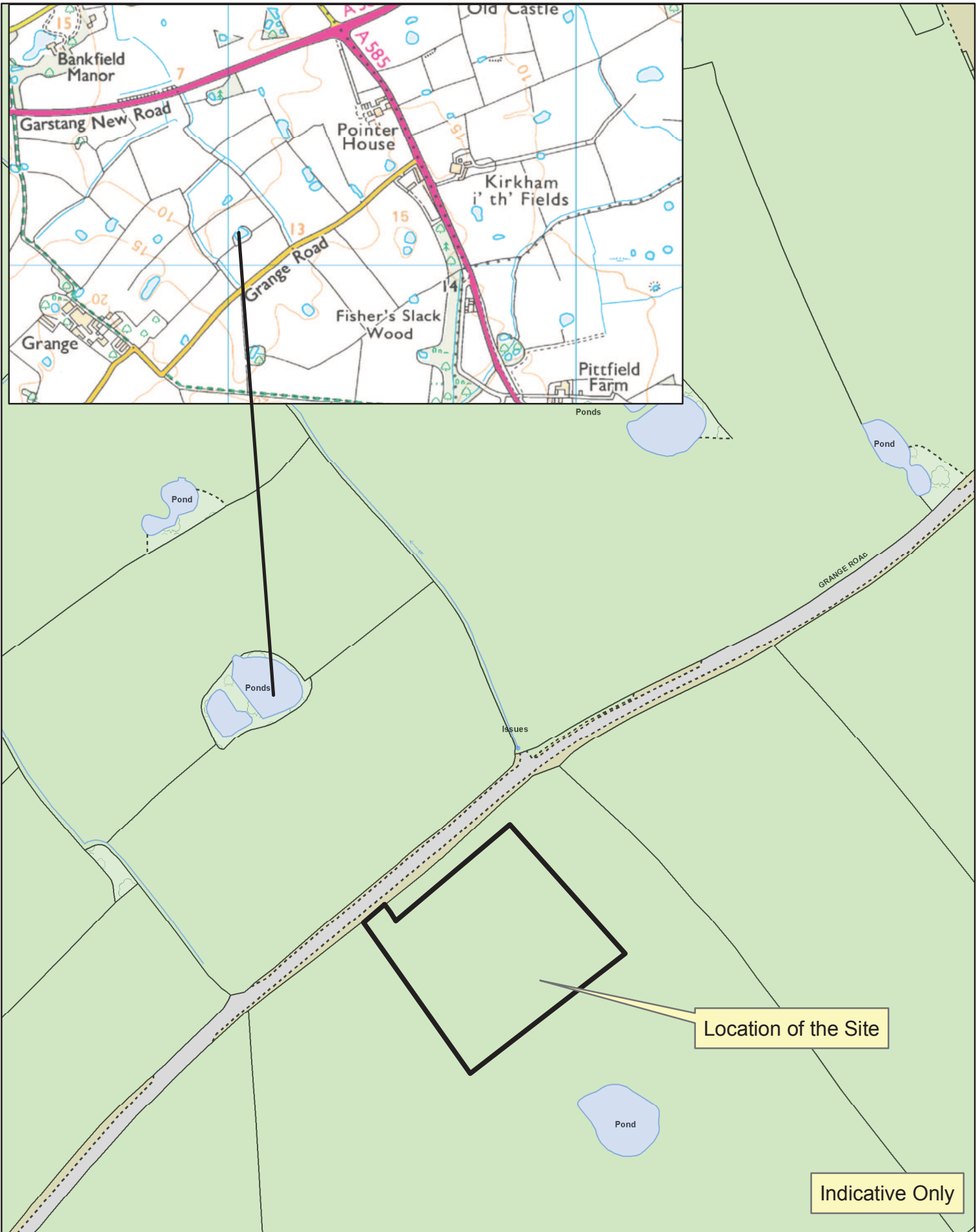
The grant of planning permission does not remove the need to obtain the relevant statutory consents/licences from the Environment Agency.

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

Paper	Date	Contact/Directorate/Ext
LCC/20140084		Jonathan Haine/Environment/54130
05/12/0003		
05/10/0091		

Reason for Inclusion in Part II, if appropriate

N/A



APPLICATION LCC/2014/0084 PERMISSION IS SOUGHT FOR A THREE YEAR PERIOD TO RETAIN THE EXISTING SITE COMPOUND AND ACCESS TRACK, INSTALL SEISMIC AND PRESSURE MONITORS WITHIN THE EXISTING WELL; UNDERTAKE SEISMIC AND PRESSURE MONITORING; PLUGGING AND ABANDONMENT OF THE EXISTING EXPLORATORY WELL AND RESTORATION OF THE SITE. GRANGE ROAD EXPLORATION SITE, OFF GRANGE ROAD, SINGLETON, POULTON LE FYLDE

Agenda Item 6

Development Control Committee

Meeting to be held on 25th February 2015

Electoral Division affected: Penwortham North
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South Ribble Borough: application number LCC/2015/0007

Replacement of two existing gates/barriers with 2.4m high security gates, installation of additional gates adjacent to the garage and additional 2.4m high weld mesh security fencing at the rear of the tennis courts and to part of the boundary at Penwortham Girls High School, Cop Lane, Penwortham, Preston

Contact for further information:

Pauline Kelly, 01772 531929, Environment Directorate

DevCon@lancashire.gov.uk

Executive Summary

Application - Replacement of two existing gates/barriers with 2.4m high security gates, installation of additional gates adjacent to the garage and additional 2.4m high weld mesh security fencing at the rear of the tennis courts and to part of the boundary at Penwortham Girls High School, Cop Lane, Penwortham, Preston.

Recommendation – Summary

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

Applicant's Proposal

Planning permission is sought for a number of sections of fencing and gates. This includes the replacement of a barrier to the front of the school on Cop Lane and to replace low level 15 year old double gates to the rear of the premises at Alcester Avenue with 2.4m high weld mesh double gates, an additional 2.4m high weld mesh single gate is proposed adjacent to the garage. The application also proposes approximately 260 metres of 2.4m high weld mesh fencing to the boundary of the school playing field and Hurst Grange Park and two 3m lengths to the rear of the tennis courts. All fencing and gates would be coloured green.

Description and Location of Site

Penwortham Girls High School is located on the east side of Cop Lane approximately 150m to the south of Penwortham town centre within a predominantly residential area. The school is bound by Government Offices to the north, Hurst Grange Park to the south and residential properties to east and west. The school buildings are located in the northern third of the site adjacent to the vehicle accesses from Cop Lane. The school consists of a mixture of single and two-storey buildings with a white render and

a shallow pitched roof with dark red concrete roof tiles. The gates would be located to the front and rear of the school and the fencing to the south adjacent to Hurst Grange Park and the rear of the school behind the tennis courts

The nearest residential properties are located on Alcester Avenue to the rear of the school.

The school boundary forms the edge of an area of Green Belt encompassing Hurst Grange Park.

Background

The proposal is at an existing secondary school.

Planning permission for a single storey extension to provide three replacement classrooms, 2.2 metre high gates and extension to the existing car park was granted in August 2013 (ref. LCC/2014/0172).

Planning permission for a single storey extension to the front of the building with new paved access and creation of 2 no. disabled parking spaces was granted in March 2008 (ref. 07/08/0050).

Planning permission for the provision of 2.4m high security fencing to central court yard of school and 2.4m high replacement ball stop netting to two tennis courts was granted in April 2003 (ref. 07/03/0044).

Planning Policy

National Planning Policy Framework

Paragraphs 11 – 14, 17, 56 – 66, and 69, are relevant with regard to the requirement for sustainable development, core planning principles, the requirement for good design, and promoting healthy communities.

Central Lancashire Core Strategy

Policy 17 Design of New Buildings

South Ribble Site Allocations and Development Management Policies DPD (Partial Version) 2013 SRSDMP DPD)

A Partial Version of the Plan has been produced which includes all the Main and Additional Modifications discussed during the Examination (March 2013) and consulted on during summer 2013. This Partial Version has now been endorsed by South Ribble Cabinet and Full Council on 6 and 20 November 2014, respectively, for use in development management purposes to guide decisions on planning applications.

Policy B1 Existing Built up Areas
Policy G7 Green Infrastructure
Policy G17 Design Criteria

Consultations

South Ribble Borough Council: - No objection

Penwortham Town Council: - No comments received.

LCC Developer Support (Highways) – No comments received.

Representations – The application has been advertised by site notice, and neighbouring residents informed by individual letter. One representation has been received objecting for the following reasons:

- The proposed new fence and gates would block a right of way from Alcester Avenue to Cop Lane.
- Concerned that not enough residents have been notified.

Advice

The fencing and gates are required to increase security at the site both during the day and out of school hours. Access is being gained by local residents that use the school as a cut through from Alcester Avenue and Cop Lane and use the school playing fields to exercise their dogs rather than using Hurst Grange Park. The additional fencing and gates would ensure the security of the school grounds and the safeguarding of pupils.

The proposed fencing would be appropriate by way of scale and design and would have limited visual impact on residential amenity, the setting of Hurst Grange Park or the adjoining Green Belt land subject to a condition requiring the fencing to be coloured green as proposed. The proposal complies with Policy G7 and G17 of the South Ribble Site Allocations and Development Management Policies DPD (Partial Version), Policy 17 of the Central Lancashire Core Strategy and the National Planning Policy Framework.

One representation has been received stating that part of the fencing proposal would block a right of way from Alcester Avenue to Cop Lane. However, there is no formal public right of way through the school grounds and therefore there is no requirement to consider impacts in this respect or the need for any form of footpath diversion.

The local resident has also raised concerns in respect of how the application has been advertised. The application has been advertised in accordance with legislative requirements as site notices were posted at the site (front of the school on Cop Lane and the double gates at Alcester Avenue) and local residents most likely to be directly affected were consulted by letter. The resident who made representations on this matter was consulted on the application.

In view of the small scale and location 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 received by the County Planning Authority on 14 January 2015

- b) Submitted Plans and documents:

Location plan

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy 17 of the Central Lancashire Core Strategy.

3. The external finish of the fencing/gates shall be coloured green and thereafter maintained in the same colour throughout their presence on the site.

Reason: To protect the visual amenities of the area and to conform with Policy 17 of the Central Lancashire Core Strategy.

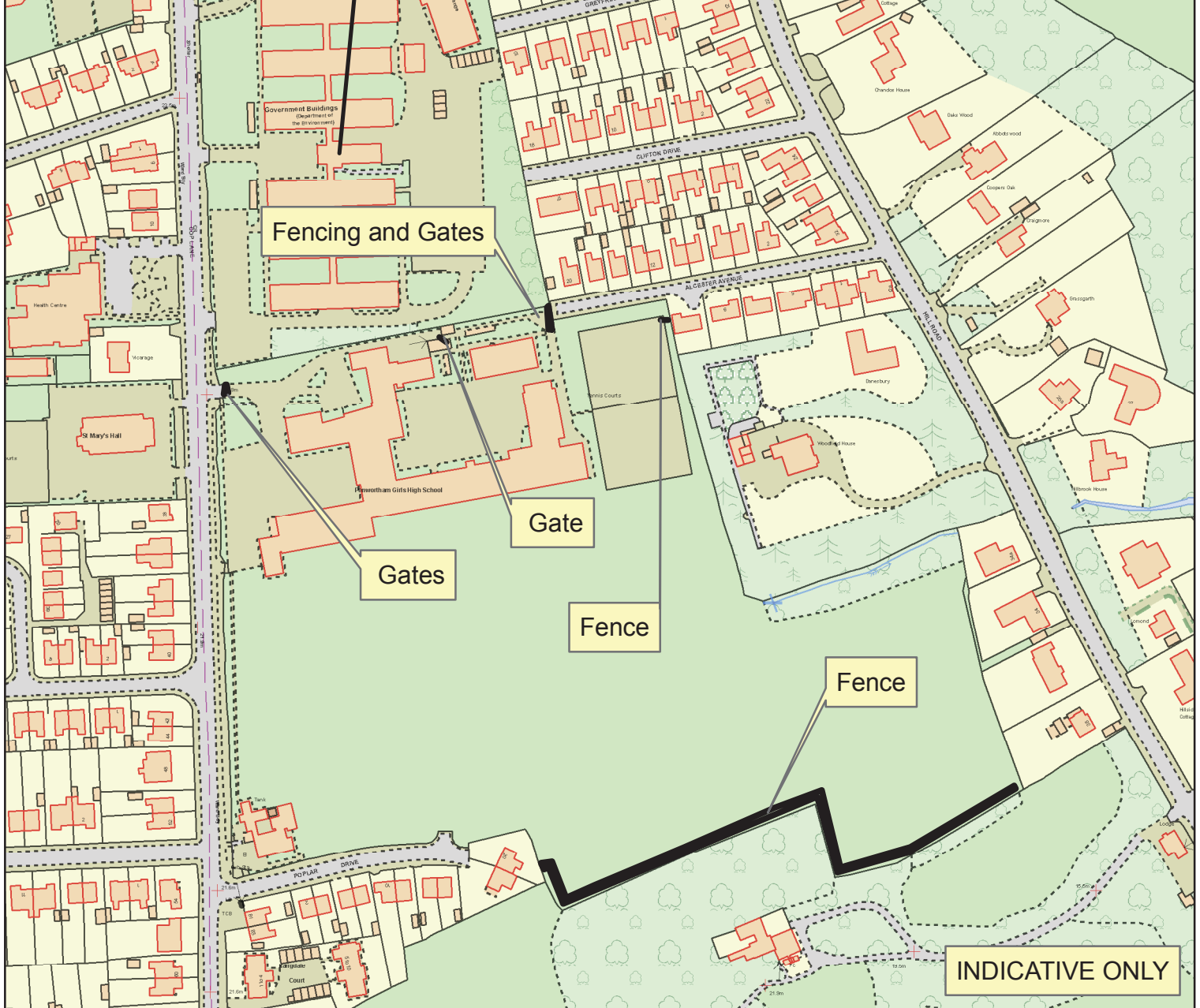
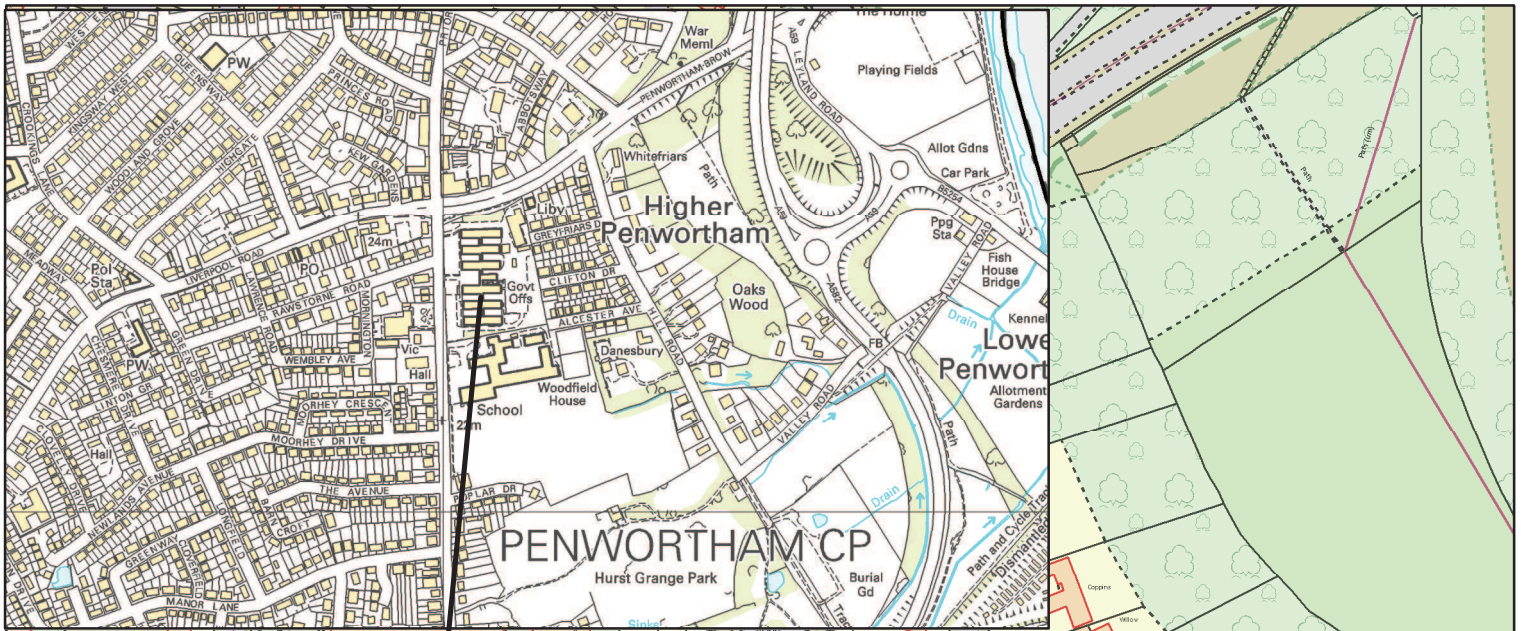
Local Government (Access to Information) Act 1985

List of Background Papers

Paper	Date	Contact/Directorate/Ext
LCC/2015/0007	30/01/2015	P Kelly ENV 31929

Reason for Inclusion in Part II, if appropriate

N/A



APPLICATION LCC/2015/0007 REPLACEMENT OF TWO EXISTING GATES/BARRIERS WITH 2.4M HIGH SECURITY GATES. INSTALLATION OF ADDITIONAL GATES ADJACENT TO THE GARAGE AND ADDITIONAL 2.4M HIGH WELD MESH SECURITY FENCING AT THE REAR OF THE TENNIS COURTS AND TO PART OF THE BOUNDARY. PENWORTHAM GIRLS HIGH SCHOOL, COP LANE, PENWORTHAM, PRESTON

Development Control Committee

Meeting to be held on 25th February 2015

Electoral Division affected: Morecambe South

Lancaster City: Application Number LCC/2015/0006

Formation of internal road along and inside the northern boundary of the school between the vehicle entrance and the west side of the infant and junior playground to create a one-way system within the school site, and the creation of a new parking area to provide 3 minibus parking spaces. Morecambe Road School, Morecambe Road, Morecambe.

Contact for further information:

Rob Jones, 01772 534128, Environment Directorate

DevCon@lancashire.gov.uk

Executive Summary

Application - Formation of internal road along and inside the northern boundary of the school between the vehicle entrance and the west side of the infant and junior playground to create a one-way system within the school site, and the creation of a new parking area to provide 3 minibus parking spaces. Morecambe Road School, Morecambe Road, Morecambe.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, control of noise, control of dust, hours of working, highway matters, landscaping, protection of nesting birds and floodlighting.

Applicant's Proposal

Planning permission is sought for the construction of a road along and inside the northern boundary of the school between the vehicle entrance from Morecambe Road and the west side of the infant and junior playground so as to create a one-way system within the school site. A new parking area to provide 3 minibus parking spaces would also be provided.

The road would have a total length of approximately 200 metres consisting of one section measuring 163m long by 3.5 metres wide inside and along the northern boundary of the school widening to 5 metres over a 37 metre long section to adjoin the west side of the infant and junior playground. A 10 metre long by 3.5 metre wide spur would be provided to the existing staff car park from the south side of the internal road at a point near to the vehicle entrance from Morecambe Road. The new minibus parking area would measure 13m long by 5m wide. The road and parking area would have a tarmac surface and be unkerbed.

A number of trees and 20 metres of hedgerow would need to be removed along the route of the internal road.

Description and Location of Site

Morecambe Road School is located in a residential area directly to the west of the junction of the A589 Morecambe Road with the A683 approximately 2.2km south-east of Morecambe. The school is bordered to the north, south and west by Stanhope Avenue, Hadrian Road and Watling Close, and to the east by a McDonald's restaurant that separates the site from Morecambe Road. Vehicular access to the school is to the north-east corner of the site from Morecambe Road.

The school site measures approximately 220 by 120m (approximately 2.6 hectares). The existing school building is located in the south-west quarter of the site, with the infant and junior playground and grassed areas to the north. The school playing field occupies the majority of the east side of the site, where there is also another hard play area for children of secondary school age. An existing 44 space staff car park is located in the north-east corner of the site near the vehicle entrance and boundary. An additional 2 disabled parking bays and 2 drop-off spaces are located on the north side of the school. An existing internal road runs directly between the school vehicle access and the school which provides access to the staff car park and playgrounds. The school has tree and shrub planting on all boundaries.

The proposed internal road would utilise a disused track along and inside the northern boundary of the school and then turn south and east across a grassed area to join the west side of the infant and junior playground. A 1.8m high chain link fence on concrete posts would be located on the northern school boundary and along the route of the new road to border the rear gardens of residential properties on Stanhope Avenue.

Background

The proposal is at an existing Day Special School where a number of permissions have been granted at the school, the most recent being the following:

Planning permission for a single storey extension to provide two new classrooms, new access ramp with steps, soft play area, cycle path and cycle shelter was granted in April 2013 (ref. 01/13/0107)

Retrospective planning permission for the retention of 74 solar panels on the roof of the school building was granted in February 2013 (ref. 01/13/0077)

Planning permission for the removal of an existing temporary classroom and the erection of log cabin for teaching purposes was granted in December 2010 (ref. 01/10/1104).

Planning permission for a single storey classroom extension, new disabled access ramp, new play area and canopy to main entrance was granted in July 2010 (ref. 01/10/0571).

Planning Policy

National Planning Policy Framework (NPPF): Paragraphs 11 – 14, 17, 56 – 66, 109 and 123 are relevant with regard to the presumption in favour of sustainable development, core planning principles, the requirement for good design, conserving and enhancing the natural environment and noise.

National Planning Practice Guidance

Lancaster City Council - A Local Plan for Lancaster District 2011 – 2031
Development Management Development Plan Document (DPD)

Policy NPPF1 Presumption in Favour of Sustainable Development

Policy DM22 Vehicle Parking Provision

Policy DM23 Transport Efficiency and Travel Plans

Policy DM27 Protection and Enhancement of Biodiversity

Policy DM29 Protection of Trees, Hedgerows and Woodland

Policy DM35 Key Design Principles

Consultations

Lancaster City Council – No objection subject to the imposition of the following conditions:

- No development shall take place until a landscaping scheme indicating the type and distribution of all new trees to be provided within the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented within 12 months of the date from when the development first commences (including site clearance).
- Prior to the commencement of any site activity associated with the development, including site preparation and clearance work, the following details must be submitted to and approved in writing by the local planning authority:
 - A tree works schedule for works proposed to any on or off site trees and hedges
 - A detailed Arboriculture Method Statement for all work proposed within identified root protection areas and within 1m of protective barrier fencing, to include the location, and identification of special measures, materials and method of installation for all new surfaces and underground utility services proposed. On site arboriculture supervision must be included. The development shall be carried out in accordance with the approved details.
- No tree or hedge within the site or on any immediately adjacent property shall be cut down, up rooted, topped, lopped or destroyed, other than a maximum of 5 cherry trees to the west of the site identified in the approved application, without the prior written approval of the local planning authority and before any site activity is commenced in association with the development.
- Prior to the commencement of any site activity associated with the development, a tree protection plan shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. No development, including site preparation and clearance work, shall commence until the tree protection measures have been fully implemented and inspected by the Tree Protection Officer. The protection measures shall be retained for the duration of the works and until the development is complete.

Morecambe Town Council – No observations received.

LCC Developer Support (Highways) – No objection subject to the imposition of the following conditions:

- Remodelling of pedestrian / vehicular junction access arrangements with the A589 (Morecambe Road) shall be constructed in accordance with the Lancashire County Council document "Specification for Construction of Estate Roads (2011)" to at least base course before any development takes place within the site.
- No part of the development hereby approved shall commence until a scheme for the construction of off-site "adopted highway" junction improvement details A589 (Morecambe Road)/ Morecambe Road School has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.
- No development shall take place including any works of excavation until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - The parking of site vehicles of site operatives and visitors.
 - Loading / unloading of plant and materials etc taking into consideration the start and finish of the school day and number of students attending the establishment.
 - Storage of plant and materials during the construction period
 - Erection & maintenance of security hoarding
 - Implementation of temporary wheel wash facilities
 - HGV routing to / from site taking into consideration ongoing highway improvement works relating to Lancaster (M6) / Heysham Link Road.
- Excavation / Construction activities shall be carried out in accordance with the agreed CTMMS at all times unless otherwise agreed in writing with the local planning authority.
- No development shall commence until a review of the schools existing school travel plan has been completed and approved in writing by, the local planning authority.

LCC Specialist Advisor (Ecology) – No objection subject to conditions to protect nesting birds and to ensure adequate replacement tree and hedgerow planting for that lost.

Representations – The application has been advertised by site notice and neighbouring residents have been notified by letter. Three representations have been received objecting for the following reasons:

- The use of the internal road by cars, taxis and minibuses will create issues of noise, pollution, loss of privacy and an increased risk of crime to the detriment of the houses on Stanhope Avenue.
- The proposed chain link fence would be totally inadequate. A solid form of improved fencing should be erected instead to help alleviate the above problems which would be a compromise for residents.
- The road should be built in the spacious school grounds instead.

Advice

Planning permission is sought for the construction of a road along and inside the northern boundary of the Morecambe Road School to create a one-way system within the school site for vehicles delivering and picking pupils up, plus the creation of a new parking area to provide 3 minibus parking spaces.

Morecambe Road School is a special school for pupils with a range of special educational needs. Nearly all pupils are taken to and from the school by either taxi or minibus. This is currently achieved by using the internal single carriageway access road between the main entrance off Morecambe Road and the drop off area in front of the school buildings. However, because of the size and the large number of vehicles arriving at the school, there are currently problems with vehicles safely passing each other on the existing internal road which leads to traffic tailing back out of the school site and onto Morecambe Road which creates congestion and traffic safety issues on that road.

The proposed road seeks to address this problem by providing a new one way circulatory system within the school grounds. The proposed new internal road would be double the length of the current arrangements and so would be long enough to accommodate all vehicles accessing the school at peak times and so prevent queuing out of the school onto Morecambe Road. The access into the school off the public highway is proposed to be improved through various highway works in this area that are programmed as part of the County Council's Heysham to M6 Link Road and the combined effect of the improvements would be to relieve the existing congestion problems in this area.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In considering the issues that arise from the proposed development, it is necessary to take into consideration the relevant policies of the Development Plan and the planning history of the site and all other material planning considerations. Government policy is a material consideration that should be given appropriate weight in the decision making process. The Development Plan for the site is made up of the Lancaster City Council - A Local Plan for Lancaster District 2011 – 2031 Development Management Development Plan Document (DPD).

The main issues associated with the proposal relate to the design and the impact on nearby residential amenity.

Three representations have been received objecting to the application on the basis that the use of the internal road will create issues of noise, pollution, loss of privacy and an increased risk of crime to the detriment of the houses on Stanhope Avenue that back onto the school grounds. It is suggested that a solid form of improved fencing should be erected instead of the proposed chain link fencing to help alleviate these problems.

Policy NPPF1 of the Lancaster District DPD seeks to secure development that improves the economic, social and environmental conditions in an area, and seeks to approve without delay planning applications that accord with the policies in the Lancaster District DPD, unless material considerations indicate otherwise. Policy

DM35 of the Lancaster District DPD seeks to ensure, amongst other things, that new development demonstrates a number of general principles; contributes positively to the identity and character of an area through good design, having regard to appropriate siting, layout, separation distances and scale, ensure no significant detrimental impact to amenity in relation to visual amenity, privacy, noise pollution, overlooking and air quality, and ensure that safety and security are fully considered through the design process.

The concerns of the adjacent residents are understood but they have to be assessed in relation to the potential impacts of the development. The proposed road would follow an existing track and would mainly be used at peak times in the morning and afternoon when the school would open and close, so the issues of noise, pollution and loss of privacy would realistically only be for a relatively short time at the beginning and end of the school day and even then, traffic would only pass the houses to access the pick up / drop off areas which would be in similar locations to existing. Vehicular and pedestrian accesses to the school site would still be prevented by 2m high double steel palisade gates and walls across and to the side of the main entrance from Morecambe Road, while two sets of 1.85m high double steel palisade gates would be located at different points along the proposed road to the rear of the Stanhope Avenue properties. The request of the residents to have a solid fence to the rear of the properties is noted. However, due to the relatively minor impacts of the road in terms of noise, it is considered that a requirement to erect such fencing could not be justified.

Whilst the concerns of residents regarding proximity of the road to their houses are acknowledged, a route further from the properties would affect existing areas of play space and playing field which would have implications for the delivery of the school curriculum. Such a route would necessarily be shorter than that proposed and would therefore not have the same benefits in terms of vehicle circulation.

To protect the amenities of the nearest properties and the surrounding area during the construction phase of the development, a condition is proposed restricting the hours within which construction work may be carried out and to require that noise and dust suppression methods be employed throughout the duration of the development. Subject to the imposition of such conditions the development is considered to be acceptable in terms of the impact on the amenities of nearby residential properties and the local area and would therefore accord with Policies NPPF1 and DM35 of the Lancaster District DPD.

LCC Developer Support (Highways) has raised no objection to the proposal but suggest that a condition requiring that the development does not commence until the existing school access at its junction with Morecambe Road has been widened in accordance with an approved scheme. However, the improvements to the school access already form part of the approved consent for the Heysham to M6 Link Road and therefore there is no necessity to request further details of this junction. The works to construct the link road including the junction with the school access are currently underway. Developer Support (Highways) also suggest a condition to require the improved and remodelled vehicular access to be constructed to at least base course level prior to any works to the road within the school grounds taking place. However, it is considered that such a condition would not be required as the

construction of the new internal road is not reliant upon the junction with Morecambe Road being improved and there would be benefits from the construction of the new internal road even if the improvements to the main road are not completed first.

LCC Developer Support (Highways) has also suggested conditions requiring that a construction method statement (CTMMS) be submitted to and approved in writing prior to the commencement of development and that excavation/ construction activities shall be carried out in accordance with the agreed CTMMS at all times, so as to maintain the operation of through routes in the area during the sites period of construction, to ensure the safety of other highway users and minimise the potential risk of conflict between pupils movements and vehicles. This suggested condition is supported given the nature of the school and the existing traffic problems. However, the request that no development shall commence until a review of the schools existing school travel plan has been completed and approved in writing are not supported as the proposal would not increase traffic movements to the school. The requirement is therefore unnecessary.

As part of the proposal, a new parking area for 3 minibuses is proposed on the west side of the infant and junior playground. There is currently no minibus parking at the school and so this can create traffic congestion within the site by blocking the internal roads and because of the time it takes for pupils to get on and off the minibuses. The parking area should help to alleviate these problems and would not affect the existing parking provision at the site. The parking area would only measure 13m long by 5m wide and would be created as a spur to the proposed road on a small grassed area that is unused, and could not reasonably be used as part of the school playing field. Policy DM22 of the Lancaster District DPD states that in relation to the provision of car parking, development proposals will be considered acceptable where the design of the proposal incorporates provision of car parking that accords with the levels and layout requirements set out in Appendix B of this document. In Appendix B, the standards for coach parking at primary schools are on a case by case basis plus they allow a minimum of one drop-off area for a coach. The proposed area would effectively be a parking and waiting area, and given the nature of the Day Special School and how pupils have to be dropped off and picked up, it is considered that the minibus parking area provision would not exceed the parking standards and hence would accord with Policy DM22 and DM35 of the Lancaster District DPD as the siting and layout would be appropriate to good design.

The design of the internal road would involve the removal of approximately nine young and semi-mature trees at the western end of the road to access the infant and junior playground. Approximately 20m of hedgerow would also be removed along the route of the internal road. LCC's Specialist Advisor for Ecology has not objected to the loss of this vegetation subject to conditions to protect nesting birds and to ensure adequate replacement tree and hedgerow planting for that lost. In line with their comments and those of Lancaster City Council, conditions are therefore proposed of protection measures for the trees and hedgerows near to the proposal, a tree works schedule and a replanting, maintenance and landscaping scheme. Subject to such conditions, the development would accord with Policies DM27 and DM29 of the Lancaster District DPD. In the event that bats are found in trees that may be affected by the construction works, then provision would have to be made for their protection. A note is proposed to address this.

In conclusion, the proposed internal road and a new parking area for 3 minibuses would create a one-way system within the school site and provide additional capacity for vehicles delivering and picking pupils up from Morecambe Road Day Special School so that they would not tail back out of the school site and onto Morecambe Road. The development would therefore alleviate congestion and highway safety issues on the public highway. Whilst there may be some minor impacts on residential amenity, the benefits of the development are considered to outweigh those impacts.

In view of the nature, location and purpose of the proposal it is considered that no Convention Rights as set out in the Human Rights Act 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 05th January 2015 and two emails received by the Director of Transport and Environment on 26th January 2015.

b) Submitted Plans and documents received by the Director of Transport and Environment on 05th January 2015:

Drawing No. 11063/1214/PA/001 Rev. C0 - Planning Application Plan

Drawing No. 11063/2700/011 Rev. C0 - Works to School Entrance

Drawing No. 11063/2700/012 Rev. C0 - Fencing Detail

Drawing No. BTC460-TIP - Tree Impact Plan

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

Reason: To enable the adequate control the development and to minimise the impact of the development on the amenities of the local area, and to conform with Policies NPPF1, DM22, DM23, DM27, DM29 and DM35 of the Local Plan for Lancaster District 2011 - 2031 Development Management Development Plan Document.

Control of Noise

3. All plant, equipment and machinery used in connection with the construction phase of the development 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 DM35 of the Local Plan for Lancaster District 2011 - 2031 Development Management Development Plan Document.

Dust

4. Measures shall be taken at all times during the construction phase of the development to minimise the generation of dust and prevent its migration off site.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM35 of the Local Plan for Lancaster District 2011 - 2031 Development Management Development Plan Document.

Hours of Working

5. No construction operations or delivery or removal of materials shall take place outside the hours of:

0800 to 1800 hours, Mondays to Friday (except Public Holidays)
0800 to 1700 hours, Saturdays

No construction operations or delivery or removal of materials shall take place at any time on Sundays or Public Holidays.

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

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM35 of the Local Plan for Lancaster District 2011 - 2031 Development Management Development Plan Document.

Highway Matters

6. No development shall take place including any works of excavation until a construction method statement has been submitted to and approved in writing

by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for the following:

- a) The parking of site vehicles of site operatives and visitors.
- b) Loading / unloading of plant and materials etc taking into consideration the start and finish of the school day and number of students attending the establishment.
- c) Storage of plant and materials during the construction period

Excavation / Construction activities shall be carried out in accordance with the agreed construction method statement at all times.

Reason: In the interests of highway safety and local amenity and to conform with Policy DM35 of the Local Plan for Lancaster District 2011 - 2031 Development Management Development Plan Document.

7. Measures shall be taken at all times during the construction of the development to ensure that no mud, dust or other deleterious materials are tracked onto Morecambe Road by HGV's leaving the site.

Reason : In the interests of highway safety and to conform with Policy DM35 of the Local Plan for Lancaster District 2011 - 2031 Development Management Development Plan Document.

8. There shall be no parking of contractor's vehicles associated with the development on Morecambe Road.

Reason: In order to avoid conflict with other road users during the construction period, in the interests of highway safety and local amenity and to conform with Policy DM35 of the Local Plan for Lancaster District 2011 - 2031 Development Management Development Plan Document.

Landscaping

9. No development shall commence until a scheme and programme for the landscaping of the site and of tree protection and replacement measures has been submitted to and approved in writing by the Director of Transport and Environment. The scheme and programme shall include details of:-

- a) Tree protection measures for those trees and vegetation that are to be retained to include root protection measures for such vegetation.
- b) A tree works schedule for works proposed to any on or off site trees and hedges.
- c) A detailed Arboriculture Method Statement for all work proposed within identified root protection areas and within 1m of protective barrier fencing, to include the location, and identification of special

measures, materials and method of installation for all new surfaces and underground utility services proposed. On site arboriculture supervision must be included. The development shall be carried out in accordance with the approved details.

d) Details of new tree and shrub planting to include replacement trees for those lost during the development including details of species, numbers, locations to be planted, planting methods and protection measures.

The approved protection measures required by a) shall be employed for the duration of the works, including site preparation and clearance work and throughout the construction phase of the development. The planting works required by d) above shall be implemented in the first available planting season following the completion of the construction phase of the development and shall thereafter be maintained for a period of five years including weed control, replacement of failures and maintenance of protection measures.

Reason: In the interests of visual and local amenity and to conform with Policy DM29 of the Local Plan for Lancaster District 2011 - 2031 Development Management Development Plan Document.

10. No trees or hedgerows shall be removed during the bird-breeding season between 1 March and 31 July inclusive unless they have been previously checked and found clear of nesting birds in accordance with Natural England's guidance and if appropriate, an exclusion zone set up around any vegetation to be protected. No work shall be undertaken within the exclusion zone until birds and any dependant young have vacated the area.

Reason: To protect nesting birds and to conform with Policy DM27 of the Local Plan for Lancaster District 2011 - 2031 Development Management Development Plan Document.

Definitions

Director of Transport and Environment : means the Director of Transport and Environment of the County Planning Authority or any successor position to that post

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

Notes

This consent is associated with the requirement to construct, 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) [North] [address and telephone number see below] quoting the planning permission reference.

Area Manager (Public Realm) North : Hampson Lane, Hampson Green, Galgate,
Lancaster LA2 0H7 Tel:01524 752290

If bats are found or suspected at anytime during demolition or construction activities, work in that area should cease immediately until further advice has been sought from Natural England and/or the scheme ecologist. The scheme ecologist, Natural England or their agents in the Lancashire area will be able to locate a licensed bat worker to remove any bats present which might be harmed during the works. If bats are exposed during the works and are vulnerable to harm, gloves or a container should be used to move them to a dark and quiet area, until a bat worker has been contacted.

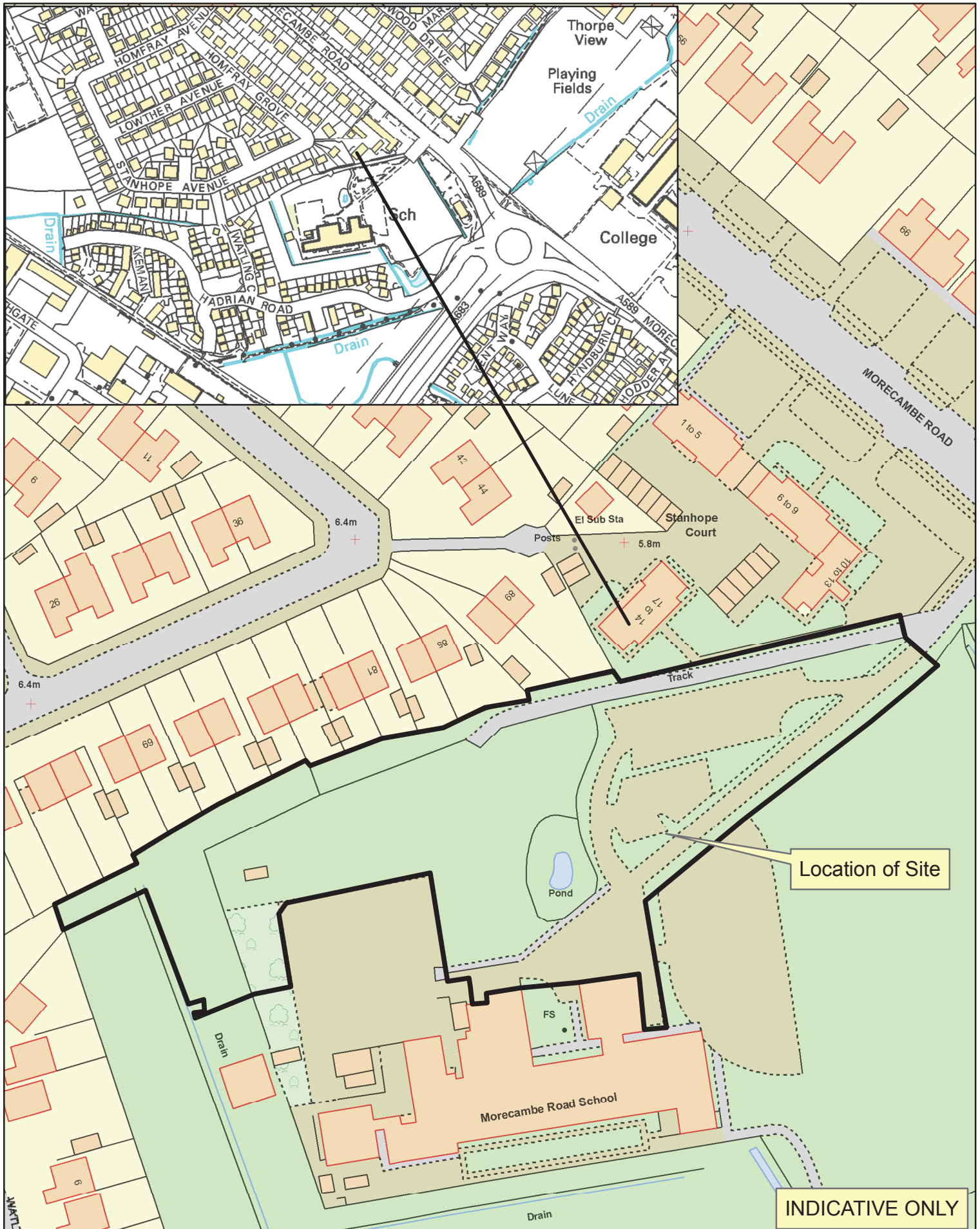
Any trees to be removed should be done using measures to reasonably avoid damage to any bats that may be present, for example, soft felling techniques whereby limbs are gently lowered to the ground to reduce the impact of felling.

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

Paper	Date	Contact/Directorate/Ext
LCC/2015/0006	05 January 2015	Rob Jones/Environment/ 534128

Reason for Inclusion in Part II, if appropriate

N/A



APPLICATION LCC/2015/0006 MEASURES TO INCREASE OFF HIGHWAY VEHICLE WAITING AREA, IMPROVE VEHICLE FLOW AND IMPROVE PUPIL SAFETY AT MORECAMBE ROAD SCHOOL, MORECAMBE IN ASSOCIATION WITH THE HEYSHAM TO M6 LINK. MORECAMBE ROAD SCHOOL, MORECAMBE ROAD, MORECAMBE

Agenda Item 8

Development Control Committee
Meeting to be held on 25 February 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, 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/2014/0169
Arkolme C of E Primary School, Main Street, Arkholme
Proposed modular building with access ramp to provide additional classroom.

Preston City

Application: No. LCC/2014/0165
Mobility Centre, 28, Friargate, Preston
To provide a changing places toilet facility in a modular building adjacent to the mobility centre including 2.5 m high fencing and gate for security to the rear and side and a ramp is to be provided for access.

South Ribble Borough

Application: No. LCC/2014/0172
Penwortham Girls High School, Cop Lane, Penwortham
Erection of a single storey building and canopy to existing playground.

Chorley Borough

Application: No. LCC/2014/0173
Chorley Mayfield School, Gloucester Road, Chorley
Single storey building to provide additional teaching accommodation for 16-19 year olds.

Burnley Borough

Application: No. LCC/2014/0171
Padiham Primary School, Burnley Road, Padiham, Burnley
Proposed extension to front of the school to provide three meeting rooms.

Pendle Borough

Application: No. LCC/2014/0163
Pendle View Primary School, Gibfield Road, Colne
Extension to modular building and additional car parking.

Recommendation

That the report be noted.

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

Paper	Contact/Directorate/Ext
LCC/2014/0163	LCC/2014/0171
LCC/2014/0165	LCC/2014/0172
LCC/2014/0169	LCC/2014/0173

Susan Hurst, Environment
Ext: 34181