

Lancashire County Council

Development Control Committee

Wednesday, 2nd September, 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 16 July 2015** (Pages 1 - 6)

The committee are asked to agree that the Minutes of the last meeting held on 16 July 2015 be confirmed and signed by the Chair.
4. **West Lancashire Borough: application number. LCC/2014/0008** (Pages 7 - 24)

Application under the Environment Act 1995 for review of working and restoration conditions to an old mining permission at Ravenhead Brickworks, Up Holland, Skelmersdale
5. **West Lancashire Borough: Application No. LCC/2015/0026** (Pages 25 - 40)

Retrospective change of use of land and existing building from light industrial (Class B1) to a mixed use for light industrial (Class B1) and storage and distribution (Class B8)uses and the recycling of non-hazardous waste plastics together with the erection of a warehouse building for the storage and distribution of materials associated with the uses. Unit 1, Station Yard Factory, Station Road, Rufford

6. **Chorley borough: application number LCC/2015/0069** (Pages 41 - 46)
Revised working scheme including amended levels and extension of the mineral extraction and landfill areas at Clayton Hall Landfill Site, Dawson Lane Whittle Le Woods

7. **Preston City: Application number 6/13/0528/1** (Pages 47 - 54)
Application for approval of details reserved by condition to planning permissions 6/13/0528 and LCC/2014/0122 relating to the construction of the Broughton Bypass, Preston.

8. **Pendle Borough: Application number LCC/2015/0073** (Pages 55 - 60)
Retention of existing demountable classroom and new timber cladding and access ramp. Reedley County Primary School, Reedley Road, Brierfield.

9. **Planning Applications determined by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation.** (Pages 61 - 62)

10. 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.

11. Date of Next Meeting

The next meeting of the Development Control Committee will be held on Wednesday 14 October 2015 at 10.00 a.m. in Cabinet Room B - the Diamond Jubilee Room, County Hall, Preston.

I Young
Director of Governance,
Finance and Public Services

County Hall
Preston

Agenda Item 3

Lancashire County Council

Development Control Committee

Minutes of the Meeting held on Thursday, 16th July, 2015 at 10.00 am in Cabinet Room 'B' - The Diamond Jubilee Room, County Hall, Preston

Present:

County Councillor Munsif Dad (Chair)

County Councillors

T Aldridge	D Howarth
A Cheetham	M Johnstone
B Dawson	P Rigby
M Devaney	K Sedgewick
C Henig	K Snape
S Holgate	B Yates

1. Apologies for absence

Apologies were received from County Councillors M Green and P Hayhurst.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

County Councillor K Snape declared a non pecuniary interest in agenda item 6 as the County Councillor for the area concerned.

3. Minutes of the last meeting held on 23, 24, 25 and 29 June 2015

Resolved: That the Minutes of the last meeting held on 23, 24, 25 and 29 June 2015 be confirmed and signed by the Chair.

4. Lancaster City: Application number. DCO HEYSHAM M6 05 The Lancashire County Council Torrisholme to the M6 Link (A683 completion of Heysham to M6 link road) Order 2013 schedule 2 - Amendments to the supporting structures for the advance direction signing of the remodelled northbound junction 34 diverge under requirement 4(2) of the Development Consent Order. Heysham to M6 link road, Lancaster.

A report was presented on the above application for amendments to the supporting structures for the advance direction signing of the remodelled northbound junction 34 diverge of the Heysham to M6 link road, Lancaster.

The report included the views of Highways England.

The Development Management Officer, presented a PowerPoint presentation showing the site locations and an illustration of the sign design.

Resolved: That the details of amended motorway signage as set out in application ref Heysham DCO M6 05 be approved.

5. Lancaster City: Application number DCO HEYSHAM M6 06 The Lancashire County Council (Torrisholme to the M6 link (A683 completion of Heysham to M6 Link Road) Order 2013 schedule 2 - Amendments to the general arrangements of Beaumont Gate retaining wall in accordance with drawing B1082600/31741/0001 revision C2 under requirement 4(2) of the confirmed Development Consent Order. Heysham M6 Link Road, Lancaster

A report was presented on the above application for amendments to the general arrangements of Beaumont Gate retaining wall in accordance with drawing B1082600/31741/0001 revision C2 under requirement 4(2) of the confirmed Development Consent Order. Heysham M6 Link Road, Lancaster.

The report included the views of Lancaster City Council and National Grid Gas and Electricity.

The Development Management Officer, presented a PowerPoint presentation showing the site location and an illustration of the Beaumont Gate retaining wall.

Resolved: That drawing 5/3/ST18/IPC/01 showing the design of the Beaumont Gate Retaining Wall be replaced by drawing B1082600/31741/0001.

6. Chorley Borough: application number LCC/2014/0170 Quarry extension at Brinscall Quarry, Twistmoor Lane, Withnell, Chorley

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

The Committee members had visited the site and the local highway network on 13 July 2015.

The report included the views of Withnell Parish Council, Chorley Borough Council, the Environment Agency, Natural England, the Health and Safety

Executive, the County Council's Developer Support (Highways), Landscape Service, Ecology Service and Archaeology Service and details of 234 letters of representation received.

The Development Management Officer, presented a PowerPoint presentation showing the location of the site, the nearest residential properties and the access road. The presentation also included an aerial photograph of the quarry from the 1960s and photographs of the site from various aspects including from Heather Lea Drive, Sandringham Drive and St Joseph's Primary School.

The Officer reported that an additional 8 representations had been received including one from the Wildlife Trust for Lancashire, Manchester & North Merseyside. Further details of the representations together with the advice from the Officer was set out in the Update Sheet. (Copy attached at Annex A to the Minute Book).

The Committee was also informed that an e-petition with 371 signatories had been received objecting to the proposal.

The Committee heard representations from six individuals objecting to the application. They reiterated the concerns raised in the committee report and on the update sheet in relation to the impacts on the landscape and ecology of the area. Concern was also raised regarding a number of issues associated with HGV traffic and the impacts of such on local residents and highway safety.

They also felt that:

- An adequate supply of mineral for building stone and aggregate was available from elsewhere in the County. Therefore, the extension was not required.
- A number of ecological concerns had not been addressed.
- The application should be resubmitted as the withdrawal of the tree planting scheme considerably altered the application.
- The proposal would impact on the wildlife corridor and intrude further into the moors which were earmarked for SSSI status.
- The proposal would bring the quarry in close proximity to the '3 trees' and Cockers Folly which were of important significance to local residents. People had scattered ashes at the site and at Cockers Folly and it would be disrespectful to those memories.
- No hydrological survey had been undertaken.
- No consideration had been given to a similar application which had been refused planning permission in 1975.

The committee was informed that the majority of these concerns were addressed in the committee report and on the update sheet. The committee was also informed that the application which was refused in 1975 was for a much larger area, an extension to the southern boundary with traffic proposed to go through Withnell and Brinshall.

In response to concerns raised by the Committee, the officer advised that:

- The removal of the tree planting scheme would not represent a significant change to the application.
- The SSSI has been considered and the concerns raised by the Council's Ecology Service had been dealt with by further information which had been advertised and could be satisfactorily addressed by the imposition of conditions to any planning permission.
- A comprehensive section on the need for minerals was set out in the committee report
- Noise levels taken on site had been extrapolated to the extended site and were considered to be acceptable.
- The '3 trees' and Cocker's Folly were outside the proposed development area.
- The issue of drainage water on the access road to the site was an enforcement issue and one which related to the existing quarry operation.
- The discharge consent was controlled by the Environment Agency which had set out clear standards for discharge.

Following debate, it was Moved and Seconded that:

"The application be deferred until such time as an independent hydrological survey has been undertaken and taken into consideration and until the SSSI status for the area has been determined and introduced."

Upon being put to the Vote, the Motion was Lost.

Following further debate during which the requirement for local, regional and national supplies for the mineral was discussed, it was:

Resolved: That, after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, planning permission be **granted** subject to conditions set out in the report to the Committee.

**7. Preston City: Application number 6/13/0528/1
Application for approval of details reserved by condition to planning permissions 6/13/0528 and LCC/2014/0122 relating to the construction of the Broughton Bypass, Preston.**

A report was presented on an application for the approval of details reserved by condition to planning permissions 6/13/0528 and LCC/2014/0122 relating to the construction of the Broughton Bypass, Preston.

The Development Management Officer reported that a letter had been received from the Broughton bypass review group who represent Broughton in Amounderness CE Primary School and Broughton St John Baptist Church.

The Review Group stated that they were still in discussions with the County Council regarding the details of landscaping and surface water drainage. The Review Group had noted several comments that had been made by the Inspector in her report into the CPO inquiry including the impacts of noise on the school / church, the details of the landscaping, design of the new car park and drainage arrangements. The Review Group therefore requested that a decision be deferred until such time as the Review Group had the opportunity to consider the submitted details.

Members were asked to note that the recommendation to the committee report required that the details be approved subject to no objections being received in the consultation period. The consultation period on the submitted details ends on 29th July which would provide the Review Group with time to consider the details and provision to make any further comments if they so wish. In the circumstances, the committee was asked whether it wished to defer consideration of the application until the next meeting on 2 September.

It was therefore Moved and Seconded that consideration of the application be deferred until the next meeting of the Committee on 2nd September 2015.

On being put to the vote the Motion was Carried. It was therefore

Resolved: That the application be deferred until the next meeting of the Committee on 2nd September 2015.

- 8. Lancaster City: application number LCC/2015/0053**
Proposed single storey extension to school to provide six new classrooms, hall, storage, meeting rooms, new entrance, plant room and staff area, further extension to existing kitchen, new car parking area with 6 metre high lighting columns, new tarmac playground and new fencing and gates.
Lancaster Road County Primary School, Lancaster Road, Morecambe.

A report was presented on an application for a proposed single storey extension to Lancaster Road County Primary School, Lancaster Road, Morecambe to provide six new classrooms, hall, storage, meeting rooms, new entrance, plant room and staff area, a further extension to the existing kitchen, new car parking area with 6 metre high lighting columns, new tarmac playground and new fencing and gates.

The Committee noted that no representations had been received.

The Development Management Officer presented a PowerPoint presentation which included an aerial photograph of the site and the nearest residential properties. The Committee was also shown an illustration of the proposed site layout plan and the elevations and photographs of the site from various aspects.

Following questions to the Officer with regard to the parking provision at the school it was:

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

9. Planning applications determined by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation.

It was reported that since the meeting of the Development Control Committee on the 20 May 2015, nine planning applications had been granted planning permission by the Head of Service Planning and Environment in accordance with the County Council's Scheme of Delegation.

Resolved: That the report be noted.

10. Urgent Business

There were no items of urgent business.

11. Date of Next Meeting

Resolved: That the next meeting of the Committee be held on Wednesday 2 September, 2015.

I Young
Director of Governance, Finance
and Public Services

County Hall Preston

Agenda Item 4

Development Control Committee

Meeting to be held on 2nd September 2015

Electoral Division affected: Skelmersdale East

West Lancashire Borough: application number. LCC/2014/0008
Application under the Environment Act 1995 for review of working and restoration conditions to an old mining permission at Ravenhead Brickworks, Up Holland, Skelmersdale.

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

Executive Summary

Application under the Environment Act 1995 for a review of working and restoration conditions to an old mining permission at Ravenhead Brickworks, Up Holland, Skelmersdale. The application is accompanied by an environmental statement which contains information in relation to noise, landscape and visual, transport, natural heritage, hydrology, flood risk and dust.

Recommendation – Summary

That having first taken into consideration the environmental information as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 submitted in connection with the application, Old Mining Permission ref 9/10/26 be subject to conditions relating to working programme, completion dates for restoration, noise and dust, highway matters, ground and surface water, archaeology, restoration and aftercare.

Applicant's Proposal

The application is made under the Environment Act 1995 and is for the review of working and restoration conditions to an old mining permission providing for the working of minerals at Ravenhead Brickworks, Skelmersdale.

The current planning permission for the site has an end date of 22nd February 2042. For the purposes of future working, the site has been divided into area A and area B. Over the next 15 years, the applicant proposes the continuation of mineral working in Area A down to the lowest point of the excavation. This would involve the removal of 2 million tonnes of material, approximately 0.73 million tonnes of which would be backfilled into the worked out areas to achieve the final restoration scheme. Area B is currently unworked land and it is predicted that these areas will remain unworked over the next 15 year period.

Most of the clay and shale materials required for the brickworks are imported into this site from other quarries and it is proposed that an area in the centre of the quarry will continue to be used for the stockpiling of these materials over the next 15 year period.

The applicant proposes the restoration of an area of former quarry located immediately to the west of the houses adjacent to the site. This area would be backfilled using waste / overburden materials to the approximate original ground levels and would then be subject to a landscaping scheme. The applicant proposes that these works would be completed within three years of the review conditions being approved.

Area A would be progressively restored to a lake in the base of the excavation, new cliff faces to provide replacement SSSI standard geological exposures and surrounding grassland and woodland. No restoration details have been provided should area B be worked.

The application is accompanied by an Environmental Statement which examines the impact of the proposed development in terms of noise, landscape and visual, transport, natural heritage, hydrology, flood risk and dust.

Description and Location of Site

Ravenhead Brickworks is located in Up Holland to the east of Skelmersdale. The site is accessed off the A577 via Chequer Lane.

The site subject to the old mining permission has an area of approximately 36 hectares, the northern part of which is comprised of the existing brickmaking factory and brick storage area together with a redundant brick making plant that is currently being redeveloped as a concrete products factory. The remainder of the site is comprised of the existing quarry which has been worked to a maximum depth of 105 -110 m AOD together with an area of agricultural grazing land that is yet to be worked under the existing permission. Large areas of the existing quarry are used for the stockpiling of imported clay and shale materials that are used as feed stock for the brickworks.

To the north and east of the brick making factory and part of the quarry are residential areas off Fieldview, Highmeadow and Broadacre. There is also residential development along Chequer Lane including a new housing development that is currently being constructed adjacent to the western boundary of the site.

Much of the existing quarry is designated as a SSSI for its geological interest as it displays several important sections through the Lower Carboniferous Coal Measures.

Part of the unworked land within the permission area (area B east) is located within the Green Belt.

Background

History

Planning permission ref 9/10/26 for the working of shale minerals on this site was first granted in 1949. A first review of the working and restoration conditions to this permission under the Environment Act 1995 was completed in 1998 (ref 8/98/0008).

A number of other permissions have been granted on this site for brick making plant and equipment. Planning permission ref LCC/2014/0148 was granted in 2015 for the redevelopment of part of the brickmaking plant as a concrete products factory.

Planning Policy

National Planning Policy Framework: Paragraphs 11 – 14, 17, 89 – 90, 109 – 119, 142 - 146 and 206 are relevant in terms of the definition of sustainable development, core planning principles, green belts, conserving the natural environment, facilitating the sustainable use of minerals and the use of planning conditions.

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

Policy CS3 Meeting the demand for new minerals

Joint Lancashire Minerals and Waste Local Plan (JLMWLP)

Policy DM2 Development Management

West Lancashire Borough Local Plan

Policy EN2 Preserving and Enhancing West Lancashire's Natural Environment

Policy GN3 Criteria for Sustainable Development

Consultations

West Lancashire Borough Council: No objection subject to the County Council ensuring that noise mitigation conditions are applied to ensure the amenities of neighbouring residents are protected.

Environment Agency: The EA object to the removal of condition relating to groundwater monitoring. The EA consider that the developer has not assembled sufficient information to understand groundwater levels across the site. A condition is therefore needed requiring the developer to prepare a scheme of water monitoring and a water management plan to show how water will be abstracted, used and discharged.

The Coal Authority: The applicant should be aware of the location of and stability of abandoned mine workings on the site and the possibility of intercepting such workings or coal as part of the development.

Natural England – The application site contains the Ravenhead Brickworks SSSI. Natural England advise that the proposed works are not likely to impact upon the

SSSI provided that they are undertaken in accordance with the application documents. NE consider that the conditions proposed by the applicants are broadly acceptable.

United Utilities – UU do not have any existing assets in the area but the developer must ensure that all existing water courses are maintained to ensure that any existing outfalls have somewhere to discharge to.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. Seven representations have been made raising the following issues:-

- The nearest properties directly overlook the quarry and the impacts of noise are unbearable.
- The site has recently begun to quarry stone which has increased the noise impacts of the operation through the crushing and screening operations.
- The proposed initial restoration area proposed by the applicant will not prevent noise as it is not high enough – the area needs to be at least 5 metres higher than the adjacent gardens.
- The working hours for the site are too long which makes it difficult to use gardens.
- The hours for the brick making plant should be the same as the quarry.
- The permission should not allow the working of materials other than the shale.
- The views from the nearest houses have deteriorated in recent years and the site now has the appearance of an open cast mine.
- The use of the site for the stockpiling of imported shale and loading into the brickworks is very disturbing.

Advice

The Environment Act 1995 provides for the updating of working and restoration conditions on old mining permissions and for their regular review at fifteen year intervals. The purpose of this legislation is to ensure that all mineral workings operate under modern schemes of working and restoration conditions and are subject to planning controls that reflect modern environmental standards. The legislation provides for all active sites benefitting from old mining permissions to be subject to an initial review with periodic review thereafter. The old mining permission relating to the extraction of minerals at Ravenhead Quarry was subject to an initial review in 1998 which resulted in a new scheme of working and restoration conditions for the site. The current application is to comply with the legislation requiring the permissions for such sites to be reviewed periodically.

It is important to recognise that the application is not to enable mineral extraction beyond the boundaries or parameters set by the original old mining permission. The application is only to consider the working and restoration conditions that should be attached to the existing permissions. In considering the conditions that should be imposed, Government advice is that a 'distinction should be drawn between conditions that deal with the amenity and environmental aspects of quarrying, which should not affect the asset value of the site, and those conditions that would fundamentally affect the economic structure of the operation'. If the result of the new

conditions would provide further restrictions which would prejudice adversely to an unreasonable degree either the economic viability or asset value of the site, then a liability for compensation could arise. Conditions likely to give rise to such compensation claims would include those that restrict the area or depths of minerals that could be worked or those that restrict hours of operation or tonnages of minerals extracted per year.

In this case the original permission for the site was granted in 1949 and provides for the extraction of shale over the whole of the permission area. However a large part of the site is now occupied by the brickmaking factory, the development of which either benefits from separate planning permissions or which appears to have been constructed under the permitted development rights which apply to mineral workings. Additional areas of the original permission in the north east corner and western sides are now occupied by housing developments.

Working Proposals

The application includes an indicative working plan covering the next 15 year period. The applicant proposes to continue working the minerals within phase 1 and 2 of the quarry but does not propose at this stage to develop area B which is the unworked land to the east and south of the existing quarry. Over the next 15 years, it is therefore likely that the quarry will not extend significantly beyond its existing limits. This is due to the fact that the majority of the clay and shale minerals which supply the Ravenhead brickworks are imported on a campaign basis from the applicant's other quarry sites at Huncoat near Accrington and Dalton north of Skelmersdale. These imported materials are used to construct stockpiles in the centre of the quarry which are then gradually worked to feed the brickworks.

The remaining mineral extraction activities with phases 1 and 2 over the next 15 year period will be confined to the working of small quantities of the fireclays which are found in thin seams in the lower part of the site together with some limited areas of more general shale extraction at higher levels. As part of the proposed working scheme, it is now proposed to employ a 50 metre standoff to the houses on Broadacre. The existing permission allows working up to the boundary of the site which immediately adjoins the properties. The incorporation of the standoff would therefore have some environmental benefits by providing a buffer zone where none currently exists.

Within the brick shale reserves at this site are also bands of sandstone. In recent years, these materials have been crushed on site and exported as aggregate. These sandstone materials have to be removed in order to access the underlying shale / fireclay materials. The existing permission for shale extraction has no depth limitation and it is therefore considered that the removal of these materials is permitted under the old mining permission for the site. The working of these materials does not require any blasting and the volumes of such materials remaining within phases 1 and 2 are relatively small. Any condition which sought to prevent the working of such materials would affect the asset value of the site and would therefore be likely to attract a compensation claim.

Whilst it is not anticipated that either part of area B will be worked over the next 15 years, a condition is proposed that requires the details of the working of those areas to be submitted and approved should extraction proceed more quickly than is currently anticipated. The condition provides for details of screening and standoffs from the properties given the close proximity of some parts of area B to houses and would ensure that the local amenity impacts of future working are minimised as far as possible.

The main activity within the quarry therefore relates to the stockpiling of imported shale materials and the working of these stockpiles on a continual basis to feed the brickworks. These activities give rise to the majority of the complaints and objections that have been received to the current application in terms of the proximity of these activities to the nearest houses and the impacts on residential amenity including visual impacts, noise and dust and working hours.

In particular, the brickworks operates on a 24hrs per day, 7 days per week basis and to ensure that the works has sufficient supplies of raw materials, shale is transported by loading shovel between the stockpiles and the factory between 06.00 – 18.00 Mondays to Sundays. There are no conditions on hours of operation attached to the original 1949 permission. Any condition which sought to further restrict the operating hours of the brickworks itself or the loading operations beyond those hours that are currently used would be likely to affect the economic viability of the site and would therefore be liable to a compensation claim. A condition on general hours of operation is proposed and the applicant is willing to accept a condition controlling the hours within which shale stockpiles are formed. The applicant is also willing to accept a condition controlling the hours within which shale is moved between the stockpile area and the brickworks but which reflects the hours that are currently used for such operations.

The areas used for stockpiling of imported materials are located approximately 100 metres from the nearest properties on the north east side of the quarry. These properties have been developed relatively recently and were constructed up to the boundary with the quarry and incorporated no buffer area to provide protection to residential amenity. The applicant has recognised that the quarry does have some impacts on these properties and the proposed working scheme therefore proposes that an area of the quarry measuring 150 metres by 70 metres nearest the houses off Vale Croft, Field View and Broadacre be backfilled with quarry waste / stored overburden to original ground levels and then subject to a landscaping scheme (the initial restoration area). Once the landscaping has developed, this proposal would have some benefits for the visual outlook from the properties as it would help to screen the views of the brickworks and stockpiling area that are currently gained from the rear elevations of these houses. One resident considers that the proposed landscaping area should be in the form of a raised bund. Whilst this may provide more effective noise screening, such a bund would take longer to construct, the actual construction operations would be very close to the houses and all of the current long distance views from these houses would be lost. The applicant's proposal to construct a relatively flat landform with landscaping is therefore supported and it is suggested that the details of these works be the subject of a condition.

The initial restoration area would also have the benefit of displacing the some of the stockpiling areas further into the quarry so that they are further from the houses. Discussions have taken place with the operator as to whether it would be possible to further relocate the stockpiling areas into worked out areas of phase A where they would be even further from the houses. However, stockpiles in this location would increase transportation distances to the brickworks which might increase noise and potential dust impacts to the nearest houses and would also bring activities closer to the houses on the western boundary of the quarry.

The applicant has also proposed conditions relating to noise levels and monitoring, dust and noise controls and prohibition of blasting. These conditions are considered acceptable subject to minor wording changes to meet the tests in paragraph 206 of the NPPF and would be acceptable in terms of policy DM2 of the LMWLP.

Ground and surface water

The Environmental Statement includes an investigation of the ground and surface water issues relating to the working of minerals at this site. The applicant has concluded that there are no local ground water or surface water abstractions within 1km of the site and that the site does not lie within a sensitive groundwater area. Equally the site does not currently discharge any water into local surface water courses. The applicant estimates that groundwater abstraction will only be required once mineral working extends below 86 – 97 metres AOD which is below the current depth of working. At this time water will need to be discharged off site to a water course. A condition was imposed on the previous review permission ref 8/98/0008 requiring a scheme and programme of ground water monitoring to be submitted and approved. The applicant therefore considers that a further such condition is unnecessary as he considers that an approved scheme is already in place. However, an acceptable scheme was never approved and the Environment Agency request that a condition on groundwater monitoring is included in any new schedule of working conditions. Such a condition is therefore proposed requiring a scheme to be submitted within twelve months of the date of any revised conditions. This scheme will ensure that an adequate monitoring and mitigation programme is in place prior to the workings reaching a stage where they are likely to have a significant impact on ground water or require discharge to surface water courses and would ensure compliance with Policy DM2 of the LMWLP.

Transport Issues

Ravenhead Brickworks benefits from a relatively high standard access onto the A577 via a short length of Chequer Lane. Vehicle movements to and from the quarry currently use the main access point through the brickworks site which is hard surfaced and which incorporates wheel cleaning facilities. The number of vehicle movements associated with the export of minerals from the quarry is very small and most vehicle movements are associated with the importation of shale materials from other quarry sites. Such movements usually take place on a campaign basis over a few weeks to enable a stockpile to be constructed. Chequer Lane is of reasonable standard and leads quickly (100 metres) to the A577 leading to the M58. There are three properties located off Chequer Lane close to the site entrance. The impacts of traffic associated with this site are therefore relatively slight. Conditions are

recommended regarding wheel cleaning and sheeting of vehicles and the hours within which materials are imported to the site to ensure that the transport impacts of the development are properly controlled and to ensure compliance with Policy DM2 of the LMWLP.

Restoration proposals

The applicant has included restoration proposals for phases 1 and 2 which provide for this part of the site to be restored to a combination of grassland, woodland / scrub with a shallow lake in the base of the quarry (maximum of 1.5 metres deep). The restoration would also provide for the retention of a number of cliff faces which would ensure that geological exposures of SSSI standard are retained. The application includes a management plan for the SSSI which identifies the features of interest and which has guided the working and restoration proposals to ensure that sufficient exposures are retained in the ongoing working of the quarry. Natural England have no objection to the proposals subject to a condition to protect the geological features of the SSSI.

The other aspects of the restoration proposals would allow the site to be restored to a variety of habitats that would benefit wildlife and the visual amenities of the area. Subject to a condition being imposed requiring the details of the restoration to be approved together with a timescale for the restoration of the initial restoration area and phases 1 and 2, it is considered that the proposals are acceptable.

No restoration details have been provided for Area B as it is not anticipated that this land will be worked during the next review period. However, a condition has been included within the revised schedule of conditions providing for details of restoration to be submitted prior to entering phase B should entry into that area be required sooner than anticipated.

Conclusions

The purpose of the Environment Act legislation is to ensure that all mineral working sites are subject to schemes of working and restoration conditions that meet modern environmental standards. The last schedule of conditions for this site was approved in 1998.

The main issue at this site relates to the close proximity of residential areas to the current and future areas of the quarry. The future working and restoration proposals for this site have been revisited as part of the current application and incorporate a number of measures that are designed to reduce the impacts of the quarrying and stockpiling operations on the nearest residents. The revised schedule of conditions has been drafted to ensure that these measures are implemented in the near future and that the general working and restoration of the site is subject to a set of conditions that reflect modern environmental standards and current Government advice. It is considered that the recommended conditions would not affect the asset value or economic viability of working the site and therefore would not result in a likely compensation claim. The conditions would ensure that site operations comply with the requirements of the development plan and are therefore recommended for approval.

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

Recommendation

That having first taken into consideration the environmental information as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 submitted in connection with the application Old Mining Permission ref 9/10/26 be subject to the following conditions:-

Time Limits

1. The winning and working of minerals authorised by this permission shall cease not later than 22nd February 2042. The site shall thereafter be finally restored in accordance with the scheme and programme approved under the requirements of condition 24 by not later than 22nd February 2043.

Reason: To ensure the working and restoration of the site within a reasonable timescale in the interests of visual amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste 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 Application for review of conditions ref LCC/2014/0008, Environmental Statement and supporting statement received by the County Planning Authority on 10th January 2014.

- b) Submitted Plans and documents:

Drawing 66721.SS.002 - Site Area Plan
Drawing 66721.SS.003 - Planning permission boundary
Drawing 66721.SS.007 - Phase 1
Drawing 66721.SS.008 Rev A - Phase 2.
Drawing 66721.SS.009 - Restoration Masterplan
Drawing 66721.SS.010 - Sections

- 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.

3. Within six months of the date of this permission, a scheme and programme for the landscaping of the Initial Restoration Area as shown on drawing ref

66721.SS.007 Rev A shall be submitted to the County Planning Authority for approval in writing.

The scheme and programme shall contain the following information:

- a) The depth of soil materials to be used in the restoration of the Initial Restoration Area and measures to be taken to produce a graded surface suitable for seeding.
- b) Details of seeding including seed mixes to be used and rates of application.
- c) Details of proposed tree and shrub planting including sizes, types and numbers of species to be planted, planting techniques and protection measures.
- d) Details of drainage measures to be implemented along the boundary with the adjacent residential properties.

The Initial Restoration Area shall be infilled to the contours shown on drawing 66721.SS.007 Rev A within 36 months of the date of this permission and shall thereafter be landscaped in accordance with the conditions of the approved scheme and programme within a further period of six months.

The landscaping works in the Initial Restoration Area shall thereafter be maintained for a period of five years including weed control, maintenance of protection measures and replacement of dead and dying plants.

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

4. Working of minerals within phases 1 and 2 shall only take place within the area edged pink and labelled 'proposed limit of extraction' on drawing 66721.SS.008.

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

5. Within twelve months of the date of this permission, a scheme and programme of water monitoring shall be submitted for the approval of the County Planning Authority. The scheme and programme shall contain details of the following:-

- a) Information to establish the level of the water table within the site.
- b) Details of groundwater monitoring to be undertaken upon commencement of working below the water table including location and construction of monitoring boreholes, information to be recorded and reporting of results to the County Planning Authority.
- c) Details for how ground and surface water arising on the site will be managed including details for treatment and discharge off site.

The approved scheme shall be implemented and maintained at all times upon commencement of working below the water table.

Reason: In the interests of the protection of ground and surface water resources and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

6. The Ravenhead Quarry Geological Site of Special Scientific Interest shall be maintained during the duration of mineral extraction and restoration operations in accordance with the Ravenhead Quarry SSSI Management Scheme dated November 2013.

Reason: To ensure that the interest features of the geological SSSI are maintained during the working and restoration of the site and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

7. No soil stripping or winning and working of minerals shall take place within the areas shown as Area B (South) and Area B (East) on drawing 66721.SS.003 until a scheme and programme of working and restoration has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall contain details of the following:-

- a) Details of standoffs from noise sensitive properties.
- b) The locations, dimensions and means of construction of screening mounds around the perimeter of Area B.
- c) Details for the working of minerals including limits of extraction, direction of working, phasing and configuration of faces.
- d) Details of the areas to be used for the stockpiling of brick making materials including heights of stockpiling.
- e) A revision of the restoration scheme approved under the requirements of condition 25 including details and positions of faces to be retained including those to preserve the Geological SSSI, dimensions and depths of any water areas in the base of the excavation, removal of soil screening mounds and landscaping measures including details of tree and shrub planting.

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.

8. Noise emitted from the site shall not exceed the background level +10 DB LAeq (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 or at any other location subsequently approved in writing by the County Planning Authority:

- a) No 11 Vale Croft
- b) No 158 Tower Hill Road
- c) No 232 Tower Hill 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.

9. The noise limits set out in condition 8 above shall not apply during the stripping of soils and overburden on the site, the construction of storage mounds for these materials and their deconstruction and respreading during restoration of the site. Noise from any of these activities shall not exceed 70 dBLAeq (1 hour) (free field), as defined in this permission, as measured from any of the properties identified in condition 7 at a point closest to the noise source. For these activities the background +10 dBLAeq (1 hour) (free field) limit shall not be exceeded for more than 51 days in any one calendar year unless otherwise agreed in writing by the County Planning Authority. A written record shall be made of the dates that these activities are taking place and shall be made available to the County Planning Authority on request.

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.

10. No winning and working of minerals, formation of stockpiles or restoration works shall take place outside the hours of:

07.30 to 18.30 hours, Mondays to Fridays (except Public Holidays)
07.30 to 13.00 hours on Saturdays

No winning and working of minerals, formation of stockpiles or restoration works shall take place at any time on Sundays or Public Holidays.

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

The hours of operation stated by this condition shall not apply to the working of stockpiles in order to supply raw materials to the brickworks. Such operations shall not take place outside the hours of 06.00 - 18.00 Mondays to Sundays.

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.

11. Stockpiles of brickmaking materials or aggregate including imported materials shall not be located other than within the areas shown for that purpose on drawing 66721.SS.007 Rev A. Such stockpiles shall not exceed a level of 138 m AOD.

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

12. A topographical survey shall be submitted to the County Planning Authority within five years of the date of this permission or on any other occasion requested by the County Planning Authority. The survey shall consist of a plan drawn to a scale of not less than 1:2500 which identifies all surface features within the site, a 10 metre grid survey identifying levels and contoured to 1 metre intervals relating to all land over where winning and working and minerals has taken place.

Reason: In order to allow the proper monitoring of the site and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

13. The provisions of Part 17 Class B of the Town and Country Planning (General Permitted Development) Order 2015 or any amendment, replacement, re-enactment thereof are excluded and shall not apply to this development. Any development referred to in that part shall only be carried out pursuant to a planning permission granted under Part III of the Town and Country Planning Act 1990 or any amendment, replacement or re-enactment thereof.

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

14. The wheel cleaning measures installed at the site shall be used by all Heavy Goods Vehicles associated with the winning and working of minerals and the importation of shale materials into the site to ensure that no mud, dust or other deleterious materials are deposited on the public highway by Heavy Goods Vehicles leaving the site.

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

15. All vehicles transporting minerals of a size less than 100 mm in any dimension from the site shall be securely sheeted.

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.

16. Any internal haul road or private way between the wheel cleaning facilities and the public highway that is used by HGVs to egress the site shall throughout the development be metalled and drained and kept clear of debris along its entire length at all times

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

17. Access to and egress from the site shall only be via the existing entrances from Chequer Lane and Tower Hill Road as shown on drawing 66721.SS.003.

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

18. There shall be no use of the Tower Hill Access by HGVs until a scheme and programme for the improvement of the access has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall contain details of the following:-

- a) The improvement of the access including turning radii and surfacing.
- b) Details of wheel cleaning measures to be provided including design and location of measures.
- c) Details of the signage to be provided to advise drivers that they should only turn right out of the access.

The access shall be improved in accordance with the requirements of the approved scheme prior to any HGVs using the Tower Hill Road access.

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

19. 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.

20. Noise monitoring shall be undertaken in accordance with the noise management and monitoring scheme dated November 2013 and contained in Appendix 2 of the Supporting Statement.

A copy of the monitoring results shall be retained for a period of 12 months and shall be made available to the County Planning Authority on request.

21. All mobile plant used on the site shall be fitted with and use non-audible or white noise reversing alarm systems.

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.

22. Measures to minimise the generation of dust shall be taken at all times in accordance with the Dust Management and Monitoring Scheme included at Appendix 3 of the supporting statement.

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

23. No blasting shall be utilised in the winning and working of minerals at the site.

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

Safeguarding Watercourses/Drainage - Storage of Oil / Fuel

24. 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.

Restoration and Aftercare

25. Within ten years of the date of this permission, a scheme and programme for the final restoration of the site shall be submitted to the County Planning Authority for approval in writing. The scheme and programme shall be based upon drawing 66721.SS.009 and shall provide for the following:-
- a) The treatment of the lake margins and how these areas would be landscaped.
 - b) Details for the spreading of soils including depths of placement and types of materials to be respread or details for the treatment of remaining shale material to provide a soil making material suitable for the planting of trees and establishment of grassland.
 - c) Details for seeding of the restored surface including seed mixes to be used and rates of application.
 - d) Details for tree and shrub planting including areas to be planted, details of numbers, types and species of plants, planting techniques and protection measures.
 - e) Details for the measures to control the water level in the lake.
 - f) The retention of the SSSI geological exposures as proposed in the Geological SSSI Management Plan submitted in appendix 4 of the Supporting Statement
 - g) The restoration of the clay stockpile area.

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

26. Within ten years of the date of this permission, a scheme and programme of aftercare 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) The maintenance of tree and shrub planting including maintenance of protection measures, replacement of failed planting and weed control.
- b) Management of the SSSI exposures in accordance with the Geological SSSI Management Scheme.
- c) Management of the grassland areas including re seeding works, measures to control erosion and other management measures to promote the development of a full grass sward across restored areas.
- d) Measures to control invasive weeds.

Upon certification in writing of the completion of restoration in any phase of the site as defined in this permission, aftercare of that phase shall be undertaken for a period of five years in accordance with the approved scheme and programme of aftercare.

Reason: In the 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.

Notes

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

Definitions

Completion of Restoration: The date the County Planning Authority certifies in writing that the works of restoration in any phase of the site in accordance with the scheme and programme approved under the requirements of condition 25 have been completed satisfactorily.

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

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

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

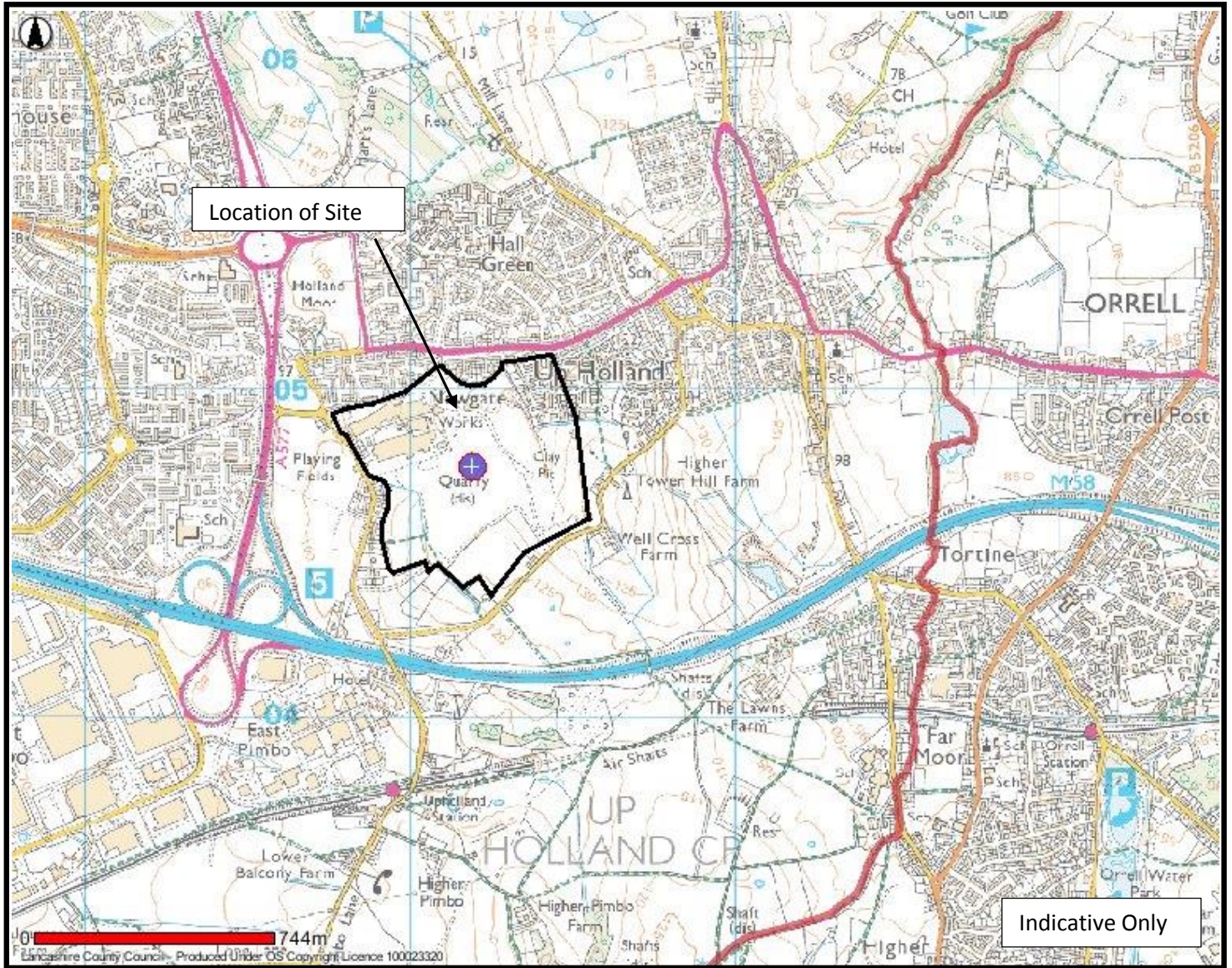
Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact /Ext
LCC/2014/0008	10th January 2014	Jonathan Haine 534130

Reason for Inclusion in Part II, if appropriate

N/A

APPLICATION LCC/2014/0008 APPLICATION UNDER THE ENVIRONMENT ACT 1995 FOR THE REVIEW WORKING AND RESTORATION CONDITIONS ON AN OLD MINING PERMISSION. RAVENHEAD QUARRY, IBSTOCK BRICK, CHEQUER LANE UPHOLLAND.



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Development Control Committee

Meeting to be held on 2nd September 2015

Electoral Division affected: West Lancashire West
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West Lancashire Borough: Application No. LCC/2015/0026

Retrospective change of use of land and existing building from light industrial (Class B1) to a mixed use for light industrial (Class B1) and storage and distribution (Class B8) uses and the recycling of non-hazardous waste plastics together with the erection of a warehouse building for the storage and distribution of materials associated with the uses. Unit 1, Station Yard Factory, Station Road, Rufford.

Contact for further information:

Rob Jones, 01772 534128

DevCon@lancashire.gov.uk

Executive Summary

Application - Retrospective change of use of land and existing building from light industrial (Class B1) to a mixed use for light industrial (Class B1) and storage and distribution (Class B8) uses and the recycling of non-hazardous waste plastics together with the erection of a warehouse building for the storage and distribution of materials associated with the uses. Unit 1, Station Yard Factory, Station Road, Rufford.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, building materials, site operations, hours of working, highway matters, noise, foul and surface water drainage, lighting and landscaping.

Applicant's Proposal

Planning permission is sought for the retrospective change of use of land and existing building from light industrial (Class B1) to a mixed use for light industry (Class B1) and storage and distribution (Class B8) uses and the recycling of non-hazardous waste plastics together with the erection of a warehouse building for the storage and distribution of materials associated with the uses.

The applicant imports waste plastics to the site which are then washed, dried, granulated and then transferred into sacks for transport off site for further processing and reuse.

The warehouse would be a portal framed building measuring 36.4 metres x 15.4 metres. The roof would be pitched with an overall height of 7.4m and 6m to the eaves. The only door would be a roller shutter door measuring 3m x 3m in the southern elevation. There would be rooflights but no windows. The warehouse would have 0.3m high brickwork at the base and be clad with vertical composite sheeting. The southern elevation would have a 2.9m high band of horizontal boarding with glazing above. The cladding and boarding would be coloured dark green.

The site operates between the hours of 7.00am and 7.00pm on weekdays and Saturdays, and is closed on Sundays or public/bank holidays. The site generates two x 7.5 tonnes HGV's and 3 employee car trips per day and two articulated trucks per week.

The site processes up to 10,000 tonnes of plastic per annum.

Description and Location of Site

The site is an existing industrial site located on the north side of the B5246 Station Road and on the east side of Rufford. The site is a flat and rectangular shaped area measuring 174m by 40m covering an area of 0.56 ha.

The access is on the south side of the site from Station Road where the entrance gates are set back 7m from the public highway. The access leads to an open yard area that occupies the majority of the site and is used for loading and unloading of vehicles and external storage. An existing warehouse building is on the west side of the site set back approximately 30m from Station Road. A number of portable buildings are on site; one for staff use inside the eastern boundary opposite the existing building, and separate toilet and office blocks to the south of the existing building. Mature trees are located inside and along all the boundaries and that screen the site. Those trees closest to Station Road are covered by Tree Preservation Orders.

The site is bound to the east by a railway line, to the north by the River Douglas, to the west by agricultural fields and Alsley Lodge Residential Care Home, and to the south by Station Road. Three residential properties are located on the southern side of Station Road close to the site access. Approximately 20m to the east of the site entrance along Station Road is a railway level crossing providing access to Rufford Railway Station.

The new building would be in the northern half of the site in a similar position to a building previously located in this area. The new building would be set back approximately 90m from Station Road. No trees would be removed to facilitate the new building.

The whole of the site falls within the Green Belt and Flood Risk Zone 2.

Background

Planning permission for an extension to the existing industrial building and the erection of 2 storey offices, was granted in November 1991 (ref. 1991/0681).

Planning permission for a mobile phone telecommunications compound and equipment, was refused in July 1999 but allowed on appeal in May 2000 (ref. 1999/0585).

Planning Policy

National Planning Policy Framework (NPPF): Paragraphs 11 – 14, 17 - 19, 28, 56 – 66, 79 – 81, 87 – 91, 103, 104, 109, 123 and 125 are relevant with regard to the presumption in favour of sustainable development, core planning principles, building a strong competitive economy, supporting a prosperous rural economy, the requirement for good design, protecting Green Belt land, flood risk, conserving and enhancing the natural environment, noise and light.

National Planning Practice Guidance

Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD

Policy CS7 Managing 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 – Site Allocation and Development Management Policies – Part One (LMWLP)

Policy NPPF 1 Presumption in favour of sustainable development
Policy DM2 Development Management
Policy WM1 Capacity of Waste Management Facilities

West Lancashire Local Plan 2012-2027 Development Plan Document (DPD)

Policy GN3 Criteria for Sustainable Development
Policy GN5 Sequential Tests
Policy EC2 The Rural Economy
Policy IF2 Enhancing Sustainable Transport Choice
Policy EN2 Preserving and Enhancing West Lancashire's Natural Environment

Consultations

West Lancashire Borough Council – Object as the proposal would conflict with paragraph 89 of the NPPF which states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt.

Paragraph 89 lists six exemptions to this but the erection of new storage and office buildings do not fall into one of these categories. Therefore it is considered that the development would be inappropriate development at this site and would be contrary to the NPPF.

Paragraph 87 of the NPPF states that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'. It appears that no special circumstances have been put forward as part of this planning application which would outweigh the resultant harm to the Green Belt.

However, if LCC is to approve the planning application then suitable planning conditions should require the following:

- The submission of a Tree Method Statement so that the building is constructed in such a way to avoid root damage, pruning is agreed to facilitate the building and that tree protection methods are in place.
- Restrictions on operational hours, outside working and use of outside areas for the storage of items other than vehicles

Rufford Parish Council – Express serious concerns in relation to the following:

- The drainage overflow pipe needs further clarification.
- Reported nauseating smells by the public coming from the unit.
- The Parish Council like the idea of West Lancashire Borough Council's suggestion of an alternative location for the building.

LCC Developer Support (Highways) – No objection.

Environment Agency - No objection and make the following comments:

- The proposed surface water drainage scheme that has been submitted is satisfactory.
- A Foul Drainage Assessment has not been submitted with the application. There is not a main foul sewer within 30m of the site and so it is considered that a connection to the main sewer is not viable. An advisory note should be included on the granting of any permission to state that the applicant/ landowner should contact the EA to provide the details of the foul water drainage prior to the erection of the new building as an Environmental Permit may be required from the EA.
- Works to the outfall pipe may require the Consent of Lancashire County Council as the Lead Local Flood Authority as the discharge is to an ordinary watercourse.

Network Rail - Object as the submitted 'Drawing No. LE13035-001 - Outline Drainage Strategy' proposes that foul water discharges onto Network Rail land to an assumed soakaway. This is not acceptable to Network Rail. The application cannot be supported until the developer submits a drawing showing that the foul water will be diverted away from the Network Rail boundary.

The following comments are also made:

- Once the construction commences, the developer should submit a risk and method statement for the proposal to Network Rail Asset Protection to consider all works to be undertaken within 10m of the operational railway.

- HGV's turning into the site sometimes back over the level crossing while they are waiting for someone to open the gates. This clearly presents a danger to other road users and to part of the railway network.

LCC Lead Local Flood Authority – No objection subject to the imposition of a condition to require the development is carried out in accordance with the submitted 'Drawing No. LE13035-001 - Outline Drainage Strategy' and the mitigation measures referred to in the drawing to limit the surface water run-off generated for all storm events to 5 litres per second, and for the provision of compensatory flood storage. An advisory note should be included on the granting of any permission to state that the applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site.

Canal and River Trust - No observations received.

LCC Specialist Advisor (Ecology) – No observations received.

LCC Specialist Advisor (Landscaping) – No observations received.

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

- This type of business should be on an industrial estate, well away from residential properties and not in a rural, Green Belt setting.
- There are potential hazards, such as explosions, associated with the storage of the type of waste materials that the site accepts. This would be dangerous to nearby houses and can only have a detrimental effect on the character of the area.
- HGV's and articulated trucks regularly have to park outside the site entrance partially on Station Road, 'pip' their horn and wait until the gates are opened before they can enter the site. The vehicles sometimes have to do a dangerous reversing manoeuvre to enter the site. The situation presents a danger to other road users who have to cross the double solid white lines in the centre of the road to pass the waiting vehicles, and because the Station Road railway level crossing is adjacent to the site entrance with a blind bend another 100 metres beyond on Station Road.
- The noise from fork lift trucks operating in the yard area is irritating due to their high pitch alarms.
- The proposed welfare unit and unrestricted hours of opening would be in close proximity to houses and create a loss of privacy.

County Councillor Dereli has expressed concerns as to surface and foul water drainage issues, hours of working and highway matters, and wish them to be controlled by condition.

Advice

Planning permission is sought for the retrospective change of use of land and existing building from light industrial (Class B1) to a mixed use for light industry

(Class B1) and storage and distribution (Class B8) uses and the recycling of non-hazardous waste plastics together with the erection of a warehouse building for the storage and distribution of materials associated with the uses.

The site is currently used for plastic recycling and for storage and distribution uses.

The plastic recycling business involves importing non-toxic and non-hazardous waste plastic items to the site, such as PVC, polycarbonate and HDPE, in the form of plant pots, empty containers such as margarine tubs, shampoo bottles and kegs for recycling that would otherwise go to landfill. The process involves washing the plastic, drying it, granulating it into 5mm pieces and then exporting the granulated product for final processing and re-use in the manufacture of new products such as milk crates, bread trays and garden benches. This process is industrial in nature and is undertaken within the existing warehouse type building on the west side of the site near to the entrance. The use is already in operation and hence this aspect of the application is retrospective.

The storage and distribution use involves taking and storing products such as detergents and other cleaning liquids from manufacturers and then distributing them elsewhere. These products and the waste plastics to be processed in the recycling business are currently stored externally in the yard area around the site.

The proposed warehouse building is required as some plastic types must be retained in dry condition to prevent deterioration of the product. The warehouse would also provide office and staff welfare facilities and remove the need for the three existing containers/ portable buildings along the eastern and western boundaries in the southern half of the site currently used for those purposes. The application initially proposed that the additional warehousing would be provided through an extension to the existing building. However, the application has since been modified to propose a free standing building located further into the site.

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 Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, the Joint Lancashire Minerals and Waste Core Strategy and Local Plan – Site Allocation and Development Management Policies – Part One (LMWLP), and the West Lancashire Local Plan 2012-2027 Development Plan Document (DPD).

National Planning Policy encourages recycling and the re-use of waste to reduce reliance on land filling.

The NPPF seeks to ensure that the planning system supports and secures economic growth in order to create jobs and prosperity and plan for a low carbon future, whilst

at the same time ensuring the environmental impacts of development are acceptable, and to support the sustainable growth and expansion of all types of business and enterprise in rural areas including through the provision of well designed buildings. Policy CS7 of the Core Strategy DPD seeks to manage our waste as a resource, while Policy CS8 of the Core Strategy DPD seeks to ensure an adequate provision of suitable waste facilities across the county to ensure that waste can be managed as a resource. The shredding of waste plastic to make a granulated product for commercial use in the manufacture of other products diverts waste from landfill and moves waste up the waste hierarchy as it is a re-use of waste. The proposal therefore complies with the principle of National Planning Policy and with Policies CS7 and CS8 of the Core Strategy DPD in terms of waste management strategy.

The proposal raises issues in relation to the location of the site within the Green Belt, the impact on visual and residential amenity, highway safety, flood risk and surface and foul water drainage.

The proposed site is located within the Green Belt. The NPPF seeks to prevent inappropriate development that would be harmful to the Green Belt and which should not be approved except in very special circumstances. Paragraph 89 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. The NPPF lists six exemptions to this. West Lancashire Borough Council have objected to the application as they consider that the erection of the warehouse would not fall into one of these categories and would therefore be inappropriate development. However, one of the exemptions listed includes the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The application is an existing industrial site. The new warehouse would be sited in a similar location to a building that was previously on this site and hence it would constitute the redevelopment of a previously developed site. The applicant initially proposed to provide the new warehousing by extending the existing building towards Station Road. However, this would have required the removal of several trees subject to Tree Preservation Orders and would have been closer to the residential properties off Station Road. The application was therefore modified to provide the new warehousing through a new building located towards the rear of the site.

The whole site is bordered by mature trees which would effectively screen the new building. From Station Road the new building would largely be hidden behind the existing warehouse and therefore the visual impact of the new building in the Green Belt would be minor and would not have a greater impact on the openness of the Green Belt than the existing development.

A condition can be imposed requiring the protection of the trees on the site boundaries. The external elevations of the warehouse would be coloured dark green but to ensure the exact colour is acceptable, a condition should require details of the colour to be submitted for approval. Should it be the intention to provide any

additional lighting to the site, then to restrict any light spill to the surrounding area, the details of such lighting should be subject of a condition. Subject to the imposition of these conditions, the visual impact of the warehouse including on the openness of the Green Belt is acceptable and complies with the policy within the NPPF and Policies EC2 and EN2 of the West Lancashire Local Plan DPD.

The nearest houses to the site are located approximately 15m away from the site boundary on the opposite side of Station Road. It should be remembered that this site has a history of industrial uses and therefore this application does not propose a new industrial activity in this location. The plastics recycling activity is undertaken within the existing building and is not an especially noisy activity. To protect residential amenity, conditions should restrict the hours of construction, the opening and operating hours of the site to between 7.00am and 7.00pm on weekdays and Saturdays and not at any time on Sundays or public/bank holidays, and mobile plant used in the yard area should be fitted with non-audible or white noise reversing alarms. Subject to such conditions, it is considered that the application is acceptable in terms of local amenity and conforms with Policy GN3 of the West Lancashire Local Plan DPD.

In relation to highway impacts, the number and type of vehicles accessing the site would be two x 7.5 tonnes HGV's and 3 employee car trips per day and two articulated trucks per week. The existing site access has been used to serve previous industrial uses on this site and has adequate visibility onto Station Road. The LCC Developer Support (Highways) has raised no objection to the application. However, concerns have been expressed that HGV's waiting to access the site are overhanging the highway and can result in vehicles queuing over the nearby level crossing. In order to avoid such a situation, a condition should be imposed requiring the gates to Station Road to remain open at all times during business hours to allow HGV's to pull clear of the highway. The applicant has also provided a plan to demonstrate how HGV's can enter and leave the site in a forward gear by turning within the site to avoid them having to reverse onto Station Road. To ensure that the turning space for HGV's can be achieved for the duration of the development, a condition should be imposed to requiring the turning area to remain clear of any storage and car parking at all times. West Lancashire Borough Council suggest a restriction on the use of outside areas for storage and the aforementioned condition would effectively require external storage to take place in a location away from Station Road so as to minimise any visual impact. The height of stored items in the yard area can be restricted by condition to 4 metres. With such conditions, the development accords with Policy IF2 of the West Lancashire Local Plan DPD.

In relation to flood risk and drainage matters, the Environment Agency are satisfied with the proposed surface water drainage scheme that has been submitted but comment that a Foul Drainage Assessment has not been submitted. Network Rail have objected that the foul water discharge is proposed onto Network Rail land to an assumed soakaway. In response to this objection, the foul water discharge referred to is existing and has taken place for many years. To ensure there is ensure there is no pollution, a condition should require that no development shall take place until a foul and waste water drainage scheme for the site has been submitted and approved. In accordance with the request of LCC Lead Local Flood Authority, a condition should be imposed to require the discharge of surface water in accordance

with the submitted 'Drawing No. LE13035-001 - Outline Drainage Strategy', plus the inclusion of an advisory note that Land Drainage Consent is required from LCC before starting any works on site. The development would therefore accord with Policy GN3 of the West Lancashire Local Plan DPD.

There are concerns from a local resident in relation to contamination risks, fire safety concerns and from potential hazards, such as explosions, associated with the storage of the type of waste materials that the site accepts. Issues relating to the type of waste plastic received at the site and contamination risks are a matter for the Environment Agency. The operations at the site are covered by controls under an exemption to the Environmental Permitting Regulations, a copy of which has been submitted with the application. The EA only issue such an exemption if activities do not cause harm to human health and amenity and do not cause risk to water, air, plants and animals. Issues relating to health and safety and fire risks are a matter for the Health and Safety Executive. However, the types of waste materials stored at the site would not normally give rise to risks of explosions or fire.

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

Working Programme

1. 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 17th February 2015, two emails from the applicant received on 30th July 2015 and the email from the applicant received on 14th August 2015.
 - b) Submitted Plans and documents received by the County Planning Authority on 17 February 2015:

Drawing No. 101 Issue P - Tree Survey
Drawing No. 101 Issue P - Tree Protection Plan

Submitted Plans and documents received by the County Planning Authority on 30 July 2015:

Site Location Plan
Drawing No. P5303-01 Rev. E - Plan and Elevations
Proposed HGV turning area and parking layout
Drawing No. LE13035-001 - Outline Drainage Strategy
Supplementary Report on Existing Trees
Tree Survey
Drawing No. 102 Issue P - Tree Protection Plan

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

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policies NPPF 1, DM2 and WM1 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policies CS7, CS8 and CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policies GN3, GN5, EC2, IF2 and EN2 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Building Materials

2. No development of the new warehouse building shall take place until details of the exact colour of the external elevations of the building have been submitted to the County Planning Authority and approved in writing. Thereafter, the warehouse building shall be maintained in the approved colour/s.

Reason: To protect the visual 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, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Site Operations

3. Materials shall not be stored in the external yard areas to a height exceeding four metres above ground level.

Reason: In the interests of the visual amenities of the area and to conform with Policy GN3 of the West Lancashire Borough Local Plan.

Hours of Working

4. No site operations, including the delivery or export of materials shall take place except between the hours of:-

0700 to 1900 hours, Mondays to Friday (except Public Holidays)
0700 to 1700 hours, Saturdays

The site shall not operate at any time on Sundays or Public Holidays.

This condition shall not however operate so as to prevent 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 DM2 of the

Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

5. No construction operations or the associated delivery or removal of materials associated with the construction of the new building 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 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 DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Highway Matters

6. The vehicle access gates from Station Road shall remain open at all times during the hours of operation specified in condition 4 to allow vehicles access to the site and to prevent vehicles overhanging the highway and causing obstruction to other road users.

Reason: In the interests of highway safety and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policies GN3 and EC2 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

7. The turning space for HGV's as shown on the 'Proposed HGV turning area and parking layout' plan shall be available for use at all time during the development. There shall be no storage of materials or parking of vehicles within this area which would restrict the ability for HGV's to turn within the site.

Reason: To ensure that there is sufficient space within the site for the turning of HGV's in the interests of highway safety and to conform with Policy GN3 of the West Lancashire Borough Local Plan.

8. The portable buildings used for staff welfare shall be removed from the site within one month of the new warehouse building being brought into use.

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

9. Within one month of the date of this planning permission, the car parking spaces and motorcycle and cycle parking provision as shown on the drawing 'Proposed HGV turning area and parking layout' shall be provided and maintained for the duration of the development.

Reason : To ensure parking provision in accordance with adopted standards and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One and Policies GN3 and IF2 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Control of Noise

10. 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. All plant, machinery and equipment 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 Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

11. Within three months of the date of this planning permission, all mobile plant used on the site shall be fitted with non-audible or white noise reversing alarms.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Safeguarding of Watercourses and Drainage

12. Prior to the commencement of the development of the warehouse building, a scheme and programme for the collection, treatment and disposal of all foul and waste water arising on the site to ensure that there shall no discharge of contaminated or polluted drainage to ground or surface waters shall be submitted to the County Planning Authority for approval in writing. The measures contained in the approved scheme shall thereafter be implemented and maintained in full working order thereafter.

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 – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

13. The development shall be carried out in accordance with the submitted 'Drawing No. LE13035-001 - Outline Drainage Strategy' and the mitigation measures referred to in the drawing to limit the surface water run-off generated for all storm events to 5l/s, and for the provision of compensatory flood storage.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the County Planning Authority in consultation with the LCC Lead Local Flood Authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and that compensatory storage of flood water is provided, and to reduce the risk of flooding to the proposed development and future occupants and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Floodlighting

14. No additional lighting shall be erected to illuminate the site unless the details of such lighting including the position, direction and design of such lighting has first been submitted to and approved in writing by the County Planning Authority. Any such details shall include provisions to reduce light pollution to adjacent land.

Thereafter, the lighting shall be operated in accordance with the approved specification at all times.

Reason: To minimise light spill beyond the site boundary and to safeguard 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, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Landscaping

15. All trees forming part of the site boundaries shall be protected from any damage and maintained throughout the construction period and life of the development by the implementation of the tree root protection zones and tree protection methods as detailed in the submitted Supplementary Report on Existing Trees, the Tree Survey and Drawing No. 102 Issue P - Tree Protection Plan.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, and Policies GN3 and EN2 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

Notes

The applicant's attention is drawn to the observations of Network Rail in their letter of 7th April 2015.

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

This permission does not grant the applicant permission to connect to the ordinary watercourse(s) and it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site.

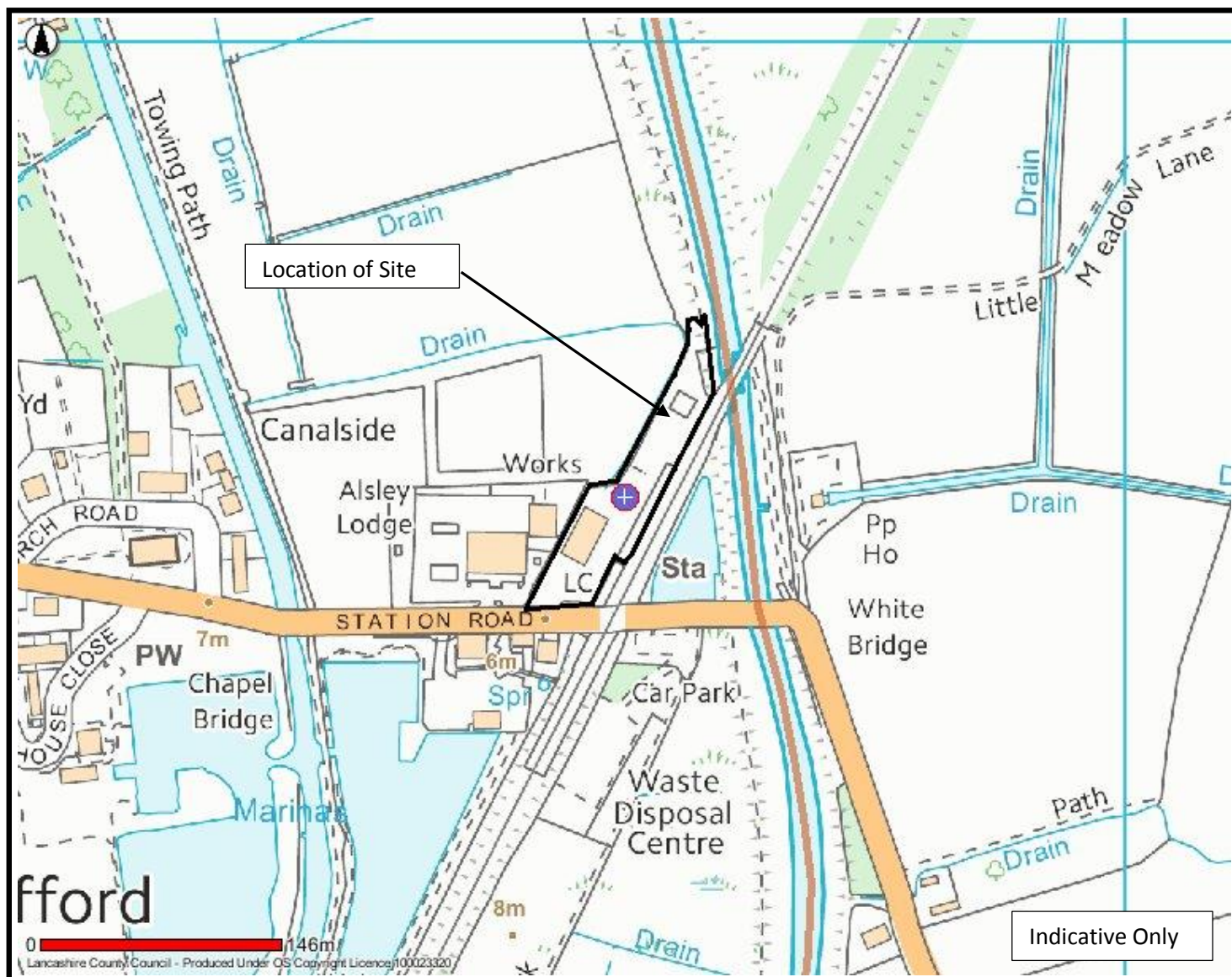
Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact/Ext
LCC/2015/0026	17 February 2015	Rob Jones/34128

Reason for Inclusion in Part II, if appropriate

N/A

APPLICATION LCC/2015/0026 RETROSPECTIVE CHANGE OF USE FOR THE RECYCLING OF PLASTICS AND EXTENSION TO THE EXISTING WAREHOUSE BUILDING AND WELFARE UNIT. UNIT 1 STATION ROAD, RUFFORD



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Agenda Item 6

Development Control Committee

Meeting to be held on 2 September 2015

Electoral Division affected: Chorley North, Chorley Rural North

Chorley borough: application number LCC/2015/0069

Revised working scheme including amended levels and extension of the mineral extraction and landfill areas at Clayton Hall Landfill Site, Dawson Lane Whittle Le Woods

Contact for further information:

Robert Hope, 01772 534159, Development Management Group

DevCon@lancashire.gov.uk

Executive Summary

Application – Revised working scheme including amended levels and extension of the mineral extraction and landfill areas at Clayton Hall Landfill Site, Dawson Lane Whittle Le Woods.

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

Recommendation – Summary

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

Applicant's Proposal

Planning permission is sought for a revised working scheme at Clayton Hall Landfill Site including amended levels and extension of the mineral extraction and landfill areas at the southern boundary of the current active landfill area.

The applicant has stated that the proposal would include the excavation of some 72,000m³ of sand/overburden over an area of approximately 0.6 hectare along with the landfilling of some 288,000m³ of non-hazardous municipal, commercial and industrial waste over a wider area of 5.7 hectares incorporating the extension area and existing site. Final contours would also be amended to accommodate the likely need to retain landfill gas and leachate control infrastructure beyond cessation of landfilling. The maximum height of proposed levels would not exceed those currently approved.

The proposal is likely to increase the life of the site from about 4 years to 8 years (the existing permission expires in 2028).

There would be no change to site accommodation, buildings, waste types, vehicle numbers and operating hours.

Description and Location of Site

Clayton Hall is a former sand quarry, which is now being restored through the deposit of non-hazardous waste. The site also has an associated waste management and recycling centre. The site is accessed from Dawson Lane and is located between Whittle-le-Woods and Leyland, on the western flank of the River Lostock Valley.

Agricultural land and woodland extends beyond the site to the north and east. Buckshaw Village is to the south. An established residential estate is located to the north-west of the existing site.

This site is located within Green Belt.

Background

History

Clayton Hall Quarry is a long established sand quarry, which is currently being restored by landfilling. The old mining planning permissions relevant to this site were reviewed under the provisions of the Environment Act 1995 and new planning conditions were determined on 6 April 1998 as part of permission ref. 09/98/049. The reviewed conditions provide for the extraction of minerals followed by progressive restoration of the site involving the importation of waste materials until the end of 30 years from the date of the permission i.e. 6 April 2028. The site is currently subject of first periodic review (see application ref. 09/13/1075) and an Environmental Statement is currently being prepared for the purposes of Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

Planning permission for a waste baling and recycling centre was granted in February 1991 (ref 09/90/0690).

Planning permission for an extension to the existing facility to provide a new recycling shed weighbridge and office cabin and inert/green waste sorting bays was granted in March 2003 (ref 09/02/1268).

Planning permission for the demolition of an existing workshop building and erection of a new building on the same site for use as transfer station was granted in April 2005 (ref 09/05/0150).

Planning permission for the erection of a concrete leachate tank and landfill gas flare was granted in August 2007 (ref. 09/07/0640).

Planning permission for the erection of 3 leachate tanks was granted in June 2008 (ref. 09/08/0478).

Planning permission for the erection of a landfill gas generator for the generation of electricity from landfill gas, gas flare, plant, switch/meter room and ancillary offices and stores was granted in March 2009 (ref. 09/09/0009).

Planning permission for a proposed additional gas engine, revised layout of renewable electricity generation compound used to generate electricity, and retention of meter and switch/substation cabinets was granted in April 2011 (ref. 09/11/0058).

Planning permission for the construction of a leachate tank, heat exchange unit, pipework and bridges to be used to treat landfill leachate was granted in November 2011 (ref: 09/11/0794).

Planning permission was granted on 30 November 2012 for an extension to the waste sorting and recycling centre building to connect with the existing waste transfer station, increase in the roof height of the existing building to create continuity, additional external water tanks, electrical cabinets and the creation of additional car parking spaces (ref. 09/12/0868).

Planning permission was granted on 19 February 2015 for the construction and use of a new tank for storage of water for fire-fighting, with association pump house and concrete foundation (ref. LCC/2015/002).

Advice

It is considered that a site visit would provide the Committee with a clearer understanding of the development proposal, any issues raised, and the relationship of the site to the surrounding area before the application is determined.

Recommendation

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

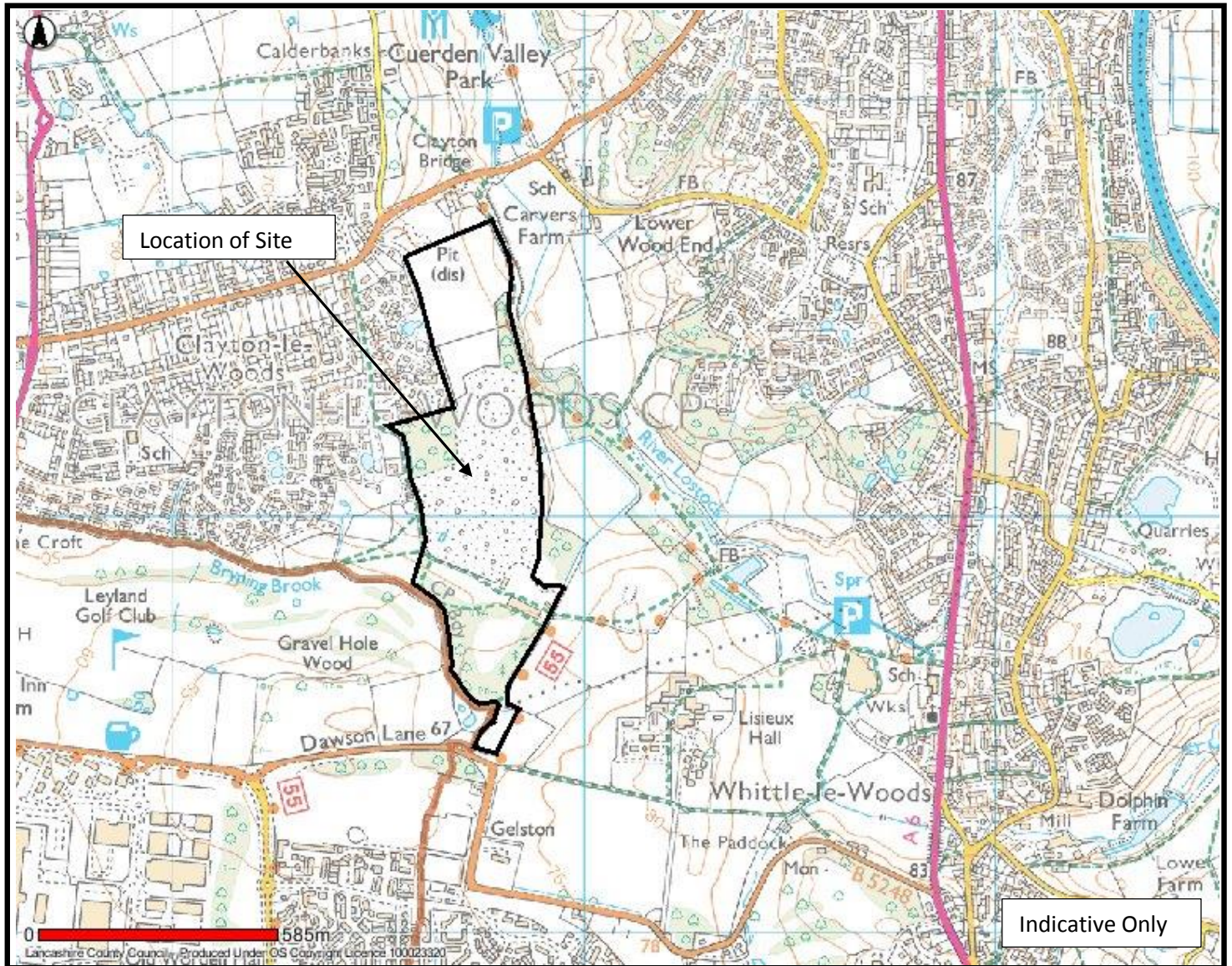
Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact / Ext
LCC/2015/0069	August 2015	R Hope/34159

Reason for Inclusion in Part II, if appropriate

N/A

APPLICATION LCC/2015/0069 REVISED WORKING SCHEME INCLUDING AMENDED LEVELS AND EXTENSION OF THE MINERAL EXTRACTION AND LANDFILL AREAS. CLAYTON HALL LANDFILL SITE, DAWSON LANE WHITTLE LE WOODS



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Agenda Item 7

Development Control Committee

Meeting to be held on 2nd September 2015

Electoral Division affected: Preston Rural

**Preston City: Application number 6/13/0528/1
Application for approval of details reserved by condition to planning permissions 6/13/0528 and LCC/2014/0122 relating to the construction of the Broughton Bypass, Preston.**

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

Executive Summary

Application for approval of details reserved by condition to planning permissions 6/13/0528 and LCC/2014/0122 relating to the construction of the Broughton Bypass, Preston.

Recommendation – Summary

That the details submitted for the purposes of conditions 3, 4, 5, 6, 7, 9, 19, 20 and 24 of planning permission 6/13/0528 and condition 3 of planning permission LCC/2014/0122 are acceptable and should therefore be approved.

Applicant's Proposal

The application is for the approval of details for a number of planning conditions to planning permissions 6/2013/0528 and LCC/2014/0122 which relate to the construction of the Broughton Bypass, Preston.

The conditions for which details are submitted are as follows:

Planning permission 6/2013/0528 (authorising the construction of the bypass)

Condition 3 – details for the landscaping of the bypass route

Condition 4 – details of ecological mitigation measures

Condition 5 – details of surfacing materials to be used for the bypass construction

Condition 6 – details of street lighting and highway signage

Condition 7 – details for the routing of the Guild Wheel cycle route along Durton Lane

Condition 9 – details of traffic management along Durton Lane.

Condition 19 – Surface water drainage

Condition 20 – Details of measures to dispose of surface water.

Condition 24 – Environmental Management Plan

Planning permission LCC/2014/0122 (For the development of an underpass at the northern end of the scheme)

Condition 3 – details of landscaping

Description and Location of Site

The proposed bypass would be a new road approximately 4km in length running to the east of Broughton village north of Preston thereby allowing traffic to avoid the existing traffic light controlled cross roads at the junction of the A6 and the B5269.

Background

Planning permission for the construction of the Broughton bypass was originally granted in 2001 (planning permission 6/00/0678). This permission was then renewed in 2008 and 2013 (ref 6/2013/0528).

A planning permission was also granted in 2014 (ref LCC/2014/0122) for the construction of an underpass at the northern end of the route.

Planning Policy

National Planning Policy Framework – Paragraphs 11-14, 17, 18, 29 – 35, 56, 58, 100 – 104, 109 – 141 of the NPPF are relevant to this application in terms of the presumption in favour of sustainable development, core planning principles, building a strong competitive economy, sustainable transport, requiring good design, flooding and conserving and enhancing the natural environment.

Central Lancashire Core Strategy

Policy 3	Travel
Policy 16	Heritage Assets
Policy 17	Design of new buildings
Policy 18	Green Infrastructure
Policy 21	Landscape Character Areas
Policy 22	Biodiversity and geodiversity
Policy 29	Water management

Preston City Local Plan

Policy V1	Model Policy
Policy IV2	Broughton Bypass
Policy ST1	Parking Standards
Policy EN2	Protection of Existing Green Infrastructure
Policy EN3	Future provision of Green Infrastructure
Policy EN8	Development and Heritage Assets

Policy EN9 Design of New Development
Policy EN10 Biodiversity and Nature Conservation
Policy EN11 Species Protection

Consultations

Preston City Council: No observations received.

Broughton-In-Amounderness Parish Council: No observations received.

County Ecology Service: No observations received.

Environment Agency: No objection. The EA have reviewed the information required to discharge conditions 19 and 20 and consider that it is satisfactory.

LCC Developer Support (Highways): No observations received.

LCC Street Lighting; No objection to the street lighting proposals.

Representations: A letter has been received from the Broughton Bypass Review Group (BBRG) who represent Broughton in Amounderness CE Primary School, Broughton St John Baptist Church and the Church Cottage Museum. BBRG object to the information provided for conditions 3, 19 and 20 and request that consideration of these conditions is deferred pending further discussion and agreement.

In terms of conditions 19 and 20 (surface water controls), the Group are concerned that the road will reduce floodplain storage, increasing flood risk to the school and church including the graveyard and that the proposed attenuation tank is insufficient to accommodate the run off from the road during storm events. The Group are also of the view that the outfall from the attenuation tank will cause scour and erosion to the Blundell Brook which will have implications for the graveyard.

Advice

Applications ref 6/2013/0527 and 528 for the renewal of the planning permissions for the construction of the Broughton Bypass were made in 2013 and were granted on 18th December 2013. An additional planning permission ref LCC/2014/0122 for the construction of an underpass below the bypass at the northern end of the scheme was also approved on 3rd September 2014.

Compulsory Purchase Orders and Side Roads Orders were published in 2014 in order to acquire all the land necessary to construct the bypass and to close certain other roads that would be intercepted by the new roads. These Orders were the subject of a public inquiry in April 2015. The Secretary of State confirmed the Orders in a letter to the County Council dated 3rd July 2015.

The planning permission for the construction of the bypass (6/13/0528) contains a number of conditions some of which require the applicant to submit further details of various matters before commencing the development. These conditions are nos 3, 4, 5, 6, 7, 9, 19, 20 and 24. The applicant wishes to gain approval for these matters at this stage in order to assist in the advancement of the scheme.

A report relating to this application was included in the agenda to the 16th July 2015 Committee. However, on the 14th July 2015, a letter was received from the Broughton Bypass Review Group requesting that consideration of the application be deferred in order to allow the group to continue their discussions with the applicant and to submit their comments. In view of this request, the application was not considered at the 16th July Committee.

Since the 16th July Committee, comments from BBRG have been received which are addressed below along with the more general planning issues raised by the application.

Condition 3 – Details for the landscaping of the bypass route.

The applicant has submitted a series of drawings and accompanying schedules describing the landscaping works that will be undertaken along the route of the bypass. The proposals provide for native planting along the line of the route, for the translocation of existing hedgerows and for establishment of wildflower grasslands or amenity grassland on embankments or cutting slopes. There would also be an attenuation pond on the northern part of the route to store water run off and allow discharge to an existing stream at a controlled rate. The submitted details include landscaping details for this pond so that it appears as a landscaped feature rather than an engineered storage lagoon.

At the southern end of the scheme, the new road would cross the existing car park used by Broughton St Johns the Baptist Church and Primary School. A replacement car park is proposed and the scheme provides for landscaping of the car park together with new surfaced footpath routes so that the car park can be easily accessed from the school / church.

The visual impact of the bypass was raised in objections to the original planning application from the school and the church. The landscape scheme provides for a considerable amount of planting in this area which will reinforce the existing tree cover along the line of the Blundell Brook and provide an acceptable degree of screening in this location, safeguarding the setting of the listed buildings in this area. The landscaping proposals are therefore considered to be acceptable in terms of policies 17 and 21 of the Central Lancashire Core Strategy.

Condition 4 – details of ecological mitigation measures: The applicant has submitted a report to detail the measures that will be undertaken to safeguard ecological interests. As well as the general ecological impacts arising from the development of a road in the open countryside, the bypass route passes close to ponds used by Great Crested Newts and also involves the removal of a building and a number of trees that are likely to be used by bats.

The landscaping works described under condition 3 above would also provide for the mitigation of some of the ecological impacts of the development. Where the road intercepts existing hedgerows, it is proposed to translocate the hedges to other parts of the scheme which would help to reduce impacts.

To offset the potential impacts on Great Crested Newt populations, a significant area of new ponds and surrounding ecological habitat is proposed on both sides of the

bypass to the south of Whittingham Lane. The proposed works have been discussed with Natural England so that they are sufficient to enable a protected species licence to be obtained.

In relation to bats, to provide replacement habitat for the buildings that are to be removed as part of the road scheme, a new bat building was proposed and made a requirement of condition 4. However, discussions with Natural England have confirmed that the building is no longer required and that appropriate alternative mitigation can be provided using bat boxes mounted on trees. Proposals are included for different types of bat boxes to be installed to provide habitat for different bat species. The ecological mitigation proposals submitted under the requirements of condition 4 are therefore considered acceptable and conform with policy 22 of the Central Lancashire Core Strategy.

Condition 5 – details of surfacing materials to be used for the bypass construction- Condition 5 requires details of the surfacing materials to be used on the wearing course of the new highway to include low noise surfacing materials to reduce noise impacts. The submitted details provide for the use of a thin stone mastic asphalt to be used for the wearing course of the road which has a less textured finish than conventional surfacing materials, thereby reducing tyre noise. These surfacing materials are considered acceptable in terms of the requirements of condition 5.

Condition 6 – details of street lighting and highway signage – the submitted scheme includes a plan showing the location of the proposed street lights, details of each lighting column and a lux diagram showing the light spread from each column.

The section of road between Whittingham Lane and the roundabout with the Durton Lane link is not proposed to be lit which would reduce light pollution in one of the areas where the road would be in open countryside. In the other locations, lighting would be provided by 10 metre high columns incorporating LED lighting which produce a more directional light which minimises light spill to the sky and to adjacent areas. It is therefore considered that the proposed lighting would provide the necessary illumination to protect highway safety whilst also safeguarding local amenity.

Details have also been provided of the road signage to be installed including the positions and design of signs. These details are considered acceptable and would help to ensure that north / south traffic uses the bypass rather than the existing A6 through Broughton.

Condition 7 – details for the routing of the Guild Wheel cycle route along Durton Lane. The Guild Wheel cycle route currently follows Durton Lane. The bypass would cut across the western end of Durton Lane with the Guild Wheel to be accommodated via a traffic light controlled crossing. The Guild Wheel would then follow Durton Lane as existing and would then cross the proposed Durton Lane link. A 2.5 metre wide shared cycle path would then be constructed along northern side of Durton Lane to provide a segregated cycleway. The bypass would require some changes to the existing alignment of the cycleway but the proposals are considered acceptable given the reduction in traffic on some parts of the Guild Wheel route that would result from the construction of the bypass. The proposals are therefore considered acceptable.

Condition 9 – details of traffic management along Durton Lane. At present Durton Lane is used as a short cut between the A6 and Eastway / Haighton Green Lane. Construction of the bypass and the Durton Lane Link would provide a new route for this traffic and presents the opportunity to close the eastern end of Durton Lane therefore preventing through traffic from using this route. The proposals are for a turning head to be constructed at the eastern end of the lane and for bollards to be erected preventing through traffic whilst still allowing access for cyclists using the Guild Wheel. These proposals would give rise to a reduction in traffic levels along this road and a consequent improvement in the amenity of residents on this road and for safety of Guild Wheel users. The proposals are therefore considered acceptable.

Condition 19 (Surface water drainage) and Condition 20 (Details of measures to dispose of surface water) - For drainage purposes, the highway has been divided into four catchments and appropriate discharge rates for each catchment have been agreed with the Environment Agency. To control discharge rates to the required level, measures are incorporated into the scheme. Attenuation ponds are proposed at two locations to provide temporary storage of flood waters and discharge at a controlled rate. At the northern end of the scheme, oversized underground pipes would be used to provide similar storage and at the southern end, below the proposed school car park, an underground attenuation system would be constructed allowing attenuated discharge to the Blundell Brook. All discharge points would incorporate pollution control devices and measures to remove sediment from road run off. The proposed measures have previously been discussed with the EA and are sufficient to control runoff and prevent pollution of existing water courses and are therefore acceptable in terms of Policy 29 of the Central Lancashire Core Strategy.

Condition 24 – Environmental Management Plan: This condition requires the submission of an environmental management plan to detail the works that will be undertaken to ensure that the landscape and ecological management measures are successful. The management plan period is subject to a unilateral undertaking under s106 and is for a duration of 15 years. The plan sets out the works that will be undertaken to maintain the tree and hedge planting, manage the proposed grassland areas and maintain the areas that are dedicated for the mitigation of ecological impacts such as ponds and bat mitigation works. Provision is incorporated within the plan for an annual meeting to assess the success of the landscape and ecological mitigation works and to agree additional works that may be required. The environmental management plan is therefore considered to be an acceptable basis for ensuring that the landscape and ecological mitigation works are successful and should therefore be approved.

Objections raised by the Broughton Bypass Review Group

The Broughton Bypass Review Group (BBRG) represent the interests of the Broughton CE Primary School, the St John Baptist Church and associated cottage museum. It is important to state that there is no statutory requirement to consult such groups on applications for discharge of planning conditions. However, BBRG were an interested party at the public inquiry into the Compulsory Purchase and Side Road Orders and have expressed much interest in the detailed design of the road scheme given its proximity to the school and church.

Since the CPO and Side Roads Orders were confirmed by the Secretary of State, the applicant has met with representatives of BBRG in order to discuss the details which are the subject of the current applications.

BBRG have commented on a number of the topics that are the subject of the current applications and request that the details for conditions 3, 19 and 20 are not determined until there has been further discussion and agreement.

In relation to condition 3, BBRG have commented on the design of the noise attenuation fencing alongside the Blundell Brook and the design of the landscape areas between the proposed road and the Blundell Brook. As a consequence, the applicant has extended the noise attenuation fencing further to the north east as far as the Blundell Brook bridge. The proposed picnic areas on the grassland between the new road and the brook have also been removed and some areas of grassland replaced with further tree and shrub planting. These changes will improve the noise mitigation for the school and will provide a greater degree of visual mitigation of the road when viewed from the school / church.

The concern of BBRG regarding condition 3 relates to the replacement car park. The design of the car park has been amended and the number of spaces has been reduced in order to allow more of the existing mature trees alongside Garstang Road to be retained. However, the replacement car park will still provide significantly more spaces than the existing car park and the retention of the trees would also have some visual benefits. The main concern of BBRG regarding the car park relates to the means of controlling access. BBRG are requesting that access be controlled using electrically operated bollards. However, the applicant is not prepared to install such arrangements due to cost and complexity of maintenance and as an alternative proposes manually operated bollards or a lockable gate. The applicant proposes to acquire the land for the car park under an order made under s40 of the Road Traffic Act and such an Order can provide for the school / church to be responsible for opening and closing the car park. The exact details of the means of control of access to the car park are considered to be outside the scope of the planning condition and can still be the subject of further discussion with BBRG. The general design of the car park is considered acceptable for the purposes of the planning condition and it is not considered necessary to defer the determination of these submissions further.

Conditions 19 and 20 – BBRG are concerned that the road is located within the floodplain of the Blundell Brook and that floodwaters will be displaced onto the church and graveyard exacerbating the existing flooding issues. They are also concerned that the proposed attenuation tank to be constructed beneath the car park is not sufficiently large and that the outfall from the tank will scour the banks of the Blundell Brook.

The impacts of the road on the flood plain were considered at the time of the planning application for the proposed highway. The application was accompanied by an Environmental Statement which included a flood risk assessment which examined the implications of the road within the flood plain of the brook. The Environment Agency did not raise objection to the application provided that conditions were imposed regarding the management of surface water. The flooding issues were discussed at the public inquiry into the CPO and Side Roads Orders but the Inspector concluded that there was no evidence to question the conclusion of the

FRA that the road would not cause unacceptable flooding impacts. The principle of the road in this location has therefore already been established.

In terms of the measures that are required to address surface water issues, the Environment Agency are satisfied with the design that is proposed including the underground attenuation tank. The outfall to the brook would need to be the subject of a separate application to the EA as it involves works to an existing watercourse. For the outfall to gain EA consent, it would need to be designed in a way to minimise scour and erosion issues. The details submitted under conditions 19 and 20 are therefore considered acceptable in terms of the requirements of the planning conditions and the request of BBRG to further defer consideration cannot be supported.

In summary, the submitted details are considered to address the requirements of planning permissions 6/13/0528 and LCC/2014/122 and would ensure that the bypass development conforms with the requirements of national planning policy and the policies of the Development Plan. Further discussions have taken place with BBRG and the landscaping and noise attenuation details have been modified to address their concerns. The details of the car park provision and surface water management are considered acceptable for the purposes of the planning conditions and the request to further defer these matters is not supported. It is therefore considered that the details submitted for the purposes of conditions 3, 4, 5, 6, 7, 9, 19, 20 and 24 of planning permission 6/13/0528 and condition 3 of planning permission LCC/2014/0122 comply with the policies of the Development Plan and should be approved.

Human Rights Issues

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 the details submitted for the purposes of conditions 3, 4, 5, 6, 7, 9, 19, 20 and 24 of planning permission 6/13/0527 and condition 3 of planning permission LCC/2014/0122 are acceptable and should therefore be approved.

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

Paper	Date	Contact/Ext
06/13/0527	29/07/13	Jonathan Haine/ 34130
06/13/0528	29/07/13	
06/07/0320		
LCC/2014/0122		

Reason for Inclusion in Part II, if appropriate

N/A

Agenda Item 8

Development Control Committee

Meeting to be held on 2nd September 2015

Electoral Division affected: Pendle West

Pendle Borough: Application number LCC/2015/0073
Retention of existing demountable classroom and new timber cladding and access ramp. Reedley County Primary School, Reedley Road, Brierfield.

Contact for further information:

Jess Manfield, 01772 531942

DevCon@lancashire.gov.uk

Executive Summary

Retention of existing demountable classroom and new timber cladding and access ramp. Reedley County Primary School, Reedley Road, Brierfield.

Recommendation – Summary

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

Applicant's Proposal

Planning permission is sought for the permanent retention of a modular building. The modular building measures approximately 9m x 9m x 3m high. The appearance of the modular building would be improved by cladding the building with untreated larch vertical timber boarding and would include a proposed ramp to the main entrance.

Description and Location of Site

Reedley Primary School is located on the south side of Reedley Road in a residential area approximately 1km to the south east of Brierfield town centre. The school and its grounds are bordered to the north by Reedley Road, to the east by residential properties on Reedfield, to the south by residential properties on Meadow Close and to the west by residential properties on Ravens Close.

The modular classroom is located to the north of the school building on part of an existing hard surfaced play area and partly on a car park and landscaped area. There are several mature trees located within the school's grounds which run parallel to Reedley Road and which provide significant screening.

Background

History

The proposal is at an existing primary school.

Planning permission was granted in October 2012 for installation of a temporary classroom with covered walkway to the entrance (ref 13/12/0419).

Planning Policy

National Planning Policy Framework

Paragraphs 6 – 17, 56 – 66 and 69-78 are relevant with regard to the definition of sustainable development, the purposes of the planning system, the need for good design and promotion of healthy communities. In particular paragraph 72 contains guidance with regard to educational development and states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.

Pendle Borough Local Plan

Policy 13 Quality and Design of New Development

Consultations

Pendle Borough Council - The development has been assessed against local plan policies and Pendle Borough Council has no objection to the retention of the existing building or the external alterations proposed. Policy 13 of the Replacement Pendle Local Plan requires new development to be in scale and harmony with its surroundings, seeking to protect quality of life for its residents by encouraging high standards of design. The use of natural materials such as timber will help to achieve this and accounting for the distance to the nearest neighbours, the proposal would not raise any significant issues for adjacent dwellings.

Reedley Hallows Parish Council – The Parish Council object to the application on the grounds that transportation to the building will be by vehicle and Reedley Rd is already congested and no additional parking facilities are proposed. The proposed 6pm closing time for the building would restrict its use by the community.

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

Advice

The Governors of Reedley Primary School wish to retain an existing modular building on a permanent basis. The current planning permission for the building granted in October 2012 restricts its life to 24 months from the date when it was brought onto the site.

The school has expanded significantly and there is a need for a community facility. The modular building, which received planning permission in October 2012, has to date been used for both the school as a multifunctional room for group work and as a

community space. There is no community facility in Reedley apart for the current space which is provided by the school.

As part of the application to retain the building, the Governors wish to improve the existing building by adding cladding with timber boarding to improve the appearance of the building.

Policy 13 of the Pendle Borough Local Plan seeks to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development.

The modular building is on the side of the school facing Reedley Road. However, it is screened by several trees and with the proposed timber cladding, would be of an acceptable design for a permanent structure on a school site. The building is of a relatively small scale and would not adversely affect the heritage or character of the area or the quality of life for residents.

The proposed use of the building for community purposes would not significantly increase vehicle traffic at the school or parking demands. The building is already used for such purposes and is not of a scale where it can accommodate large numbers of people. The objections of the Parish Council are therefore not supported.

The development is considered to comply with the policies of the NPPF and the policies of the development plan.

In view of the scale, design 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 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 in accordance with the following documents:
 - a) The Planning Application and supporting statement received by the County Planning Authority on 22nd July 2015
 - b) Submitted Plans and documents:

Site Location Plan

Drawing Number 13-DWG-501 Rev.00 Plan & Elevations as Proposed

Drawing Number 13-DWG-500 Rev. 00 Plan & Elevations as Existing

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy 13 of the Pendle Local Plan

3. Within three months of the date of this permission, the external elevations of the building shall be clad with timber boarding as shown on drawing 13-DWG-501.

Reason: In the interests of the visual amenities of the area and to conform with Policy 13 of the Pendle Borough Local Plan.

Local Government (Access to Information) Act 1985

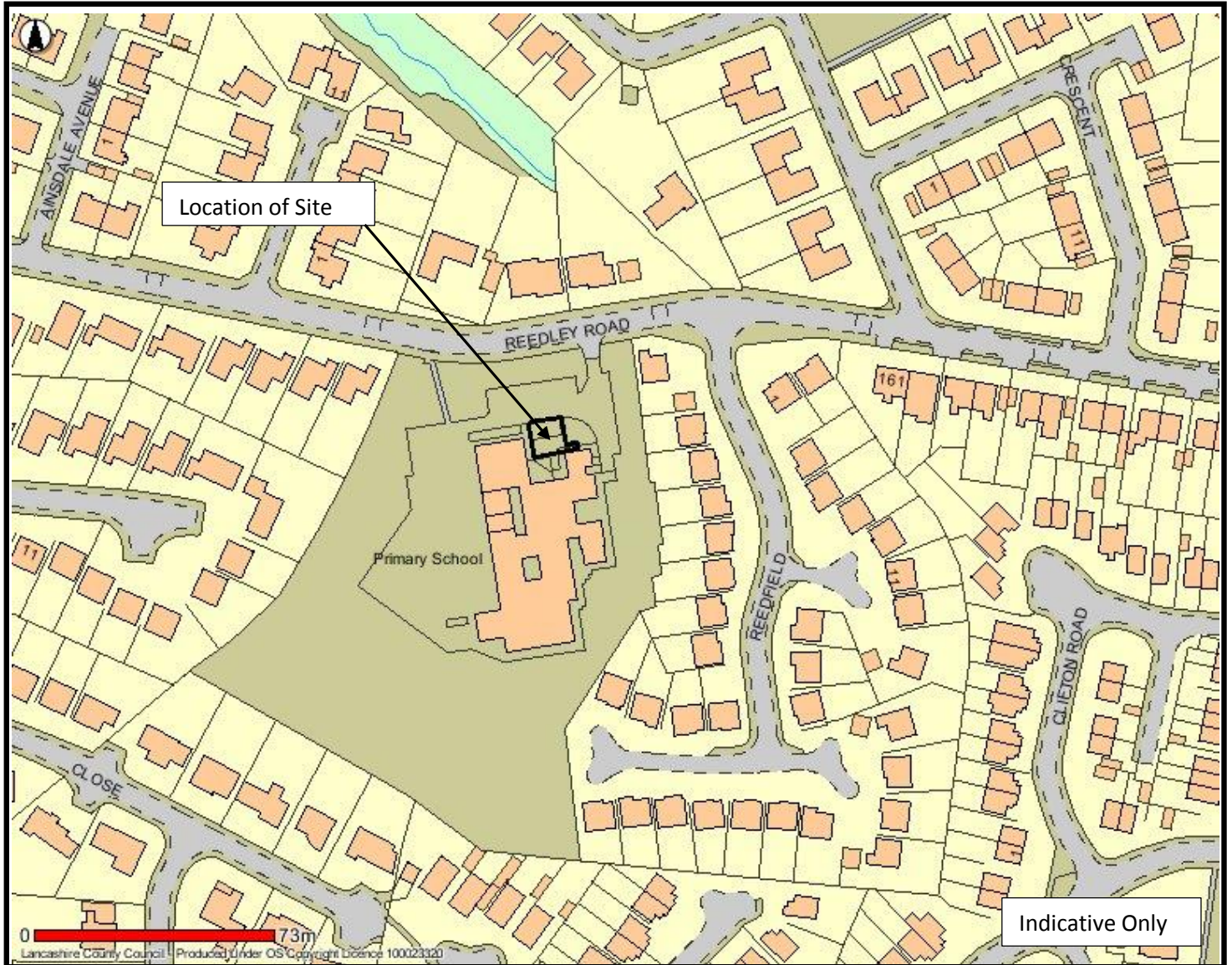
List of Background Papers

Paper	Date	Contact/Ext
LCC/2015/0073	August 2015 Ext 31942	Jess Mansfield / Planning and Environment

Reason for Inclusion in Part II, if appropriate

N/A

APPLICATION LCC/2015/0073 RETENTION OF EXISTING DEMOUNTABLE CLASSROOM AND NEW TIMBER CLADDING AND ACCESS RAMP. REEDLEY COUNTY PRIMARY SCHOOL, REEDLEY ROAD, BRIERFIELD



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Development Control Committee

Meeting to be held on 02 September 2015

Electoral Division Affected: All

Planning applications determined by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation

Contact for further information:

Susan Hurst 01772 534181

DevCon@lancashire.gov.uk

Executive Summary

Planning applications determined by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation.

Recommendation – Summary

That the report be noted.

Since the last meeting of the Development Control Committee on the 16 July 2015, the following planning applications have been granted planning permission by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation.

Lancaster City

Application: No. LCC/2015/0060

Lancaster Road County Primary School, Lancaster Road, Morecambe
Installation of three canopies

Application: No. LCC/2015/0056

Wray with Botton Endowed School, School Lane, Wray

Replacement of two windows with aluminium powder coated double glazed system

Fylde Borough

Application: No. LCC/2015/0047

Land Adjacent To Squires Gate Lane, Blackpool
Proposed temporary construction compound

Preston City

Application: No. LCC/2015/0054
Catforth Primary School, School Lane, Preston
Single storey extension to front of school

South Ribble Borough

Application: No. LCC/2015/0051
Walton Le Dale Primary School, Severn Drive, Walton Le Dale.
Renewal of cladding panels around the school along with insulation to the building up of the wall

Hyndburn Borough

Application: No. LCC/2015/0052
St Johns Nursery School, Nuttall Avenue, Great Harwood
Retrospective application for a timber shed and polytunnel proposed new enclosed canopy and relocation of existing canopy to main playground

Burnley Borough

Application: No. LCC/2015/0058
Ightenhill Nursery, Lionel Street, Burnley
Erection of a steel framed canopy with roller shutters

Rosendale Borough

Application: No. LCC/2015/0059
Thorn Primary School, Cowtoot Lane, Bacup
Single storey extension to rear of school

Recommendation

That the report be noted.

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

Paper

Contact/ /Ext

Susan Hurst, Ext: 34181

LCC/2015/0060	LCC/2015/0051
LCC/2015/0056	LCC/2014/0059
LCC/2015/0047	LCC/2015/0058
LCC/2015/0054	LCC/2015/0059