

Lancashire County Council

Development Control Committee

Minutes of the Meeting held on Wednesday, 28th June, 2017 at 10.00 am in Cabinet Room 'B' - The Diamond Jubilee Room, County Hall, Preston

Present:

County Councillor Barrie Yates (Chair)

County Councillors

P Rigby	D Foxcroft
M Barron	J Marsh
S Clarke	J Mein
M Dad	M Pattison
K Ellard	A Schofield

County Councillor J Mein replaced County Councillor Stephen Holgate on the Committee.

County Councillor L Collinge attended the meeting under Standing Order 19.

1. Apologies for absence

Apologies for absence were presented on behalf of County Councillor P Hayhurst.

2. Appointment of Chair and Deputy Chair

The Committee was informed that the County Council had appointed County Councillors B Yates and P Rigby as Chair and Deputy Chair respectively of the Committee for the ensuing year.

Resolved:- That the appointment of County Councillors B Yates and P Rigby as Chair and Deputy Chair of the Committee be noted.

3. Constitution, Membership and Terms of Reference of the Committee

Resolved:- That the Constitution, Membership and Terms of Reference of the Committee be noted.

4. Disclosure of Pecuniary and Non-Pecuniary Interests

None declared.

5. Minutes of the last meeting held on 12 April 2017

Resolved: That the Minutes of the meeting held on the 12 April 2017 be confirmed and signed by the Chair.

**6. Preston City: Application number LCC/2017/0017
Variation of conditions 1 and 2 of planning permission
LCC/2015/0070 to remove reference to obsolete drawings, and to
extend the hours of working of the pre-shredder to between 0700 to
2130 hours, Mondays to Fridays, 0800 to 1830 hours on Saturdays,
and 0900 to 1700 hours on Sundays and Bank Holidays. Recycling
Lives, Longridge Road, Preston**

A report was presented on the variation of conditions 1 and 2 of planning permission LCC/2015/0070 to remove reference to obsolete drawings, and to extend the hours of working of the pre-shredder to between 0700 to 2130 hours, Mondays to Fridays, 0800 to 1830 hours on Saturdays, and 0900 to 1700 hours on Sundays and Bank Holidays at Recycling Lives, Longridge Road, Preston.

The report included the views of Preston City Council, Grimsargh Parish Council, the County Council's Highways Developer Support, the Environment Agency and details of ten letters of representation received including one from County Councillor George Wilkins and one from Preston City Councillor Neil Cartwright.

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 a site layout plan and photographs of the pre-shredder and fragmentiser on the site.

The Officer recommendation was for the hours of operation of the pre-shredder to be limited to between 0700 to 2000 hours, Mondays to Fridays, 0800 to 1400 hours on Saturdays, with no operation on Sundays and Bank Holidays.

The Officer reported orally that the applicant had made a number of comments in relation to the recommendation. These and the Officer's advice in relation to such, were set out in the Update Sheet circulated at the meeting (copy set out at Annex A to the Minute Book and published as a supplementary report to the agenda).

The agent for the applicant and the applicant's noise consultant addressed the Committee and spoke in support of the application.

The agent advised of the applicant's charitable status and asked for this to be taken into account given the social benefits brought by the company were linked to the success of the application. The agent also advised that the application was compliant with national planning policies and that mitigation measures had been introduced in the form of acoustic cladding to the fragmentiser.

The applicant's noise consultant disputed the officer findings set out in the committee report. He advised of the results of the applicant's noise survey which

had concluded that there would be no impact from the operation of the pre-shredder, even if a correction were to be applied for any tonal or impulsive noise characteristic.

Following questions to the officers with regard to the pre-shredder, the proximity of the nearest residential properties and the responsible body for enforcement, it was Moved and Seconded that:

"The hours of working of the pre-shredder be extended to between 0700 to 2000 hours, Mondays to Fridays and 0800 to 1730 hours on Saturdays, with no working on Sundays and Bank Holidays".

On being put to the vote the amendment was Carried, whereupon it was:

Resolved: That planning permission be **Granted** subject to the conditions set out in the report to the committee and to an amendment to condition 2 to extend the hours of working of the pre-shredder to between 0700 to 2000 hours, Mondays to Fridays and 0800 to 1730 hours on Saturdays, with no operation on Sundays and Bank Holidays.

**7. Burnley Borough: application number LCC/2017/0031
Change of use from B2 industrial unit to a Recycling Facility,
together with a new roller shutter door from the front access
road/car park. Unit 1a, Summit Works, Manchester Road, Burnley**

A report was presented on an application for the change of use from B2 industrial unit to a Recycling Facility, together with a new roller shutter door from the front access road/car park. Unit 1a, Summit Works, Manchester Road, Burnley

The report included the views of Burnley Borough Council, Habergham Eaves Parish Council, the Environment Agency, the County Council's Highways Development Control and one letter of representation received.

The Development Management Officer presented a PowerPoint presentation showing an aerial photograph of the site and the nearest residential properties. The committee was also shown an illustration of the site layout plan and photographs of the site from various viewpoints.

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

8. 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 last meeting of the committee, 13 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.

9. Amendments to the Protocol of Good Practice on Development Control Matters

A report was presented on a number of updates to the Protocol of Good Practice on Development Control Matters. The Committee was advised that these were required in order to bring the Protocol in line with updates to legislation and procedural arrangements and to clarify existing processes and practices.

The Committee was advised that once approved, the Protocol would be considered by Full Council and replace the existing Protocol at Annex N to the Constitution.

Resolved: That the Full Council be recommended to approve the revised Protocol of Good Practice on Development Control Matters as set out at Appendix A to the report.

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 19 July 2017.

12. Update Sheet

I Young
Director of Governance, Finance
and Public Services

County Hall
Preston