

Lancashire County Council

Development Control Committee

**Minutes of the Meeting held on Wednesday, 4th October, 2017 at 10.00 am
in Committee Room 'B' - The Diamond Jubilee Room, County Hall, Preston**

Present:

County Councillor Barrie Yates (Chair)

County Councillors

P Rigby	P Hayhurst
M Barron	S Holgate
S Clarke	J Marsh
M Dad	M Pattison
K Ellard	S Turner
D Foxcroft	

County Councillor S Turner replaced County Councillor A Schofield on the Committee.

1. Apologies for absence

None received.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

County Councillor S Turner declared a non-pecuniary interest in agenda item 4 as a member of the Planning Committee at Wyre Borough Council who had approved a number of schemes subject to the new highway being built. Councillor Turner informed the meeting that this would not prejudice his judgement when considering the scheme.

County Councillor P Hayhurst declared a non-pecuniary interest in agenda items 4 & 5 as a member of Fylde Borough Council.

3. Minutes of the last meeting held on 13 September 2017

Members of the Committee drew attention to Item 5 of the Minutes in respect of the Penwortham By-Pass application. It was noted that members had requested officers to consult with County Councillor Howarth at each stage of the process prior to finalising the scheme.

Resolved: That the above amendment be noted and that the Minutes of the meeting held on 13 September 2017, be confirmed and signed by the Chair of the Committee.

- 4. Preston City and Fylde Borough: Application number. LCC/2016/0046**
Development of new highways including Preston Western Distributor, Cottam Link Road and East West Link Road including a new motorway junction to the M55 together with temporary soil storage and contractor areas, cycle track alongside all highways, water attenuation ponds, diversion/stopping up of public rights of way, landscaping and ecology mitigation areas, construction of two bridges, two viaducts, two underpasses and a cattle creep. Land in Lea, Cottam and Bartle and to the west and north of the existing built up area of Preston.

A report was presented on an application for the development of new highways including Preston Western Distributor, Cottam Link Road and East West Link Road including a new motorway junction to the M55 together with temporary soil storage and contractor areas, cycle track alongside all highways, water attenuation ponds, diversion/stopping up of public rights of way, landscaping and ecology mitigation areas, construction of two bridges, two viaducts, two underpasses and a cattle creep on land in Lea, Cottam and Bartle and to the west and north of the existing built up area of Preston.

The application was accompanied by an Environmental Statement and Non-Technical Summary prepared under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

The Committee visited the site on the 6 September 2017.

The report included the views of Preston City Council, Ingol And Tanterton Neighbourhood Council, Woodplumpton Parish Council, LCC Highways Development Control, Highways England, Natural England, the County Ecology Service, The Woodland Trust, Historic England, Lancashire Archaeology Advisory Services, the Environment Agency, United Utilities, National Grid Company P. L. C, the Canal And River Trust and Network Rail.

The report also included details of fifty letters of representation received and a number of representations received from developers or agents for landowners of land affected by or adjacent to the proposed highways. The views of Cottam Village Action Group were also reported.

The Development Management Officer presented a PowerPoint presentation showing an aerial photograph of each section of the proposed highway and the nearest residential properties. The Committee was also shown illustrations of the proposed road layouts and viaducts together with photographs of each site and the traffic and air emission figures in respect of Tabley Lane.

The Officer reported orally that additional representations had been received since the publication of the agenda. Details of the representations together with officer advice was set out in the 'Update Sheet' and circulated at the meeting. (Copy attached as a supplementary agenda item and at Annex A to the Minute

Book). The Update Sheet included details of proposed amendments to the 'noise' section on pages 48 and 49 of the report together with amendments to Conditions 9 and 17.

In addition to the advice set out in the Update Sheet, the Officer reported orally that the diversion works in respect of the Hodder Aqueduct diversion could be undertaken by United Utilities under permitted development rights or those conferred under the Water Industry Act 1991.

A number of local residents addressed the Committee and reiterated the objections set out in the Committee report and in the Update Sheet in relation to the impact of the proposals on Tabley Lane. The residents also circulated photographs showing a number of HGVs on Tabley Lane and Maxy Lane.

The officers responded to issues raised in the presentations and referred Members to the advice contained in the committee report and the Update Sheet.

In response to concerns raised by the Committee, the officers referred Members to the proposed traffic management conditions set out on pages 62-64 of the report and in particular Condition 22 which provides for the implementation of a weight restriction along Tabley Lane south of the East West Link Road to control the use of the road by HGVs. The officer also referred to Condition 23 which outlines a commitment to monitor traffic movements on Tabley Lane with the option of introducing traffic calming measures should traffic trigger levels be exceeded.

The officers also responded to questions raised with regard to the suitability of Tabley Lane as the main route for the East West Link Road. The Officers reiterated the advice set out on page 31 of the report which acknowledges that Tabley Lane does have some constraints in terms of road width, alignment and the position of houses however, it was pointed out that other alternative roads have their own traffic and amenity issues. It was also pointed out that Tabley Lane is a B class road and an important north – south link and this would continue to be the case even if the EWLR were to be developed. Officers advised that as the expected increase in traffic levels on Tabley Lane would still be well within the theoretical capacity of the road, there would be no reason to modify the design of the EWLR to prevent access onto Tabley Lane.

Following further debate with regard to the suitability of Tabley Lane as the main route for the East West Link Road, it was Moved and Seconded that:

"Tabley Lane should have no connection with the East West Link Road"

On being put to the vote the Motion was Lost.

It was further Moved and Seconded that:

"The proposed signalised junction at the intersection of Tabley Lane and the East West Link Road should be excluded from any planning permission and reviewed at a later date".

On being put to the vote the Motion was Lost.

Following further debate the substantive Motion was put to the vote and 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 and subject to the signing of a section 106 agreement relating to the provision and retention of off site bat mitigation measures, planning permission be **granted** subject to the conditions set out in the report to the Committee and the inclusion of the amended conditions as set out in the Update Sheet.

**5. Fylde Borough: Application Number. LCC/2017/0062
Construction of a new bat barn adjacent to Many Pits Wood at
Gracemire Farm, Salwick to provide an alternative roost to Crow
Lady Farm.
Gracemire Farm, Treales Road, Newton with Clifton.**

This application was considered and determined before item 4 of the agenda.

A report was presented on an application for the construction of a new bat barn adjacent to Many Pits Wood at Gracemire Farm, Salwick to provide an alternative roost to Crow Lady Farm. Gracemire Farm, Treales Road, Newton with Clifton.

The report included the views of Newton-with-Clifton Parish Council, the County Ecology Service, Natural England, the County Council's Highways Development Control. The Committee noted that no letters of representation had been received.

The Development Management Officer presented a PowerPoint presentation showing the location of the existing and proposed bat barn.

Resolved: That subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 providing for the retention of the bat barn on a permanent basis, planning permission be **granted** subject to conditions set out in the report to the Committee.

6. Urgent Business

There were no items of urgent business.

7. Date of Next Meeting

Resolved: That the next meeting of the Committee be held on Wednesday 25 October 2017.

8. Update Sheet

I Young
Director of Governance, Finance
and Public Services

County Hall
Preston