

Lancashire County Council

Development Control Committee

Minutes of the Meeting held on Wednesday, 4th March, 2020 at 10.30 am in Cabinet Room 'B' - The Diamond Jubilee Room, County Hall, Preston

Present:

County Councillor Barrie Yates (Chair)

County Councillors

S Clarke	D Foxcroft
M Barron	P Hayhurst
C Crompton	A Kay
M Dad	M Pattison
J Eaton	A Schofield
K Ellard	

1. Apologies for absence

None received.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

County Councillor M Dad declared a non pecuniary interest in agenda Item 7 as the local county councillor for the area.

3. Minutes of the last meeting held on 22 January 2020

Resolved: That the Minutes of the meeting held on 22 January 2020 be confirmed and signed by the Chair.

4. Update Sheet

The Update Sheet was circulated at the meeting and attached as a supplementary agenda item.

5. Lancaster City: application number. LCC/2020/0001 Construction of new vehicular access junction and associated access track to Cloughton Waste Water Treatment Works. North side of A683 Lancaster Road, Cloughton, Lancaster.

The Committee considered a report on an application for the construction of new vehicular access junction and associated access track to Claughton Waste Water Treatment Works. North side of A683 Lancaster Road, Claughton, Lancaster.

The report included the views of Lancaster City Council, the Environment Agency, the County Council's Highways Development Control and details of one letter of representation received.

The Development Management Officer presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties. The Committee was also shown various photographs of the proposed and existing access routes.

The Officer reported orally that it was proposed to reword condition 9 with regard to wheel cleaning measures and condition 12 to update a scheme of reasonable avoidance measures for great crested newts. Full details were circulated at the meeting and are set out in the Update Sheet at item 4 of the agenda.

Resolved: That subject to the amendments to conditions 9 and 12 as set out in the Update Sheet, planning permission be **Granted** subject to the conditions set out in the report to the Committee.

**6. West Lancashire Borough: application number. LCC/2020/0007
Change of use of land and building to storage of recycled aggregate materials as an extension to an existing waste management site/
waste transfer station and skip business. City Centre Commercials,
Tower House, Simonswood Industrial Estate, Stopgate Lane,
Simonswood, Kirkby.**

The Committee considered a report on an application for the change of use of land and building to the storage of recycled aggregate materials as an extension to an existing waste management site/ waste transfer station and skip business at City Centre Commercials, Tower House, Simonswood Industrial Estate, Stopgate Lane, Simonswood, Kirkby.

The report included the views of Simonswood Parish Council, the Environment Agency, the County Council's Highways Development Control, the Health and Safety Executive and details of four letters of representation received.

The Development Management Officer presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties. The Committee was also shown various photographs of the site including one showing the proximity of the railway to the site.

The Officer reported orally that that since the committee report had been finalised, the county council had received a representation from Network Rail. Full details were set out in the Update Sheet circulated the meeting and attached at item 4 of the agenda. In response to the concerns raised by Network Rail with

regard to the proximity of the proposal to the railway, it was proposed to add a further condition to require the retention of the existing bund:

12. The existing bund along the southern boundary of the site shall be retained in its current dimensions throughout the duration of the development. There shall be no drainage through the bund onto the railway to the south.

Reason: In the interest of the safety of the railway and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Following questions to officers in relation to the control of HGV movements to and from the site, it was Moved and Seconded that:

'An additional condition be imposed requiring the site operator to provide details of the measures that they propose to take to inform all hauliers of the roads that shall be used to access and egress the site'

On being put to the vote the amendment was Carried.

The additional condition is set out below for completeness:

- '13. The stockpiling area shall not be brought into use until a scheme of traffic management measures has been submitted to the County Planning Authority and approved in writing. The scheme shall contain details of the measures that the site operator will take to inform all hauliers of the roads that shall be used to access and egress the site taking into account the traffic regulation orders that operate on Stopgate Lane and Shevingtons Lane.

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

Resolved: That subject to the inclusion of the additional conditions 12 and 13 as set out above, planning permission be **Granted** subject to the conditions set out in the report to the Committee.

- 7. Hyndburn Borough: application number. LCC/2019/0070
Provision of a new single storey building to provide a children's respite care unit including vehicle parking, external lighting columns, fencing and landscaping following demolition of existing school.
North Cliffe School site, Blackburn Old Road, Great Harwood**

A report was presented on an application for the provision of a new single storey building to provide a children's respite care unit including vehicle parking, external lighting columns, fencing and landscaping following the demolition of the existing school at the North Cliffe School site, Blackburn Old Road, Great Harwood.

The report included the views of Hyndburn Borough Council, the County Council's Highways Development Control, the County Landscape Service, Natural England, the Lead Local Flood Authority, the County Ecology Advisor and 23 representations received comprising 14 objections, 3 in support and a further 7 providing general comments or requesting further information on the proposal.

The Development Management Officer presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties. The Committee was also shown an illustration of the proposed buildings and elevations and photographs of the site from various aspects including the access roads.

The Officer reported orally that since the committee report had been finalised, the county council had received an additional representation from a resident living on Blackburn Old Road. A summary of the representation together with officer advice, was set out in the Update Sheet circulated the meeting and attached at item 4 of the agenda.

Two residents addressed the committee including the secretary of the North Cliffe residents association and reiterated the concerns set out in the Update Sheet in relation to the following matters:

- The application should be adjourned as the consultation with residents had been inadequate and residents were still waiting for a response to a Freedom of Information request.
- There were a number of inconsistencies and omissions in the planning application. These omissions made it difficult for local residents to comment on the application.
- The access to the site is very difficult.
- The age and various disabilities of the residents of the respite care centre had changed.
- The Northcliffe residents association have asked for an extension to the consultation period as some of the residents are elderly.
- There are concerns about the proposals for fencing, lighting and the height of the roof.
- The proposal is in breach of policy DM14 in that this development is in a rural location and not accessible by public transport.
- The proposal is in breach of policy DM26 as the proposals would result in loss of views for residents on Blackburn Old Road and loss of trees.

The secretary of the North Cliffe Residents Association recommended that if the application was to go ahead, the building height should be reduced by 2 metres, the fencing removed and the three parking spaces on Sunny View be retained.

Joanne Bjork, a parent, spoke in support of the application. She informed the Committee that her son was disabled and that respite care was extremely

important both for her and her child. She also advised that the current building was old and tired and not fit for purpose.

In response to the concerns raised by the residents, the planning officer advised that consultation on the planning application had been undertaken in accordance with statutory provisions and that many representations had been received. There were some issues in the application relating to the trees to be removed, impact of the fencing and design of the lighting. These had been raised with the applicant and amended drawings submitted. In relation to trees, only one of the trees on the eastern boundary now required removal.

Following further debate and questions to officers by the Members in relation to the consultation and parking on the access road, it was:

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

8. Planning decisions 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 on 22 January 2020, six 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. Urgent Business

None.

10. Date of Next Meeting

Resolved: That the next meeting of the Committee be held on Wednesday 22 April 2020 at 10.30am.

L Sales
Director of Corporate Services

County Hall
Preston