

Annex A

Development Control Committee Update – 12th April 2017

Item 5 – Application LCC/2017/0007 – City Centre Commercials

The applicant has advised that, in addition to the dried chipped wood that would be produced and exported from the site for use as a feedstock for biomass boilers generally, the heat to be generated by the biomass boilers would also be used to dry aggregates. The reason for this is because the applicant's customers in the construction industry demand a dry product all year round as aggregates are predominantly used in the construction of new sub-surfaces such as roads, car parks and foundations. Dry aggregate gives customers a stable product that can withstand surface pressure better than wet aggregate, and it is also more pliable and workable, especial sands. City Centre Commercials take in raw material (rubble) to produce specific industry accredited aggregates. When the rubble is wet, it has to be passed through the crusher two or three times to achieve the standard that is required. If the raw product is dried, it will take only one pass through the crusher to achieve the desired end product, thus giving a saving on fuel and reducing the environmental impact of the process. The proposed development would enable the applicant to produce dry aggregate, even during the winter months, and so give them an edge in the market place that further sustains the business.

Advice

That the applicant's comments be noted

Item 6 – Application LCC/2017/0019 – Bradley's Sand Pit

Consultations

Preston City Council – No objection.

Item 7 Application LCC/2017/0020 Roseacre Borehole

Consultations

LCC Development Control (Highways) – No objection.

Roseacre, Wharles and Treales Parish Council - The Parish Council object to the application on the basis that the development is in an area of open countryside which is protected by policy SP2 of the Local Plan. The Parish Council maintain that the borehole is contrary to this policy and therefore the site should be restored. The Parish Council are concerned that if the retention of the borehole is permitted, there will be difficulties in ensuring the restoration of the site. The applicant has already captured a full year of groundwater monitoring data and there is no reason for the development to be retained especially as there is no provision for shale gas development in this area.

Advice

The issues in relation to Policy SP2 are covered in the report. It is recommended that any permission is subject to a condition requiring restoration of the site before the end of 2022. The condition is enforceable and therefore there should be no difficulty in ensuring the restoration of the site.

Although some background data has already been captured, the main purpose of the borehole is to allow ongoing monitoring of the impacts of shale gas development during the period when the exploration activities are being undertaken and therefore the borehole needs to be retained to allow this to happen.