

Development Control Committee Update – 11th July 2018

Item 6 – Application LCC/2014/0101 – Roseacre Wood

Consultations

Public Health England: PHE have no additional comments to make beyond those that were made to the original planning application in 2014. PHE note that there are no changes to the assessment of dust and particulate matter during construction activities or fugitive emissions or radon concentrations since the original 2014 Environmental Statement was prepared. The dispersion modelling from ground flares and generator engines has been updated and it has been concluded that there will be no significant impacts following comparison of the revised assessment results against the latest air quality standards and guidance.

PHE note that monitoring of dissolved methane in groundwater commenced in October 2016 and that further monitoring and reporting will be agreed with regulators.

Item 7 - Application LCC/2017/0040 - Tarnacre Quarry

Consultations

Further response from Upper Rawcliffe with Tarnacre Parish Council

- The Parish Council have undertaken a review of the Flood Risk Assessment that was submitted in support of the planning application. The review details the Parish Council's concerns about the inadequacy of the applicant's FRA. The Parish have also supplied some notes from a walkover of the area detailing their concerns about flooding. They consider that both their review and the walkover notes should be brought to the attention of members.
- The PC also consider that the extent of flooding in the area is underestimated due to the EA being unable to access land during the times of flood to accurately map the extent of flooding.
- The PC are also concerned that flood waters from the River Wyre to Pilling Water will be effectively cut off by 9 m high bunding which will result in greater flood risk in the vicinity of the quarry and down stream in St Michaels on Wyre
- The PC understand that unauthorised bunds have been installed in other local areas which will increase flood impacts.

Further response from Paul Flintoff of Brook House Farm, Tarnacre Lane:-

Mr Flintoff has submitted further photographs taken over recent weeks of dust impacts from the quarry which he maintains damages his buildings and reduced crop yields. He maintains that mitigation measures for dust are not employed and that the current planning conditions controlling dust are unenforceable.

Advice

The issues raised by the Parish Council in relation to flooding are noted. The flood issues with this application were covered in the report to the 24th May Committee and the response from the Lancashire Flood Authority is summarised in the report to the 11th July Committee. The unauthorised bunds referred to are thought to relate to land outside of the quarry site and are not therefore a relevant consideration in this application.

In relation to the dust issues raised by Mr Flintoff, the County Council has made a number of visits to this site in recent weeks in response to complaints about dust. The site operator has increased the availability of dust mitigation measures by employing a tractor and water bowser that can be dedicated to dust mitigation. Some site activities may still give rise to dust but it is important to consider whether or not these are having an unacceptable impact on local amenity.

Item 8 – Application LCC/2018/0023 – Simonswood Industrial Estate

Consultations

Knowsley Council: No objection subject to a condition which limits the use of the building to the owner / operator of the site.

Simonswood Parish Council: State that the proposed building is unfit for the site, there is inadequate draining of surface water and that there should be no more developments on this site as the quality of life of local residents is already affected. Comments are also made about lack of enforcement of planning conditions and the heights of screen mounds relative to stockpile heights.

Advice

To address the comment of Knowsley Council it is recommended that condition 4 be amended by including the following text in italics.

4. The building shall only be used as a vehicle repair / maintenance workshop and office accommodation. *Only vehicles and machinery used in connection with the waste transfer and waste processing activities undertaken within the land edged blue on the submitted Site Location Plan shall be maintained or repaired within the proposed building.*

The comments of the Parish Council are noted. The issues regarding suitability of the building and impact on local amenity are addressed in the report. Condition 6 deals with the drainage of surface water.

Item 9 - Application 14/13/01515 - Hutch Bank Quarry

Recommended conditions

Following further consultation and discussion with the applicant a number of minor changes to the proposed conditions have been agreed and are recommended as follows:

Condition 4 is amended to make it clear that reference to the water table at the site should exclude perched water levels that have been identified in one of the boreholes at the site:

Mineral extraction shall not take place below a surface defined as being 1 metre above the highest natural variation in the water table, excluding perched water levels, established through the monitoring and recording of groundwater levels under condition 5 to this permission, or below the depth of excavation shown on drawing no. 2670/6/005, Rev D - Phasing and Restoration, whichever is the higher level above ordnance datum (AOD).

Reason: To seek to ensure that the proposed works will not detrimentally impact upon groundwater quality or quantity, to seek to ensure satisfactory working and restoration of the site, and to comply to Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Condition 5 is amended with minor changes to wording:

The groundwater monitoring network as shown on Figure 6.1, - Borehole Monitoring Locations - dated January 2018 shall be maintained throughout the period of mineral extraction, restoration works and aftercare, and any monitoring boreholes lost, damaged or blocked must be restored or replaced within 6 months of the loss, damage or blockage being identified. The groundwater levels in borehole numbers BH03, BH05, and BH06 shall be recorded monthly and reported to the County Planning Authority annually throughout the development. Monitoring results shall relate to ordnance datum.

Reason: To seek to ensure the permitted development has no detrimental impact on groundwater resources and water supplies at Holden Hall, Hutch Bank and Todd Hall Farm and to seek to ensure that the proposed works will not detrimentally impact upon groundwater quality or quantity, to seek to ensure satisfactory working and restoration of the site, and to comply to Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Condition 10 is amended to remove the second sentence requiring details of the nature of soil types to be submitted. There is sufficient control within the first part of the condition and in the details required by condition 23. The condition now reads as follows:

No materials with the exception of soils to be used for restoration purposes shall be brought to site from elsewhere.

Reason: To secure the proper restoration of the site and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policies 18 and 24 of the Rossendale Core Strategy.

Condition 20 is amended to remove the first part of the condition to read as follows:

There shall be no discharge of contaminated or polluted drainage to ground or surface waters.

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.