

## **Lancashire County Council**

### **Development Control Committee**

**Minutes of the Meeting held on Wednesday, 9th December, 2020 at 10.30 am in Virtual meeting**

**Present:**

County Councillor Barrie Yates (Chair)

#### **County Councillors**

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

County Councillor A Schofield replaced County Councillor C Towneley on the Committee.

**1. Apologies for absence**

None received.

**2. Disclosure of Pecuniary and Non-Pecuniary Interests**

None declared.

**3. Minutes of the meetings held on 21 October and 4 November 2020**

**Resolved:** That the Minutes of the meetings held on 21 October and 4 November 2020 be confirmed as a correct record.

**4. Update Sheet**

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

**5. Ribble Valley Borough: application number. LCC/2018/0060  
Continuation of mining operations until 31 December 2033 and  
completion of restoration by 31 December 2035. Bankfield Quarry,  
Clitheroe.**

A report was presented on an application for the continuation of mining operations until 31 December 2033 and completion of restoration by 31 December 2035 at Bankfield Quarry, Clitheroe.

The report included the views of Ribble Valley Borough Council, Jacobs UK Ltd (Ecology), the Environment Agency, LCC Highways Development Control, Natural England, the Lead Local Flood Authority, Network Rail and details of 3 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 photographs of the access roads and the site from various viewpoints together with the outfall to Chatburn Brook.

Officers responded to questions raised by the Members with regard to the location of the mobile crushing plant in relation to residential properties and the limit on the vibration from blasting.

Following further debate it was:

**Resolved:** That after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and subject first to the signing of a Section 106 agreement relating to the extension of the aftercare period, planning permission be granted subject to the conditions set out in the report to the committee.

- 6. Chorley Borough: application number LCC/2020/0003 To vary condition 2 of planning permissions 09/05/0018, 09/13/0133, LCC/2015/0014, LCC/2016/0059 to allow for the continuation of phased extraction of sand and gravel and infilling of inert wastes for restoration purposes back to agriculture and conservation until 31 December 2030 and for recycling operations to continue until 31 December 2029 at Sandons Farm Quarry, Sandy Lane, Adlington, Chorley**

A report was presented on an application to vary condition 2 of planning permissions 09/05/0018, 09/13/0133, LCC/2015/0014 and LCC/2016/0059 to allow for the continued extraction of sand and gravel and infilling of inert wastes for restoration purposes back to agriculture and conservation until 31 December 2030 and for recycling operations to continue until 31 December 2029 at Sandons Farm Quarry, Sandy Lane, Adlington, Chorley.

The report included the views of Chorley Borough Council, Adlington Town Council, Lancashire County Council's Landscape Service, Ecology Service and Highways Development Control, the Environment Agency, the Canal and River Trust and details of 10 letters of representation received objecting to the

proposal. These included letters from County Councillor Kim Snape, and Chorley Borough Councillors Peter Wilson, Graham Dunn and June Molyneaux.

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 illustrations of the restoration plan and the culvert plan together with photographs of the site and access roads from various viewpoints.

The officer advised of an amendment to page 55 of the advice section of the report and that the date given for the completion of the culvert and manhole works should read 31<sup>st</sup> December 2021 to match with the date stated in condition 28.

The Committee was reminded that as a result of the Covid-19 outbreak, members of the public who had formally requested to speak at the committee meeting and who met the criteria, had been invited to give their views in the form of a written statement to be read out in full by officers at the meeting. An officer therefore read out a written statement on behalf of Mr KM, a local resident, and County Councillor Kim Snape (copy set out at Annex A to the Update Sheet). The local resident also provided a number of photographs with his written submission.

Officers responded to questions raised by the Members with regard to the concerns raised in the report and written submissions with regard to the time extension, the impact on residential amenity and flooding issues.

Following further debate with regard to the flooding issues and impact of the quarrying operations on culvert number 133 that passes under the canal and into the site, it was Moved and Seconded that:

"The application be deferred pending the submission of a scheme and programme for a technical investigation to assess whether it is feasible and necessary for the proposed culvert to be increased to 900mm."

On being put to the vote the Motion was Lost.

Following further debate, it was Moved and Seconded that:

"The application be approved subject to an amendment to Condition 28 to require the submission of a scheme and programme for a technical investigation to assess whether it is feasible and necessary for the proposed culvert to be increased not only from 650mm to 750mm but to 900mm."

On being put to the vote, the Motion was Carried. A condition to reflect the motion passed by the Committee has been drafted by officers and is currently being discussed with the applicant.

**Resolved:** That subject to the amendment to condition 28 as outlined above and to the applicant first entering into a Section 106 Agreement for an updated aftercare management plan including landscaping, habitats and public access for a period of 15 years, planning permission be **granted** subject to conditions set out in the report to the committee.

**7. Wyre Borough: application number. LCC/2020/0039  
The infilling of a lake and change of use of land to allow the siting of  
40 static caravan pitches for holiday use and associated  
infrastructure. Highfield Farm Fisheries, Gants Lane, Hambleton.**

A report was presented on the infilling of a lake and change of use of land to allow the siting of 40 static caravan pitches for holiday use and associated infrastructure at Highfield Farm Fisheries, Gants Lane, Hambleton.

The report included the views of Wyre Borough Council, Lancashire County Council Ecology Service, the Environment Agency, Lancashire County Council Highways Development Control and details of 3 letters of representation received objecting to the development.

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 a site layout plan and photographs of the existing fishing lakes.

Officers responded to questions raised by the Members with regard to impact of the additional vehicle movements on the A585 during the construction phase and drew attention to Condition 12 of the proposed planning permission which requires that the accommodation units shall be used for the purposes of holiday accommodation only and not as a permanent residence.

Following further debate regarding the additional vehicle movements, it was Moved and Seconded that:

"The application be approved, subject to following amendment to condition 8b to read:

b) The hours of operation that will apply to HGVs importing fill materials to the site which shall not be outside the hours of 09.00 and 16.00 Mondays to Fridays."

On being put to the vote the amendment was Carried. It was therefore:

**Resolved:** That subject to the amendment to Condition 8b as set out above, planning permission be **granted** subject to conditions set out in the report to the committee.

**8. Planning decisions taken by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation**

It was reported that since the last ordinary meeting of the Committee on 21 October 2020, sixteen 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 virtual meeting of the Committee be held on Wednesday 20 January, 2021 at 10.30am.

L Sales  
Director of Corporate Services

County Hall  
Preston