

## **Lancashire County Council**

### **Development Control Committee**

**Minutes of the Meeting held on Wednesday, 8th September, 2021 at 10.30 am in Committee Room 'A' - The Tudor Room, County Hall, Preston**

#### **Present:**

County Councillor Matthew Maxwell-Scott (Chair)

#### **County Councillors**

P Rigby	M Pattison
M Dad BEM JP	J Potter
A Kay	E Pope
H Khan	B Yates
G Mirfin	S Clarke

#### **1. Apologies for absence**

Apologies were received from County Councillor Loraine Cox.

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

County Councillor Barrie Yates declared a non-pecuniary interest in Item 7 as he was a South Ribble Borough Councillor and was a Member of the Borough Council's Planning Committee.

#### **3. Minutes of the last meeting held on 21 July 2021**

**Resolved:** That the minutes of the last meeting held on Wednesday 21 July 2021 be confirmed and signed by the Chair.

#### **4. Update Sheet**

No Update Sheet was required for items on this agenda.

#### **5. Wyre Borough: application number LCC/2020/0061 Erection of new composting building and continuation of use of existing composting site subject to a condition restricting the export of compost to five heavy goods vehicles (HGVs) per day, Iron House Farm, Lancaster Road, Out Rawcliffe, Preston**

A report was presented on an application for the erection of a new composting building and continuation of use of the existing composting site, subject to a condition restricting the export of compost to five heavy goods vehicles per day at Iron House Farm, Lancaster Road, Out-Rawcliffe, Preston.

It was reported that further discussions were taking place in relation to the traffic issues at this site. It was therefore requested that consideration of this application be deferred to a later meeting of the Committee.

**Resolved:** That consideration of this application be **deferred**, until discussions in relation to the traffic issues at the site had been concluded.

**6. Lancaster City Council: application number LCC/2021/0023  
Proposed classroom extension including replacement and  
relocation of existing fencing and relocation of two car parking  
spaces, Loyne Specialist School, Sefton Drive, Lancaster**

A report was presented on an application for a proposed classroom extension, including replacement and relocation of existing fencing and relocation of two car parking spaces at Loyne Specialist School, Sefton Drive, Lancaster.

The classroom extension would require the removal of a length of existing 2.4 metre high palisade fencing. This would be replaced with 107 metres of 1.8 m high mesh fencing on a different alignment, further from the school buildings to create extra play provision and outside resources for the school. Two car parking spaces would be lost due to the extension which were to be replaced by extending the existing car parking area at the front of the school. The spaces would be surfaced with an interlocking cellular paving grid, infilled with gravel.

The report included the views of Lancaster City Council, LCC Highways Development Control and LCC Ecology Service, and details of one representation raising concerns around traffic, highway safety and parking. These representations had been addressed in the Committee report.

The Development Management Officer presented a Powerpoint presentation showing an aerial view of the site and the nearest residential properties, the location of the proposed classroom extension and replacement car parking spaces, and photographs of the existing site and proposed changes.

It was reported that the school were currently unable to accommodate the large number of Early Year Foundation Stage children being put forward for placement, due to the lack of classroom and outdoor space within Early Years. The children that were not placed often ended up in mainstream provision in classes of up to 30 pupils where they struggled to progress. The proposed extension would allow more Early Years Foundation Stage children with special educational needs to learn in an environment that suited their needs.

**Resolved:** That planning permission be **granted**, subject to conditions controlling time limits, working programme, building materials, landscaping, protection of trees and ecological mitigation, as set out in the Committee report.

**7. South Ribble Borough: application number LCC/2021/0029 Creation of a new car park with 2.4m high security fencing and gates, Lever House County Primary School, Bristol Avenue, Farington**

A report was presented on an application for the creation of a new car park with security fencing and gates at Lever House County Primary School, Bristol Avenue, Farington.

As outdoor learning had taken an increased prevalence in the national curriculum, the school considered there was inadequate outdoor play space for both key stage one and two children. This was a particular issue in the wintertime when the playing field tended to get waterlogged. The existing car park was directly adjacent to the playground and separated the existing playground from the playing fields. In order to provide a greater area of hard surfaced playground, it was proposed to convert the existing car park to playground, which would create a single enlarged play area with a size suitable for the school intake. A new area of replacement car parking would then be constructed on the northern edge of the playing field.

The report included the views of LCC Highways Development Control and United Utilities and details of an objection from Sport England. No comments had been received from South Ribble Borough Council or the Lead Local Flood Authority. One representation had been received by a local resident raising a number of issues regarding highways and parking impacts at the school which were detailed and responded to in the Committee report.

The Development Management Officer presented a Powerpoint presentation showing an aerial view of the site, the nearest residential properties and the proposed car park. A diagram was also shown of the car park layout and photographs of parking spaces to be retained, the existing car park which was to become the playground, the location of proposed car parking and the playground to be extended.

The Development Management Officer answered questions from Committee on the application.

Committee noted that although there would be some loss of the playing field, any conflict with the Playing Fields Policy was outweighed by the benefits of the development. However, it was reported that, due to the objections raised by Sport England, it was necessary to refer the application to the Secretary of State for determination.

County Councillor Mirfin proposed that an additional condition be included in the planning permission for adequate signage to ensure the effectiveness of vehicular movements in and out of the car park area and advising motorists they were approaching a school car park. It was confirmed that the development would not necessitate a change to the car park access from the public highway and that signs were currently displayed for school staff parking.

After a discussion, County Councillor Mirfin withdrew his proposal. However, going forward, County Councillor Mirfin emphasised the need to improve signage for car parking both in front of schools and on school car parks.

**Resolved:** That subject to the Secretary of State not calling in the application for his own determination, planning permission be **granted** subject to conditions controlling time limits, working programme, building materials and layout of car park, as detailed in the Committee report.

**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 meeting of the Development Control Committee on 21 July 2021, five 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**

There were no items of Urgent Business.

**10. Date of Next Meeting**

**Resolved:** That the next meeting of the Committee be held on Wednesday 20 October 2021 at 10.30am, County Hall, Preston.

L Sales  
Director of Corporate Services

County Hall  
Preston