

Development Control Committee
Meeting to be held on 16 October 2013

Electoral Division affected:
Lancaster Rural East

Lancaster City: Application 01/13/0882
Construction of a temporary compound including siting of ten demountable units, topsoil storage and car parking area in association with the Heysham M6 Link Road. Halton Army Training Camp, Halton Road, Lancaster.

Contact for further information:
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Executive Summary

Construction of a temporary compound including siting of ten demountable units, topsoil storage and car parking area in association with the Heysham M6 Link Road. Halton Army Training Camp, Halton Road, Lancaster.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits working programme, disposal of foul drainage, control of soil storage operations and site restoration.

Applicant's Proposal

Planning permission is sought for the construction of a temporary works compound to be used in association with the construction of the Heysham to M6 Link Road. The site measures 90m x 40m and would be enclosed by 2.4m high paladin fencing. The eastern part of the compound would be used for the siting of ten accommodation units, each measuring 9.6m x 3m x 3m high. The units would provide overnight accommodation for 20 workers employed on the construction of the road and would be constructed from steel panels coloured dark blue. The units would be sited on a hardcore base to provide pedestrian access to each cabin.

The western part of the site measuring 25m x 50m would initially be used for the storage of topsoil stripped from the main works compound located to the east of the application site. The topsoils would be stored to a height of approximately 3m but would only be stored in this location on a temporary basis pending relocation to the main topsoil storage area adjacent to the proposed link road. Following the soils being relocated, the footprint of the topsoil storage area would then be covered with a geotextile and compacted hardcore and used for car parking to serve the adjacent accommodation units for the remaining duration of the road construction operations.

Description and Location of Site

The application site is located adjacent to the entrance to the Halton Army Camp, directly to the south of Halton Road, 2km north east of Lancaster city centre. The site is surrounded on three sides by other parts of the army camp with Halton Road forming the northern boundary of the site. The River Lune (which is a Biological Heritage Site) is approximately 150m to the south of the application site with the nearest residential property at Carus Lodge being 220m west of the site.

The site is currently an area of grass and concrete hardstandings located adjacent to access roads within the army camp itself.

Background

History

A Development Consent Order for the construction of the Heysham to M6 Link was made by the Secretary of State in 2012.

Planning permission (ref 1/13/0179) on an area of land adjacent to the application site was granted in 2013 for the construction of a compound including the siting of 11 temporary units.

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 11 -17 of the NPPF are relevant with regards to the presumption in favour of sustainable development and core planning principles.

Lancaster City Core Strategy

Policy SC1 Sustainable Development
Policy SC5 Achieving Quality in design
Policy E1 Environmental Capital

Lancaster District Local Plan

Policy E30 Green Corridors
Policy R9 Informal Recreation Areas

Consultations

Lancaster City Council: No objection subject to the accommodation units being of a temporary nature, the site being adequately restored and dust controls being implemented during the movement of topsoils.

Halton-with-Aughton Parish Council: No observations received.

LCC Assistant Director (Highways): No objection subject to a condition regarding wheel cleaning and sheeting of lorries.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. One representation has been received that does not comment on the application but raises concerns as to the impacts of construction traffic on a listed wall structure in Halton village.

Advice

Director of Transport and Environment – Observations

A Development Consent Order authorising the construction of the Heysham to M6 Link road was made by the Secretary of State in March 2013.

The main construction compound serving the road construction operations is proposed to be located at the northern end of the Halton Army Camp adjacent to the point where the new road will cross the River Lune via a new bridge. The project would employ a considerable number of workers during its construction and therefore within the main compound, a number of temporary buildings are required to provide office and welfare facilities for staff involved in the construction project. Planning permission was also granted earlier in 2013 for eleven temporary units to provide overnight accommodation for construction workers.

However, a need has been identified for further accommodation units in addition to those already approved. The ability to provide overnight accommodation would reduce the number of vehicle movements to and from the construction site by providing a facility for workers to stay on site during working periods thereby eliminating the need for them to travel to and from their home each day.

The access points from Halton Road are to be improved and widened as part of the main construction compound. The traffic associated with the temporary accommodation would use these improved access points and it is therefore considered that the development would be acceptable in terms of highway safety. The car parking associated with the use of the units would be on a hard surfaced area and should therefore not give rise to any mud on the Halton Road. However, during the period when the soils are being moved from the application site to the main soil storage area adjacent to the new road, it is considered appropriate to implement measures to safeguard the cleanliness of the highway as is suggested by the Assistant Director (Highways).

The application site is on an area of grass and hardstanding within the army camp and is partially screened from Halton Road by an existing hedgerow. The development would only require the removal of a number of small shrubs and given that the units are all single storey, the visual impact of the development would be acceptable. A condition is proposed requiring the accommodation units and all fencing, services and the hardcore car parking area to be removed upon completion of the road construction project and the restoration of the land to its current condition.

In addition to the accommodation units, part of the site would also be used for topsoil storage for a temporary basis. The height of the soil storage would be no higher than the height of the proposed accommodation units and therefore the visual impact of the soil storage is considered acceptable provided that the mounds are appropriately graded and grassed. Conditions can be imposed to address such matters.

The site is adjacent to a green corridor and informal recreation area as designated under policies E30 and R9 of the Lancaster Local Plan. However, given the temporary nature and location of the development within an established military site, it would not affect the ability to use the green corridor or informal recreational space and therefore the development is acceptable in terms of these policies.

The site is located at some distance from the nearest residential property and therefore it is considered that the development would be acceptable in terms of residential amenity. The development is therefore considered acceptable in relation to Policies SC1, SC5 and E1 of the Lancaster Core Strategy and policies E30 and R9 of the Lancaster Local Plan.

In view of the location, scale and nature of the development, it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

Recommendation

That planning permission be **granted** subject to the following conditions:

Time Limits

1. The development shall commence not later than 3 years from the date of this permission and shall only be commenced in conjunction with the Development Consent Order for the Heysham to M6 Link Road project.

Reason: Imposed pursuant to Section 91 (1) (a) of the Town and Country Planning Act 1990.

Working Programme

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:
 - a) The Planning Application and supporting statement received by the Director of Transport and Environment on 8th August 2013
 - b) Submitted Plans and documents:

Drawing no. 2500260 COS S116 rev A - Site compound additional land use phase 1

Drawing no.2500260 COS S117 rev A - Site compound additional land use Phase 2

Drawing 2500260/Cos/S051 - Building Elevations

Reason: To minimise the impact of the development on the amenities of the local area, and to conform with Policy E1 of the Lancaster District Local Plan.

3. Notification of the date that the accommodation units are placed on the site shall be made in writing to the County Planning Authority within 5 working days of that date.

Reason: To ensure that the development is of a temporary nature in the interests of the visual amenities of the area and to conform with Policy E1 of the Lancaster City Core Strategy.

4. All topsoils on the site shall be stripped prior to the spreading of any hardcore or surfacing materials. All such topsoils shall be stored on the perimeter of the site in graded mounds and retained for use in restoration works.

Reason: To ensure the proper restoration of the site and to conform with Policy E1 of the Lancaster District Core Strategy.

5. The accommodation units shall be removed from the site not later than 3 years from the date that they are placed on the site as notified to the County Planning Authority in accordance with condition 3 to this permission. The site shall thereafter be restored within a further period of six months in accordance with the requirements of condition 11 to this permission.

Reason: To ensure that the development is of a temporary nature in the interests of the visual amenities of the area and to conform with Policy E1 of the Lancaster City Core Strategy.

6. All foul drainage shall be discharged to a public sewer or else to a sealed watertight tank fitted with a level warning device to indicate when the tank needs emptying. Upon emptying the contents of the tank shall be removed from the site completely.

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 E1 of the Lancaster District Core Strategy.

7. Measures shall be taken at all times during the movement of topsoils to prevent the tracking out of debris onto Halton Road by vehicles leaving the site.

Reason: In the interests of highway safety and to conform with Policy E1 of the Lancaster District Core Strategy.

8. Topsoil shall not be stored within the site to a height exceeding three metres. All such topsoil shall be stored in graded mounds that are retained in a grassed, weed free condition throughout the duration of storage.

Reason: In the interests of the visual amenities of the area and to conform with Policies SC1, SC3 and E1 of the Lancaster District Core Strategy.

9. Measures shall be taken at all times during the movement of topsoil to minimise the generation of dust from such operations.

Reason: In the interests of local amenity and to conform with Policy E1 of the Lancaster District Core Strategy.

10. No movement of topsoil shall occur during the period from the 1st of October to the 30th April (inclusive) without the prior written consent of the Director of Transport and Environment. At all other times the movement of topsoils shall be restricted to occasions when the soil is dry and friable and the ground is sufficiently dry to allow the passage of heavy vehicles, plant and machinery over it without damage to the soils.

Reason: To ensure the proper removal, storage and replacement of soils to ensure satisfactory restoration and to conform with policy E1 of the Lancaster City Core Strategy.

11. The site shall be restored in accordance with the following:
- a) The accommodation units shall be removed from the land including all fencing, surfacing materials and services.
 - b) The surface of the site shall be restored by the spreading of top soil materials to a depth of 30 cm.
 - c) The soil materials shall be cultivated to provide a level but uncompacted surface.
 - d) The surface of the site shall then be seeded to ensure the provision of a full weed free grass sward.

Reason: In the interests of the visual amenities of the area and to conform with Policy E1 of the Lancaster City Core Strategy.

Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact/Directorate/Ext
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1/13/0882	8th August 2013	Jonathan Haine/Environment/534130
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Development Consent Order for the Heysham M6 Link Road made by the Secretary of State in March 2013

Reason for Inclusion in Part II, if appropriate

N/A