

**Development Control Committee**  
Meeting to be held on 14 October 2015

Electoral Division affected: Chorley North
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**Chorley Borough: application number LCC/2015/0081**  
**Importation of soils to meet stability requirements for approved residential development at Little Quarry, Hill Top Lane, Whittle-le-Woods**

Contact for further information:

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**Executive Summary**

Application – Importation of soils to meet stability requirements for approved residential development at Little Quarry, Hill Top Lane, Whittle-le-Woods.

**Recommendation – Summary**

That the Development Control Committee visits the site before determining the application.

**Applicant's Proposal**

Planning permission is sought for the importation and deposit of approximately 100,000m<sup>3</sup> of additional soils/inert waste at Little Quarry.

**Description and Location of Site**

Little Quarry is a former gritstone quarry that has been filled with inert waste materials and occupies an elevated position to the east of Whittle-le-Woods off Hill Top Lane. It extends over an area of approximately 6.6 hectares. The site is bounded by farmland to the north and east including a number of residential properties, residential property gardens to the west and Hill Top Lane and Whittle Hill Quarry to the south. Public footpath numbers 25, 27, 28, 29 and 30 are located at the south and western site boundaries.

**Background**

Recent planning history

In 2003 planning permission was granted for the construction of a dry ski slope involving the importation of waste materials (ref. 09/98/0841).

A number of planning permissions were subsequently granted for time extensions to allow the restoration works to be completed (planning reference numbers

09/04/1272, 09/08/1027 and 09/10/1030). The post restoration scheme for a dry ski slope and associated infrastructure has not been implemented.

Outline planning permission was granted in 2013 by Chorley Council for up to 85 new dwellings including a means of access. All other matters are reserved (ref. 12/01134/OUTMAJ).

### **Advice**

Planning permission has previously been granted at the site to allow for the importation and deposit of inert waste materials to create a landform for a dry ski slope and also to stabilise the quarry faces.

The applicant has stated that in the intervening years since permission was granted for a dry ski slope, technology has changed such that a dry ski slope is not a modern proposition.

The Borough Council has now granted outline planning permission on this site for up to 85 dwellings including means of access. The outline planning permission is subject to a number of conditions, including a requirement that the stability of the site be assessed. Through geo-technical assessment, the applicant concluded that additional material needs to be deposited at the site to ensure continued stability of the ground prior to any housing development. The importation and deposit of additional inert waste materials would constitute development in itself and is not provided for within the outline permission for housing. Hence this separate planning application.

Irrespective of the proposed housing development, the County Planning Authority must be satisfied that the proposal is acceptable in planning terms and there must be an alternative acceptable restoration scheme for the site including any landscaping should the housing scheme not be taken forward.

The proposed development has generated significant local interest and concerns are raised particularly in relation to highway matters and the use of Chorley Old Road to access the site in order to import the additional waste materials. This being the case, it is considered that a site visit would provide the Committee with a clearer understanding of the development proposal, the issues raised, and the relationship of the site to the surrounding area before the application is determined.

### **Recommendation**

That the Development Control Committee visits the site before determining the application.

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

<b>Paper</b>	<b>Date</b>	<b>Contact / Ext</b>
LCC/2015/0081	Sept 2015	R Hope/34159

Reason for Inclusion in Part II, if appropriate - N/A