

Development Control Committee
Meeting to be held on 25th May 2016

Electoral Division affected:
Farington

South Ribble Borough: application number LCC/2016/0035
Variation of condition 1 of permission 07/11/0739 to allow the development to continue until 01 June 2031 and variation of condition 26 of permission 07/11/0739 to allow site operations from 06.30am Mondays to Fridays, in relation to the extraction of sand and restoration to agricultural land by the importation of waste at Lydiate Lane Sand Quarry, Lydiate Lane, Farington, Leyland.

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Executive Summary

Application – Variation of condition 1 of permission 07/11/0739 to allow the development to continue until 01 June 2031 and variation of condition 26 of permission 07/11/0739 to allow site operations from 06.30am Mondays to Fridays, in relation to the extraction of sand and restoration to agricultural land by the importation of waste at Lydiate Lane Sand Quarry, Lydiate Lane, Farington, Leyland.

Recommendation – Summary

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

Applicant's Proposal

The application site is an existing sand quarry with permission for restoration back to agricultural land by the importation of inert waste. The existing planning permission (ref. 07/11/0739) is subject to a number of conditions. Condition 1 requires that operations cease by 2 August 2016 and that the site be progressively restored by 2 August 2017. Condition 26 states that no work should take place on the site except between the hours of 7.30am and 6.30pm Mondays to Fridays and between 8.30am and 12.30pm on Saturdays with no working on Sundays or Public Holidays. Maintenance of equipment, plant and machinery only may be carried out on Saturday afternoons between the hours of 12.30pm and 6.30pm.

The applicant is seeking to change condition 1 of permission 07/11/0739 to allow the development to continue until 01 June 2031 and to change condition 26 of

permission 07/11/0739 to allow site operations including quarrying of sand and importation of inert waste to take place from 06.30am Mondays to Fridays.

Description and Location of Site

The application site is an operational sand and gravel quarry to the north of Lydiate Lane and adjacent to the M6 motorway, approximately 2 km north-east of Leyland town centre. Access to the site is taken from Lydiate Lane. Sand and gravel has been extracted from several phased areas of the site with agricultural grassland to the north where extraction is yet to commence. The site has planning permission to be restored to original land levels by the importation of inert waste which has already commenced in the early phases of the site. Land beyond the site to the north is in agricultural use although is identified as a strategic investment site for future mixed employment use development. Residential properties are located along Lydiate Lane, primarily opposite the site access on the south side of Lydiate Lane at Bristol Avenue.

Background

Planning history

The site has a varied and complex planning history involving a number of different operators.

Lydiate Lane sand quarry was granted planning permission on appeal in Aug 1993 (ref. 07/91/648) subject to conditions. The quarry has been operational since 1998.

In October 1998 planning permission was granted for an extension of time to allow the mining and landfilling operations for a further 5 years until 2016 (ref 7/98/360).

In 2006 the site operator submitted a planning application (ref. 07/06/0672) to vary conditions 4, 10, 16, 25 and 30 of planning permission 7/91/648 (as amended) to provide for: the cessation of mining and landfilling operations no later than 2 August 2021 and progressive restoration of the site within a further period of 12 months; cessation of sand extraction in any further phase until imported waste is physically deposited in the preceding phase, commencing with phase 3 for the purpose of restoring it; the erection of a 4.0m high screen mound along the entire southern boundary of Phase 6 in place of the close boarded fence originally required by the condition; Skip carrying vehicles to enter the site to deposit engineering materials for the construction of on-site roads and to remove wastes from the site; and the construction of a mini-roundabout at the junction of Lydiate Lane with Stanifield Lane within 3 months of the date of granting of a certificate of Pollution Prevention and Control Permit for the importation of waste to the site. Permission was granted for the variation of conditions but was refused for the operational life of the site to be extended until 2 August 2021 and for a variation to the condition relating to the construction of a mini-roundabout.

In 2008 a planning application was submitted by a new operator to vary the requirements of planning permission 07/06/0672 with an alternative phasing scheme with particular emphasis on ensuring that operations would be compliant with best

practice for landfilling in accordance with any future Pollution, Prevention and Control (PPC) Permit (now Environmental Permit) issued by the Environment Agency. The revised scheme provided for the retention of the existing operations area (sand washing/screening plant and stockpiles etc) at the south western part of the permitted site until the site is finally restored. The scheme included four additional progressive working and tipping phases incorporating the construction of geological barriers suitable for the receipt of waste, which follows a more irregular pattern but maintaining a general trend of working towards the north of the site. Planning permission was granted on 16 July 2010 (ref. 07/08/0231).

On 18 January 2012 planning permission was granted for removal of condition 23 (provision of a road sign for the south side of Lydiate Lane) and 25 (the construction of a mini roundabout) of permission 07/08/0231 (ref. 07/11/0739).

Advice

Lydiate Lane Quarry is a substantial sand quarrying and inert landfill site where there are considerable unworked reserves and inert tipping capacity. The current application would result in a significant extension in the life of the site. The operations have historically generated some local interest. This being the case, it is considered that a site visit would provide the Committee with a clearer understanding of the development proposal, any 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

Paper	Date	Contact / Ext
LCC/2016/0035	May 2016	R Hope/34159

Reason for Inclusion in Part II, if appropriate

N/A