

Lancashire County Council

Development Control Committee

Minutes of the Meeting held on Wednesday, 23rd May, 2018 at 10.00 am in Committee Room 'B' (The Diamond Jubilee Room) - County Hall, Preston

Present:

County Councillor Barrie Yates (Chair)

County Councillors

P Rigby	D Foxcroft
M Barron	S Holgate
S Clarke	J Marsh
M Dad	M Pattison
K Ellard	A Schofield

1. Apologies for absence

Apologies for absence were received on behalf of County Councillor P Hayhurst.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

County Councillor M Pattison declared a non pecuniary interest in agenda Item 8 as a member of Morecambe Town Council and Lancaster City Council.

County Councillor S Holgate declared a non pecuniary interest in agenda Item 5 as a member of Chorley Borough Council.

3. Minutes of the last meeting held on the 7 March 2018

Resolved: That the Minutes of the meeting held on 7 March 2018, be confirmed and signed by the Chair of the Committee.

4. Wyre Borough: Application number LCC/2017/0040 Application for the variation of conditions 1 and 2 of permission 02/13/0342 to allow the duration of sand and gravel extraction to be extended to 31 March 2027 and to amend the working scheme and water management proposals. Tarnacre Quarry, Tarnacre Lane, St Michaels on Wyre

A report was presented on an application for the variation of conditions 1 and 2 of permission 02/13/0342 to allow the duration of sand and gravel extraction to be extended to 31 March 2027 and to amend the working scheme and water management proposals at Tarnacre Quarry, Tarnacre Lane, St Michaels on Wyre.

The report included the views of Wyre Borough Council, Kirkland Parish Council, the Environment Agency, Cadent Gas, Natural England, United Utilities, the county council's Specialist Advisor (Ecology); Lead Local Flood Authority and Highways Development Control and details of six representations received. The report also included details of representations received from the St Michaels Flood Action Group and from the occupier of Brook House Farm, located adjacent to the quarry.

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 an illustration of the working scheme and photographs of the site entrance, plant site and stockpile area and phases 1 to 4 of the site.

The officer also reported that on Monday 21 May, 2018 the committee had received a presentation from Mr Flintoff, the occupier of Brook House Farm objecting to the proposal. A summary of the points raised at the presentation together with the advice from the officer was set out in the 'Update Sheet' circulated at the meeting (Copy set out at Annex A to the Minutes).

Mr Stephenson addressed the committee on behalf of the applicant and raised the following points in support of the application:

- The quarry contributed towards the supply of high grade sand and gravel products in Lancashire.
- The Environmental Impact Assessment had concluded that noise and dust levels were within the limits set out in the guidelines.
- The site was located in flood risk zone 3 – therefore the void space caused by the workings had a slight benefit in that it created extra storage capacity for the flood water.
- All concerns and objections raised with regard to this proposal had been addressed.
- Statutory consultees had raised no objection to the proposal.

In response to questions raised by a Member, the Officer advised that the Environment Agency were now satisfied with the revised Flood Risk Assessment and had raised no objection to the proposal.

Following further questions raised in respect of the levels of the stockpiles, the duration of the proposed time extension and the monitoring of dust levels, it was Moved and Seconded that:

"Members of the Development Control Committee visit the site prior to determining the application"

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

Resolved: That Members of the Development Control Committee visit the site prior to determining the application.

**5. Chorley Borough: application number. LCC/2017/0095
Importation of soils to meet stability requirements for approved residential development and cutting back of rock outcrop to provide a stable landform on land at Little Quarry, Hill Top Lane, Whittle-le-Woods**

A report was presented on an application for the importation of soils to meet stability requirements for approved residential development and the cutting back of a rock outcrop to provide a stable landform on land at Little Quarry, Hill Top Lane, Whittle-le-Woods.

The report included the views of Chorley Borough Council, Whittle-le-Woods Parish Council, Clayton-le-Woods Parish Council, the Coal Authority, the County Ecology Service, the Environment Agency, Historic England, Lancashire County Council's Highways Development Control, Natural England, the Ramblers' Association, the Canal and River Trust and details of 88 representations received. The views of County Councillor Mark Perks and Chorley Borough Councillor Eric Bell were also reported.

Members of the committee visited the application site on 21 May 2018. This included a walk along Hill Top Lane to the junction of Chorley Old Road.

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 an illustration of the proposed finished contours, the main areas of infill and slope cut and photographs of the site, the site entrance and approach roads.

The officer reported that the Environment Agency had submitted further views. These views together with advice from the officer was set out in the Update Sheet circulated at the meeting and attached at Annex A to the Minutes.

The Officer also advised that a number of minor changes had been made to the submitted plans to clarify proposed re-profiling of the eastern rock outcrop. It was therefore recommended that conditions 4, 22 and 24 be amended as set out in the Update Sheet at Annex A to the Minutes.

Councillor P Higham, Councillor E Bell and County Councillor M Perks, the Parish, District and County Councillor for the area respectively, addressed the Committee and raised the following concerns:

- The HGVs would have an adverse impact on local residents in terms of dust, noise and air pollution - an air quality assessment should be undertaken.
- The proposed water management plan was inadequate – water from the quarry spills out of a gully onto Chorley Old Road and into properties.
- This application would not stabilise the site – it was unsuitable for housing. The quarry should be left undisturbed, to allow for natural stabilisation.

- The applicant does not adhere to conditions and allows mud to be tracked out of the site.
- The application should be refused to allow local residents some quality of life – the area was blighted by quarries.
- The local roads cannot accommodate 20 tonne HGVs.
- The proposed development would exacerbate the current flooding problems.
- Details of the water management plan should be agreed prior to the determination of the planning application.

Mr Sedgwick spoke on behalf of the applicant. He informed the committee that the site was the subject of a housing site allocation in the Chorley Local Plan. It was explained that additional material would be deposited on the site in order to stabilise it prior to any housing development. The collapsed sandstone block in the northern part of the site would be cut back from the top downwards to stabilise it and prevent water run through. This would produce a gradient that would drain effectively into settlement lagoons and a sustainability pond and then under control, into the highway drain.

The Officers responded to questions raised by the Members in relation to signage, the number of vehicle movements and water drainage.

Following further debate it was agreed that officers be asked to impose an additional condition which would allow for the stability of the site to be independently monitored following the completion of works.

Resolved: That planning permission be **Granted** subject to the conditions set out in the report to the committee, the inclusion of the amended conditions as set out in the Update Sheet and the inclusion of an additional condition requiring the stability of the site to be independently monitored following the completion of works.

**6. West Lancashire Borough: Application Number. LCC/2018/0001
Replacement 2.4m high fencing and gates to the front of the school
and 2.4m high fencing adjacent to the bins store. Burscough Village
Primary School, Colburne Close, Burscough.**

A report was presented on an application for the replacement of 2.4m high fencing and gates to the front of the school and 2.4m high fencing adjacent to the bins store at Burscough Village Primary School, Colburne Close, Burscough.

The report included the views of West Lancashire Borough Council and Lancashire County Council's Highways Development Control. The committee noted that no letters of representation had been received in respect of this application.

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 an illustration of the fencing and a location plan and photographs of the site.

Resolved:- That planning permission be **Granted** subject to the conditions set out in the report to the committee.

**7. Ribble Valley Borough: Application Number. LCC/2018/0003
Detached new build classroom with toilets and ancillary rooms and single storey extension to existing school building to provide a new library and construction of a multi-use games area. Whalley C of E Primary School, Church Lane, Whalley, Clitheroe**

A report was presented on an application for a detached new build classroom with toilets and ancillary rooms and single storey extension to existing school building to provide a new library and construction of a multi - use games area at Whalley C of E Primary School, Church Lane, Whalley, Clitheroe.

The report included the views of Ribble Valley Borough Council, Whalley Parish Council, Sport England, Lancashire County Council's Archaeological Advisory Service, Highways Development Control and County Ecology Service and 7 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 an illustration of the site layout plan, the proposed buildings and photographs of the site and access roads.

Following lengthy debate on the application and questions to the officers with regard to the materials for the proposed extension and the multi - use games area, it was agreed that conditions 4 and 5 of the proposed planning permission be amended as follows:

- '4. No development shall commence until details of the materials to be used for the external elevations of the detached new build classroom and single storey extension have been submitted to and approved in writing by the County Planning Authority. The materials used for the new build classroom shall consist of natural stone to match the stone materials used on the existing school building. Thereafter only those materials approved shall be used in the development.
5. No development of the MUGA shall commence until a scheme and programme for the perimeter fencing has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall contain details of the following:-
 - a) the type of fencing to be used which shall be of a construction to minimise noise impacts.
 - b) the heights and colours of the fencing.

Thereafter the fencing shall be constructed in accordance with the approved details'.

Resolved:- That planning permission be **Granted** subject to the conditions set out in the report to the committee and the inclusion of the amended conditions as set out above.

**8. Lancaster City: Application Number. LCC/2018/0006
Provision of two timber garden classrooms.
Morecambe Road Primary School, Morecambe Road, Morecambe.**

A report was presented on an application for the provision of two timber garden classrooms at Morecambe Road Primary School, Morecambe Road, Morecambe.

The report included the views of Lancaster City Council, Lancashire County Council's Highways Development Control and County Ecology Service. The committee noted that no letters of representation had been received in respect of the application.

Resolved:- That planning permission be **Granted** subject to the conditions set out in the report to the committee.

9. Planning Applications determined 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 committee on 7 March 2018, eight 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.

10. Urgent Business

There were no items of urgent business.

11. Date of Next Meeting

Resolved: That the next meeting of the committee be held on Wednesday 11 July 2018.

L Sales
Director of Corporate Services

County Hall
Preston