

Lancashire County Council

Development Control Committee

Minutes of the Meeting held on Wednesday, 8th May, 2019 at 10.30 am in Committee Room 'B' - The Diamond Jubilee Room, County Hall, Preston

Present:

County Councillor Barrie Yates (Chair)

County Councillors

P Rigby	K Ellard
M Barron	D Foxcroft
S Clarke	A Kay
C Crompton	M Pattison
B Dawson	A Schofield

1. Apologies for absence

Apologies were received on behalf of County Councillor P Hayhurst.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

County Councillor P Rigby declared a pecuniary interest in agenda item 5 as he lives near the site.

3. Minutes of the last meeting held on 6 March 2019

Resolved: That the Minutes of the meeting held on 6 March 2019 be confirmed and signed by the Chair of the Committee.

4. Wyre Borough: Application number LCC/2018/0059 Variation of conditions 1, 2 and 25 of planning permission 02/99/0704 to allow the period for landfilling operations to continue until 31 December 2033 with a further 12 months to restore the site. Jameson Road Landfill Site, Jameson Road, Fleetwood.

A report was presented on an application for the variation of conditions 1, 2 and 25 of planning permission 02/99/0704 to allow the period for landfilling operations to continue until 31 December 2033 with a further 12 months to restore Jameson Road Landfill Site, Jameson Road, Fleetwood.

The report included the views of Wyre Borough Council, the Environment Agency, the county council's Highways Development Control, Jacobs (Ecology), Natural England and details of seven 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 a site location plan and photographs of the site from various aspects.

The Officer also reported that the applicant had requested that the wording of that part of condition 9 relating to the exemption for landfilling of waste from household waste centres be modified so that it allowed such operations also on Sundays. It was therefore proposed that Condition 9 be reworded as follows:

'9. No landfilling operations shall take place outside the hours of:

0730 to 1730 hours, Mondays to Fridays (except Public Holidays)
0800 to 1300 hours on Saturdays.

No landfill operations shall take place on Sundays or public holidays.

These hours shall not apply to the landfilling of waste originating from Household Waste Disposal Centres or to engineering or site restoration works which can be undertaken between the hours of 0700 to 1900 hours on Mondays to **Sundays**.

This condition shall not, however, operate so as to prevent the use of pumping equipment and the carrying out, outside these hours, of essential repairs to plant and machinery used on site.'

Officers responded to concerns raised by the Members with regard to HGV traffic routing, the potential for pollution to enter the River Wyre and the visual impact of the site from nearby residential properties.

Following discussion, it was agreed that the officers would investigate whether HGV traffic could be encouraged to use Amounderness Way rather than Fleetwood Road when visiting the site.

Resolved: That subject to the inclusion of the amended wording to condition 9 as set out above, planning permission be **granted** subject to the conditions set out in the report to committee.

**5. Fylde Borough: Application LCC/2019/0013
Erection of an extension to the existing waste transfer building.
Land at Lidun Park Industrial Estate, Off Boundary Road, Lytham.**

County Councillor P Rigby left the room during consideration of this application as he had declared a pecuniary interest in the item.

A report was presented on an application for the erection of an extension to the existing waste transfer building on land at Lidun Park Industrial Estate, Off Boundary Road, Lytham.

The report included the views of Fylde Borough Council, the Environment Agency, the county council's Highways Development Control, and details of four 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 a site location plan, an illustration showing the proposed plans and elevations and photographs of the site from various aspects.

The Officer reported orally that the applicant had advised that the flood lighting at the site is used when the site is not in operation in order to provide security to the site. It was therefore proposed that Condition 4 be reworded to reflect this as follows:-

4. Any floodlighting to be attached to the building shall be angled into the site towards the ground and incorporate adequate shading to minimise light spill.

Simon Hornshaw, a local resident, addressed the committee. He advised that he was speaking on behalf of local residents who were concerned that the proposals would lead to an increase in the throughput of building waste to the site. Concern was also raised about the impacts of noise and dust emissions from the site. It was suggested that noise and dust emissions should be monitored prior to the extension being constructed and following its construction and that the results of the monitoring should be made available to residents.

Concern was also raised with regard to an increase in HGVs visiting the site. It was felt that this would lead to an increase in pollution levels and dangerous emissions which would pose an unacceptable risk, especially for the young and the elderly.

Mr Hornshaw queried why such a plant had been given planning permission to operate within 50 to 200 metres of existing residential properties including Mornington Meadow Park which was much frequented by local children. He also questioned why the plant was not enclosed as was the case with similar plants in other parts of the country. He suggested that the applicant must either put more emphasis on health and safety or close the plant and relocate it away from residential properties.

In response to questions raised by the Members, Officers confirmed that the application was for an extension to an existing building on the site and that any increase in the throughput of waste would be a matter for the Environment Agency. Officers also confirmed that the Environment Agency had investigated a number of complaints in relation to this site and had concluded that no action should be taken.

Following further concerns raised by the Members with regard to the potential increase in the throughput of waste to the site, it was Moved and Seconded that:

'The application be deferred until such time as the impact of the extension on the throughput of waste has been established.'

On being put to the vote the Motion was Lost, the Substantive Motion was then put to the vote and it was:

Resolved: That subject to the inclusion of the amended wording to condition 4 as set out above, planning permission be **granted** subject to the conditions set out in the report to committee.

**6. Fylde Borough: Application number. LCC/2019/0003
Application for redesign and realignment of the southern end of the proposed Heyhouses to M55 link road between the junction with the improved section of the existing North Houses Lane and the proposed intermediate roundabout on the link road.
Lytham Moss, Lytham St Annes (M55 to Heyhouses Link Road)**

A report was presented on an application for the redesign and realignment of the southern end of the proposed Heyhouses to M55 link road between the junction with the improved section of the existing North Houses Lane and the proposed intermediate roundabout on the link road at Lytham Moss, Lytham St Annes (M55 to Heyhouses Link Road).

The report included the views of Fylde Borough Council, the Environment Agency, LCC Highways, LCC Lead Flood authority, LCC consultants on Landscape and Ecology (Jacobs), LCC Archaeological Advisory Services, Highways England, Natural England, The Ministry of Defence, National Air Traffic Services and details of three 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 a location plan, an illustration showing the proposed road layout and photographs of the site from various aspects.

Following questions to the Officers by the Members with regard to the proposed Pegasus crossing on the new road it was:

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

**7. Ribble Valley Borough: Application Number. LCC/2019/0008
Demolition of existing caretakers house to provide 8 car parking spaces with lighting and bin store area. Demolition of Block D**

**building and erection of a single storey building to provide Multi Functional Activity Studio. Erection of a double storey extension to existing Block G building to provide 10 classrooms. Resizing of existing multi use games area with erection of 3m high ball stop fence. Creation of a new pedestrian entrance and widening of existing vehicular entrance on Turner Street. Erection of 2.4m high weldmesh fencing along northern boundary and south eastern corner of the school site.
Ribblesdale High School, Queens Road, Clitheroe.**

A report was presented on the above application in relation to Ribblesdale High School, Queens Road, Clitheroe.

The report included the views of Ribble Valley Borough Council, Clitheroe Town Council, LCC Consultants on Landscape and Ecology (Jacobs), LCC Highways Development Control, Sport England, United Utilities and details of four 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 a location plan, an illustration showing the elevations of the proposed development and photographs of the site from various aspects.

The Officer reported orally that a further letter had been received from a resident on Littlemore Road who considered that the access point to the construction site should be relocated to another position from that proposed. In particular, the resident considered that the access off Turner Street should be used. The resident also considered that the proposed construction access was not suitable for use by HGVs; the use would affect an old sewer which runs down the backs of properties on Littlemore Road; that the use of the road would prevent residents from parking their cars; and the use of the access by HGVs would result in noise, dirt and general upheaval for local residents.

It was also reported that a letter had been received from another resident on Littlemore Road who stated that he needs to park his vehicle close to his home for health reasons and that the use of the proposed construction access would prevent this.

In response to the above, the Officer advised that the additional comments should be noted but that the issues were already addressed in the report. He also advised that the school site was surrounded by residential streets on all sides and therefore any access to the construction site would be likely to create some amenity issues during the temporary construction period.

Following questions to the Officers by the Members with regard to the access road and the number of car parking spaces to be created within the school it was:

Resolved: That subject to the application being referred to the Secretary of State and him confirming that the application will not be called in, planning permission be **granted** subject to conditions set out in the report to committee.

**8. Lancaster City Council: Application number. LCC/2019/0016
Single storey extension to the front of the school to create a
wheelchair store.
Bleasdale House School, Emesgate Lane, Silverdale**

A report was presented on the above application for a single storey extension to the front of the school to create a wheelchair store at Bleasdale House School, Emesgate Lane, Silverdale.

The report included the views of Lancaster City Council, Silverdale Parish Council, LCC Highways Development Control, and details of one letter 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 a location plan, an illustration of the development and photographs of the site from various aspects.

Officers responded to concerns raised by the Members with regard to the flat roof design of the extension which was felt to be incompatible with the structure of the original school building.

Following further discussion it was Moved and Seconded that the application be deferred pending further consideration of the design of the proposed extension.

On being put to the vote, the Motion was Carried and became the substantive Motion. It was therefore:

Resolved: That the application be deferred pending further consideration of the design of the proposed extension.

**9. 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 Committee on 6 March 2019, 11 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 19 June 2019 at 10.30am.

L Sales
Director of Corporate Services

County Hall
Preston