

## **Development Control Committee**

Meeting to be held on 11th September 2019

Electoral Division affected: Lancaster Rural East
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### **Site Visit - Lancaster City: Ellel Crag Quarry, Lancaster**

- 1) Proposed eastern lateral extension to the existing gritstone and shale quarry followed by infilling of the excavation with imported inert waste to be completed and restored by the 30 June 2039, together with the rebuilding and extension of the derelict farmhouse for use as site office accommodation (Application ref LCC/2019/0030)**
- 2) Time extension for existing landfill operations until 30<sup>th</sup> June 2039 (Application ref LCC/2019/0040)**
- 3) Time extension for existing waste transfer operations until 30<sup>th</sup> June 2039. (Application LCC/2019/0041)**

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#### **Executive Summary**

- 1) Proposed eastern lateral extension to the existing gritstone and shale quarry followed by infilling of the excavation with imported inert waste to be completed and restored by the 30 June 2039, together with the rebuilding and extension of the derelict farmhouse for use as site office accommodation (Application ref LCC/2019/0030)
- 2) Time extension for existing landfill operations until 30<sup>th</sup> June 2039 (Application ref LCC/2019/0040)
- 3) Time extension for existing waste transfer operations until 30<sup>th</sup> June 2039. (Application LCC/2019/0041)

Ellel Crag Quarry, Bay Horse Road, Ellel, Lancaster.

An Environmental Statement has been submitted which covers all three applications.

#### **Recommendation – Summary**

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

## **Applicant's Proposal**

Planning application LCC/2019/0030 relates to a proposed lateral extension to the eastern edge of the Ellel Crag Quarry to permit the quarrying of gritstone and shale materials with the resultant void being restored to agricultural pasture by the landfilling of imported inert waste. It is proposed that all extraction and restoration operations would be completed by the 30 June 2039. It is also proposed to rebuild and extend a derelict farmhouse for use as office accommodation for the applicant's business.

The extension covers an area of 8.7 hectares. A total of 1.35 million cubic metres of material would be removed from the proposed extended area that would consist of 1.07 million cubic metres of quarried material (shale and gritstone) and 0.28 million cubic metres of overburden. The resultant void would be landfilled with imported inert waste.

There are also associated planning applications (refs LCC/2019/0040 and 0041) for a time extension for the continuation of the existing land fill and waste transfer activities at the site. It is proposed that these activities would continue through until the end date for the restoration of the extension area of June 2039.

## **Description and Location of Site**

The applications relate to Ellel Crag Quarry, a former sandstone and shale quarry that is now being restored by landfilling with inert waste. The quarry is located in open countryside on the east side of Bay Horse Road approximately 7km to the south of Lancaster City Centre. The internal site access road leading from Bay Horse Road is also a public right of way.

The proposed extension area is predominately agricultural land to the east of the existing quarry. The farmhouse proposed for use as site office accommodation is located along the south-eastern edge of the existing quarry off Starbank Lane.

The development would not directly affect any area of any landscape or ecological designations although is around 2km from the boundary of the Forest of Bowland Area of Outstanding natural Beauty.

The nearest residential properties are located 320 metres to the east of the proposed extension area.

A full description of the proposal and the site location will be provided when the applications are reported for determination.

## **Advice**

Application ref LCC/2019/0030 is for a major extension of the existing gritstone and shale quarry, and the subsequent landfilling of the void space with inert waste to be imported to the site.

The application for the extension of the site is expected to generate much interest with the potential for a number of representations to be received from local residents. Given the scale and likely impacts of the development together with the level of potential local interest, it is considered that members of the Committee should visit the site before determining the applications.

### **Recommendation**

That the Committee visit the site before determining the planning applications.

### **Local Government (Access to Information) Act 1985**

#### **List of Background Papers**

None

Reason for Inclusion in Part II, if appropriate

N/A