

Lancashire County Council

Development Control Committee

Minutes of the Meeting held on Wednesday, 11th September, 2019 at 10.30 am in Cabinet Room 'B' - The Diamond Jubilee Room, County Hall, Preston

Present:

County Councillor Stephen Clarke (Chair)

County Councillors

C Crompton	P Hayhurst
M Dad	A Kay
J Eaton	M Pattison
K Ellard	A Schofield
D Foxcroft	C Towneley

In the absence of County Councillor B Yates, the Deputy Chair, County Councillor S Clarke took the Chair.

County Councillor C Towneley replaced County Councillor B Yates on the Committee.

1. Apologies for absence

None received.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

County Councillor A Kay declared a non pecuniary interest in agenda Item 9 as the Lead Member for schools.

County Councillor M Dad declared a non pecuniary interest in agenda Item 4 as a member of Hyndburn Borough Council.

County Councillor P Hayhurst declared a non pecuniary interest in agenda Item 7 as a member of Fylde Borough Council.

3. Minutes of the last meeting held on 24 July 2019

Resolved: That the Minutes of the meeting held on 24 July 2019 be confirmed and signed by the Chair.

4. Hyndburn Borough: application number LCC/2019/0018 Erection of new building over the existing plant, ancillary to the existing recycling use at Unit 12, Riverside Industrial Estate, Hermitage Street, Rishton.

A report was presented on an application for the erection of a new building over the existing plant, ancillary to the existing recycling use at Unit 12, Riverside Industrial Estate, Hermitage Street, Rishton.

The report included the views of the Environment Agency, Lancashire County Council's Highways Development Control and the Lead Local Flood Authority.

The Development Management Officer presented a PowerPoint presentation showing an aerial view of the site. The Committee was also shown an illustration of the proposed building and a photograph of the site and the waste screening equipment.

The officers responded to questions raised by the Members with regard to the surface water run-off from the building roof.

Resolved: That the application be **granted** subject to the conditions set out in the report to the Committee.

5. **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 30th June 2039 (Application ref LCC/2019/0040)**
 - 3) **Time extension for existing waste transfer operations until 30th June 2039. (Application LCC/2019/0041)**

A report was presented on a proposal to visit Ellel Crag Quarry, Lancaster prior to determining planning applications LCC/2019/0030, LCC/2019/0040, and LCC/2019/0041.

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

6. **Site Visit - West Lancashire Borough: application number LCC/2019/0037 - Construction of a temporary wellsite and associated access track, drill, hydraulically stimulate and test two petroleum exploration boreholes including drilling rig (maximum height 60m) and associated plant and equipment, followed by wellsite restoration. Land off Sutton's Lane, Great Altcar**

A report was presented on a proposal to visit land off Sutton's Lane, Great Altcar, West Lancashire prior to determining planning application LCC/2019/0037.

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

- 7. Preston City and Fylde Boroughs: application numbers LCC/2016/0046/1, 2 and 3. Details submitted to comply with conditions 5 and 22 of planning permission LCC/2016/0046 - Preston Western Distributor Road and East - West Link Road.**

Land in Lea, Cottam and Bartle and to the west and north of the existing built up area of Preston.

A report was presented on details submitted to comply with conditions 5 and 22 of planning permission LCC/2016/0046.

The report included the views of the Lead Local Flood Authority.

The Development Management Officer presented a PowerPoint presentation showing an aerial view of the site and details of the proposed schemes.

Resolved: That the details submitted for the purposes of conditions 5 and 22 of planning permission LCC/2016/0046 be approved.

- 8. Preston City: application number LCC/2019/0006
Variation of condition 2 of permission 06/13/0528 for the amendment of the approved drawings to regularise departures from the approved design. Broughton Bypass, Preston.**

As a member of the public had requested to speak on this item, it was agreed that the item be brought forward and heard before item 4.

A report was presented on an application for the variation of condition 2 of permission 06/13/0528 for the amendment of the approved drawings to regularise departures from the approved design with regard to the Broughton Bypass, Preston.

The report included the views of Preston City Council, the Environment Agency, the Lead Local Flood Authority, Highways England 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 photographs of the by-pass from various aspects and an illustration showing the turning head and drainage works on D'Urton Lane.

The Development Management Officer reported orally that it was proposed to amend Condition 5 to read:-

'Within two months of the date of this permission, the drainage works shown on drawing CHA1E0252-500-SK001 shall be implemented in full. The drainage works shall thereafter be maintained in full working order at all times'.

The officer also reported that a further representation had been received from a resident of Gray's Cottage, D'Urton Lane. The resident was concerned that exploratory works for the proposed drainage pipe had commenced prior to this issue being considered by the Committee although he acknowledged that the drainage proposals would help to satisfy part of his objection.

However, he was concerned that the applicant's offer to do a survey of the noise impacts of the 4th lane or to install further noise attenuation fencing had not been taken up. The resident had offered to do his own noise recordings which showed that noise levels were significantly above World Health Organisation recommended levels.

The resident considered that the report did not fully represent his objections and therefore stated that he would do this through his presentation to committee.

The resident addressed the committee and reiterated the concerns raised in the committee report with regard to the location and design of the turning head on D'Urton Lane. He advised that it was too far from the end of the cul de sac and occupied by parked cars. This prevented the area functioning as it should thereby compromising cyclist safety on the Guild Wheel and the safety of school children accessing the nearby primary school. The committee was also informed that the visibility splays did not comply with safety standards.

Officers responded to questions raised by the Members with regard to the safety issues raised by the resident and to the noise and air quality impacts associated with the incorporation of the additional lane on the approach to the M55 roundabout. Following further debate it was Moved and Seconded that:

"A further condition be imposed to require the applicant to undertake a survey of the noise impacts of the 4th lane to establish whether further noise attenuation fencing is necessary"

On being put to the vote the Motion was Carried.

The additional condition is set out below for completeness.

- '9. *Within two months of the date of this permission, a report detailing the impacts of the additional 4th lane on the approach to the M55 / A6 roundabout on noise levels at Gray's Cottage on D'Urton Lane shall be submitted to the County Planning Authority. The report shall be based upon a noise assessment undertaken in accordance with Design Manual for Roads and Bridges Volume 11, Section 3, Part 7 HD213/11 and shall detail the noise levels at Gray's Cottage with and without the 4th lane being in operation. The report shall also include information on the design and location of further noise mitigation measures should the need for such measures be demonstrated by the noise monitoring exercise. Any mitigation measures contained in the approved report shall be implemented within two months of the date of approval of the report and shall be maintained thereafter.*

Resolved: That subject to the amendment to condition 5 above, the inclusion of the additional condition (9) above and to the applicant first providing a section 106 undertaking to provide for the management of ecological mitigation measures for a period of 15 years in accordance with an approved environmental management plan, planning permission be **granted** subject to the conditions set out in the report to the committee.

**9. Wyre Borough: application number. LCC/2019/0034
Erection of 1.8m high fencing.
John Cross C of E School, Garstang Road, Bilsborrow.**

A report was presented on an application for the erection of 1.8m high fencing at John Cross C of E School, Garstang Road, Bilsborrow

The report included the views of Wyre Borough Council 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 photographs of the site from various aspects and an illustration of the design and location of the fencing.

The officers responded to questions raised by the Members with regard to the design of the fencing.

Resolved: That the application be **granted** subject to the conditions set out in the report to the Committee.

10. 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 24 July 2019, seven 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

11. Urgent Business

There were no items of urgent business.

12. Date of Next Meeting

Resolved: That the next meeting of the Committee be held on Wednesday 16 October 2019 at 10.30am

L Sales
Director of Corporate Services

County Hall
Preston