

Lancashire County Council

Development Control Committee

Minutes of the Meeting held on Wednesday, 3rd June, 2020 at 10.30 am in Virtual online committee meeting

Present:

County Councillor Barrie Yates (Chair)

County Councillors

S Clarke	A Kay
M Dad	M Pattison
B Dawson	E Pope
K Ellard	A Schofield
D Foxcroft	C Towneley
P Hayhurst	

Cllr C Towneley replaced the late Cllr M Barron on the committee.

County Councillors B Dawson and E Pope replaced Councillors C Crompton and J Eaton at this meeting.

The Committee joined with the Chair in paying tribute to County Councillor Malcolm Barron who sadly passed away on Wednesday 13 May 2020.

1. Apologies for absence

None received.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

None declared.

3. Minutes of the last meeting held on 4 March 2020

Resolved: That the Minutes of the meeting held on 4 March 2020 be confirmed and signed by the Chair.

4. Update Sheet

The Update Sheet was circulated prior to the meeting and attached as a supplementary agenda item.

5. Ribble Valley Borough: application number. LCC/2019/0066 Retrospective application to regularise the importation of soils for use in ground stabilisation and landscaping works associated with

the consented residential development. Land off Old Road, Chatburn.

The Committee considered a report on a retrospective application to regularise the importation of soils for use in ground stabilisation and landscaping works associated with the consented residential development on land off Old Road, Chatburn.

The report included the views of Ribble Valley Borough Council, the County Council's Ecology Service and details of eight letters of representation received.

The Development Management Officer presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties together with photographs of the site and proposed mitigation area.

The Officer reported orally that additional representations had been received from Chatburn Parish Council and the applicant following publication of the agenda (details set out in the Update Sheet at Item 4 of the agenda). It was also reported that committee members had received additional representations from local residents.

Officers responded to concerns raised by the committee with regard to the mitigation proposed, the timescale for management works and the failure of the applicant to comply with the committee's earlier decision to remove the tipped materials and restore the grassland.

Following further debate it was Moved and Seconded that:

"The application be refused on the grounds that the mitigation proposals by reason of their location, design and management period would not be sufficient to fully address the ecological impacts which have resulted from the tipping of waste soils on the application site. The proposal is therefore contrary to paragraph 174 of the National Planning Policy Framework, Policy DME3 of the Ribble Valley Core Strategy and policy DM2 of the Lancashire Minerals and Waste Local Plan".

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

Resolved: That the application be refused on the grounds that the mitigation proposals by reason of their location, design and management period would not be sufficient to fully address the ecological impacts which have resulted from the tipping of waste soils on the application site. The proposal is therefore contrary to paragraph 174 of the National Planning Policy Framework, Policy DME3 of the Ribble Valley Core Strategy and policy DM2 of the Lancashire Minerals and Waste Local Plan.

- 6. Burnley Borough: application number. LCC/2019/0069
Change of use of end of life vehicle building to use for the drying
and pelletising of waste solid recovered fuel (SRF), construction of 2**

x 20m high flues, construction of underground ducting to transfer warm air from boiler to the pelletising building, and the storage of baled SRF in the northern yard at Hapton Valley Transfer Station, Hapton Valley Estate, Accrington Road, Hapton.

A report was presented on an application for the change of use of end of life vehicle building to use for the drying and pelletising of waste solid recovered fuel (SRF), construction of 2 x 20m high flues, construction of underground ducting to transfer warm air from boiler to the pelletising building, and the storage of baled SRF in the northern yard at Hapton Valley Transfer Station, Hapton Valley Estate, Accrington Road, Hapton.

The report included the views of the Environment Agency, the County Council's Highways Development Control and 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 an illustration of the proposed development and photographs of the site.

Officers responded to questions raised by the committee members in respect of noise mitigation measures and the potential for flood risk from the run-off from the site.

Following further debate it was:

Resolved: That subject to the applicant first entering into a Section 106 Agreement in relation to earthworks and landscaping, planning permission be **granted** subject to conditions set out in the report to the committee.

**7. Wyre Borough: Application number LCC/2020/0020
Provision of multi-use games area with 2m high ball stop fencing.
Northfold County Primary School, Ringway, Cleveleys.**

A report was presented on an application for the provision of multi-use games area with 2m high ball stop fencing at Northfold County Primary School, Ringway, Cleveleys.

The report included the views of the Wyre Borough Council, the County Council's Highways Development Control, the Environment Agency, Sport England and 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 together with photographs of the site from various aspects.

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

**8. Chorley Borough: Application Number. LCC/2020/0023
Application for remodelling of Charnock Richard Golf Course
incorporating the reconfiguration of 9 holes and localised raising of
levels using imported inert waste without complying with condition
11 of permission LCC/2019/0054. The Laurels Golf Course, Charnock
Richard, Preston Road, Charnock Richard.**

County Councillor Hayhurst joined the meeting at this point in the proceedings.

A report was presented on an application for the remodelling of The Laurels Golf Course, Preston Road, Charnock Richard, without complying with condition 11 of permission LCC/2019/0054.

The report included the views of the Charnock Richard Parish Council, the County Council's Highways Development Control and 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 photographs of the site entrance and access road and illustrations showing the proposed swept path analysis and signage plan.

The Officer reported orally that it was proposed to amend the list of approved drawings in condition 4b as set out in the Update Sheet at item 4 of the agenda.

The Committee was informed that the highway improvements originally recommended by the Highways Authority and the subject of this application, were no longer felt necessary given the applicant proposed to limit HGV movements to 1 inbound and 1 outbound movement per hour during the permitted hours of working of the site. The direction of the movements from the site in Standish on the A49 had also been confirmed.

Following questions to the officers with regard highway safety concerns, it was Moved and Seconded that the application be refused for the following reason:

"The highways improvements required by Condition 11 of Planning Permission LCC/2019/0054 are required in order to protect highways safety on the A49. The applicant's proposal to limit the numbers of HGVs would not be sufficient to eliminate the risk of conflicts between the vehicles at the access into the site and on the A49. Without the highway works required by condition 11, the development would give rise to an unacceptable impact on highways safety contrary to paragraph 109 of the National Planning Policy Framework and Policy DM2 of the Lancashire Minerals and Waste Local Plan."

On being put to the vote the Motion was Carried, it was therefore:

Resolved: That the application be refused for the following reason:

The highways improvements required by Condition 11 of Planning Permission LCC/2019/0054 are required in order to protect highways safety on the A49. The applicant's proposal to limit the numbers of HGVs would not be sufficient to eliminate the risk of conflicts between the vehicles at the access into the site and on the A49. Without the highway works required by condition 11, the development would give rise to an unacceptable impact on highways safety contrary to paragraph 109 of the National Planning Policy Framework and Policy DM2 of the Lancashire Minerals and Waste Local Plan.

9. Planning applications determined in accordance with the County Council's Scheme of Delegation and Urgent Business Procedure.

It was reported that since the last meeting of the Committee on 4 March 2020, 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.

It was also reported that two applications had been granted planning permission by the Chief Executive and Director of Corporate Services in accordance with the county council's Urgent Business Procedure.

Resolved: That the report be noted

10. Urgent Business

None.

11. Date of Next Meeting

Resolved: That the next virtual meeting of the Committee be held on Wednesday 15 July 2020 at 10.30am.

L Sales
Director of Corporate Services

County Hall
Preston