

Lancashire County Council

Development Control Committee

Minutes of the Virtual Meeting held on Wednesday, 3rd March, 2021 at 10.30 am.

Present:

County Councillor Barrie Yates (Chair)

County Councillors

S Clarke	P Hayhurst
C Crompton	A Kay
M Dad	M Pattison
J Eaton BEM	P Rigby
K Ellard	C Towneley
D Foxcroft	

1. Apologies for absence

None received.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

None declared.

3. Minutes of the last meeting held on 20 January 2021

Resolved: That the Minutes of the last meeting held on 20 January 2021 be confirmed as a correct record of the meeting.

4. Update Sheet

In respect of page 9 of item 5 - Application LCC/2020/0051 – Willow House Farm, the officer reported that the total number of representations received should read '11' – not 9.

5. Wyre Borough: application number. LCC/2020/0051 Change of use of agricultural land to site for recycling of inert wastes. Willow House Farm, Bispham Road, off Faraday Way, Thornton-Cleveleys.

A report was presented on a retrospective application for the change of use of agricultural land to a site for recycling of inert wastes at Willow House Farm, Bispham Road, off Faraday Way, Thornton-Cleveleys.

The report included the views of Wyre Borough Council, the Environment Agency, LCC Highways Development Control and details of 12 representations received objecting to the 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 photographs of the site.

County Councillor Alan Vincent addressed the committee on behalf of a number of local residents. He urged the committee to refuse the application for following summarised reasons:

- The access road is narrow and therefore unsuitable for HGV's.
- The site lies within Flood Zone 3.
- This would be inappropriate development in the Green Belt.
- There are 3 ponds in and around the site within an SSSI protected area.
- The visual impact of the development.
- The negative impact the development would have on residential amenity.
- The operations would have an adverse impact on Royals Brook in relation to flood risk and pollution.

In response to questions raised by the Committee, the officer advised that if the development were to continue to operate, the county council would have to use its powers of enforcement to require the cessation of use. The enforcement would also apply to the adjoining land outside of the application area which had also been subject to tipping.

Resolved:- That planning permission be **refused** for the following reasons:

1. The application site is located within the Green Belt. The development by reason of its nature and impacts does not preserve the openness of the Green Belt and is inappropriate development for which no very special circumstances have been demonstrated. The proposal is therefore contrary to paragraphs 143 and 146 of the National Planning Policy Framework and Policy SP3 of the Wyre Local Plan.
2. The applicant's Flood Risk Assessment has not demonstrated that the development would not increase to risk of flooding elsewhere. The location and design of the development also would not preserve access to the Royals Brook for the purpose of maintenance or prevent waste materials from entering the watercourse resulting in pollution or obstruction of the watercourse. The development is therefore contrary to paragraphs 155 and 163 of the National Planning Policy Framework and Policy CDMP2 of the Wyre Local Plan.
3. The application is not accompanied by any assessment of noise or dust impacts. The development is located close to residential properties and without any such assessment, it cannot be concluded that the development would not have any unacceptable impact on residential

amenity or that any residual impacts could be mitigated to acceptable levels. The development is therefore contrary to Policy DM2 of the Lancashire Minerals and Waste Local Plan.

**6. Application number. LCC/2019/0006/1
Compliance with condition 8 of permission LCC/2019/0006 - Revised landscaping scheme. Broughton Bypass, Preston.**

A report was presented on an application for the compliance with condition 8 of permission LCC/2019/0006 - Revised landscaping scheme. Broughton Bypass, Preston.

The report included 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 and a photograph of the landscaping area.

A neighbouring resident at Gray's Cottage, addressed the Committee and reiterated the comments set out in the report in respect of landscaping, fencing materials and covered manholes. He claimed there had been a significant number of breaches of condition in relation to the regularisation of the by-pass which the county council had failed to enforce. He also raised concerns with regard to drainage and the potential for flooding. The Committee was urged to defer consideration of the application until they had visited the site or received a video update.

In response to the concerns raised with regard the drainage issues, the officer reminded the committee that drainage was not the subject of this application. However, the county council's drainage engineers would be approached and asked to investigate the concerns raised in respect of the covered manholes.

Following further discussion in respect of the noise attenuation fences, landscaping and drainage issues, it was:

Resolved: That the scheme and programme submitted under condition 8 of permission LCC/2019/006 be approved.

**7. Pendle Borough: application number. LCC/2020/0070
Construction of a multi-use games area with a 3m high perimeter fence. Reedley County Primary School, Reedley Road, Reedley, Burnley.**

A report was presented on an application for the construction of a multi-use games area with a 3m high perimeter fence at Reedley County Primary School, Reedley Road, Reedley, Burnley.

The report included the views of the Pendle Borough Council, the County Council's Highways Development Control, Sport England, the Coal Authority, United Utilities and two 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 illustrations of the location and layout of the games area with photographs of the site from various aspects.

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

**8. Burnley Borough: application number LCC/2020/0072
Provision of multi-use games area with 3 metre high weld mesh fence with 2 no. single access gates and 1 no. double access gates
Briercliffe County Primary School, Delamere Road, Briercliffe**

A report was presented on an application for the provision of multi-use games area with 3 metre high weld mesh fence with 2 single access gates and 1 double access gates at Briercliffe County Primary School, Delamere Road, Briercliffe.

The report included the views of the Burnley Borough Council, LCC Highways Development Control, LCC Ecology Service, Sport England and United Utilities. It was noted that no representations 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 the layout plan and photographs of the site.

Resolved: That subject to the Secretary of State not calling in the application for his own determination, planning permission be **granted** subject to conditions set out in the report to the committee.

**9. Preston City: application number. LCC/2021/0001
Extension to existing infants play area and linking footpaths to wooded area through grassed playing field at St Andrews C of E Primary School, Tulketh Road, Preston.**

A report was presented on an application for an extension to existing infants play area and the linking of footpaths to a wooded area through a grassed playing field at St Andrews C of E Primary School, Tulketh Road, Preston.

The report included the views of Preston City Council, LCC Highways Development Control and details of one letter of representation received objecting to the proposal.

The Development Management Officer presented a PowerPoint presentation showing an aerial view of the site and the nearest residential properties. The

committee was also the site location plan and illustrations of the layout of the games area together with photographs of the site from various aspects.

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

10. Decisions taken on development control matters by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation

It was reported that since the last ordinary meeting of the Committee on 20 January 2021, four 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

None.

12. Date of Next Meeting

Resolved: That the next virtual meeting of the Committee be held on Wednesday 21 April, 2021 at 10.30am.

L Sales
Director of Corporate Services

County Hall
Preston