

## Lancashire County Council

### Development Control Committee

Virtual meeting to be held on Wednesday, 3rd March, 2021 at 10.30 am

#### Agenda

##### Part I (Open to Press and Public)

##### No. Item

1. **Apologies for absence**
2. **Disclosure of Pecuniary and Non-Pecuniary Interests**  
Members are asked to consider any Pecuniary and Non-Pecuniary Interests they may have to disclose to the meeting in relation to matters under consideration on the Agenda.
3. **Minutes of the last meeting held on 20 January 2021** (Pages 1 - 6)  
The Committee are asked to agree that the Minutes of the last meeting held on 20 January 2021 be confirmed and signed by the Chair.
4. **Update Sheet**  
The Update Sheet will be considered as part of each related agenda report.
5. **Wyre Borough: application number. LCC/2020/0051** (Pages 7 - 22)  
**Change of use of agricultural land to site for recycling of inert wastes.**  
**Willow House Farm, Bispham Road, off Faraday Way, Thornton-Cleveleys.**
6. **Application number. LCC/2019/0006/1** (Pages 23 - 30)  
**Compliance with condition 8 of permission LCC/2019/0006 - Revised landscaping scheme.**  
**Broughton Bypass, Preston.**
7. **Pendle Borough: application number.** (Pages 31 - 42)  
**LCC/2020/0070**  
**Construction of a multi-use games area with a 3m high perimeter fence. Reedley County Primary School, Reedley Road, Reedley, Burnley.**

8. **Burnley Borough: application number LCC/2020/0072** (Pages 43 - 56)  
**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**
9. **Preston City: application number. LCC/2021/0001** (Pages 57 - 70)  
**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.**
10. **Decisions taken on development control matters by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation** (Pages 71 - 72)
11. **Urgent Business**  
An item of urgent business may only be considered under this heading where, by reason of special circumstances to be recorded in the Minutes, the Chairman of the meeting is of the opinion that the item should be considered at the meeting as a matter of urgency. Wherever possible, the Chief Executive should be given advance warning of any Member's intention to raise a matter under this heading.
12. **Date of Next Meeting**  
The next virtual meeting of the Development Control Committee will be held on Wednesday 21 April 2021 at 10.30 a.m.

L Sales  
Director of Corporate Services

County Hall  
Preston

# Agenda Item 3

## Lancashire County Council

### Development Control Committee

**Minutes of the Virtual Meeting held on Wednesday, 20th January, 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 9 December 2020**

**Resolved:-** That the Minutes of the last meeting held on 9 December 2020 be confirmed.

**4. Update Sheet**

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

**5. West Lancashire Borough: Application number. LCC/2020/0030  
Application for the retention of 3 no. silos. Whitemoss Landfill Site,  
White Moss Road South, Skelmersdale**

A report was presented on an application for the retention of 3 silos at Whitemoss Landfill Site, White Moss Road South, Skelmersdale.

The report included the views of West Lancashire Borough Council, Lathom South Parish Council, the Environment Agency and details of 5 letters of representation received objecting to the proposal. The views of the CPRE West

Lancashire Branch, West Lancashire Borough Councillors Pryce – Roberts, Cummins and West and County Councillor Julie Gibson were also reported.

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 access road and the silos.

The officer drew attention to the Update Sheet which contained an additional representation from a local resident and details of an amendment to Condition 4 of the proposed planning permission to include the addition of the following wording to the end of condition 4:

'and for written records of every such inspection, maintenance or replacement action to be maintained and made available for inspection by the County Planning Authority'

The officer also read out a written statement on behalf of County Councillor Julie Gibson (copy set out at Annex A to the Update Sheet). Councillor Gibson raised health and safety concerns and requested that the committee visit the site before determining the application.

In response, officers advised that they were not prepared to conduct a site visit during lockdown due to safety concerns associated with the COVID-19 pandemic.

The committee was also informed that following the publication of the Update Sheet, a further representation had been received from CPRE West Lancashire Branch. The CPRE maintained that there were omissions in the committee report in respect of background papers and that the report gave insufficient weight to the consultation responses. They also reiterated their concerns about the health and safety of people and the environment and maintained that the application should be the subject to an Environmental Impact Assessment and that the development should be considered under the Development Consent Order regime. The committee was also shown a photograph submitted by the CPRE showing evidence of a dust release from one of the silos.

The officer explained that the dust emissions from one of the silos had been caused by a fault on a pressure relief valve. The equipment was repaired but then developed a further fault so was taken out of use and has since been replaced. The issue did not appear to have occurred on either of the other two silos and therefore there was no reason to conclude that there was a fundamental issue that could not be overcome.

In response to questions raised by the Committee, the officer explained that as the silos were sealed containers there was no need to erect bunds or a building over the silos to provide for further dust mitigation. Subject to a condition requiring dust mitigation measures to be fitted to the silos and maintained in operational condition, the officer considered that dust could be controlled to acceptable levels.

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

**6. Chorley Borough: Application number LCC/2020/0052  
Erection of recycling wash plant to process selected wastes at  
Common Bank Works, Common Bank Lane, Chorley**

A report was presented on an application for the erection of a recycling wash plant to process selected wastes at Common Bank Works, Common Bank Lane, Chorley.

The report included the views of Chorley Borough Council, Charnock Richard Parish Council, the Environment Agency, Lancashire County Council Highways Development Control, United Utilities and details of 12 letters of representation received objecting to the proposal. The views of the Borough Councillor Aaron Beaver were also reported.

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, the wash plant, the access road and the adjacent public footpath to the north of the site.

The officer also drew attention to the Update Sheet which contained an additional representation from a local resident and officer advice in relation to such:

The Committee was reminded that as a result of the Covid-19 outbreak, members of the public who had formally requested to speak at the committee meeting and who met the criteria, had been invited to give their views in the form of a written statement to be read out in full by officers at the meeting. An officer therefore read out a written statement on behalf of a local resident, and Chorley Borough Councillor Aaron Beaver (copy set out at Annex A to the Update Sheet).

Officers responded to questions raised by the committee in respect of the retrospective nature of the application, the comments raised by United Utilities in relation to noise and drainage and the impact of the proposal on the adjacent public footpath.

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

**7. Preston City: Application number. LCC/2020/0053  
Change of use of land and buildings to a sui generis waste recycling  
use for the recycling and storage of plastic contained in waste  
electronic and electrical equipment at Unit 21-22 Roman Way,  
Longridge Road, Preston.**

A report was presented on an application for the change of use of land and building to a sui generis waste recycling use for the recycling and storage of plastic contained in waste electronic and electrical equipment at Unit 21-22 Roman Way, Longridge Road, Preston.

The report included the views of Preston City Council's Environmental Health Officer, LCC Highways Development Control, LCC Ecology Service, the Environment Agency and details of 5 letters 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 shown photographs of the site from various aspects and an illustration showing the site layout plan.

Officers confirmed that the site was to the east and not the west of the M6 Junction 31a as stated on page 2 of the report and responded to the questions raised by the committee in relation to the hours of working.

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

**8. West Lancashire Borough: application number. LCC/2020/0062  
Erection of a new wash plant facility for processing of reclaimed  
aggregates. Tower House, Stopgate Lane, Simonswood**

A report was presented on an application for the erection of a new wash plant facility for processing of reclaimed aggregates at Tower House, Stopgate Lane, Simonswood.

The report included the views of Knowsley Metropolitan Borough Council, LCC Highways Development Control, the Environment Agency, United Utilities 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 shown photographs of the site from various aspects and an illustration showing the proposed wash plant.

The officer drew attention to the Update Sheet which contained the further views of United Utilities. To address the comments of United Utilities, it was recommended that condition 8 be modified as follows:

8. The processing and wash plant including all stockpiles of processed materials shall be sited on an impermeable concrete base. The surface of the concrete base shall be graded in such a way that all water draining off the plant and stockpile areas is collected and recycled in the washing plant. Any collected surface water exceeding the requirements of the wash

plant shall be discharged into the existing drainage system shown on drawing P270.3-205A. No surface water shall be allowed to discharge either directly or indirectly into the public sewer.

**Resolved:** That subject the amendment to condition 8 as set out above, planning permission be granted subject to conditions set out in the report to the committee.

**9. Rossendale Borough: Application number LCC/2020/0064  
Installation of new and replacement 2.4m and 3m high fences and gates to enclose school site. Construction of pedestrian walkway, with new entrance path. Haslingden High School, Broadway, Haslingden.**

A report was presented on an application the installation of new and replacement 2.4m and 3m high fences and gates to enclose the school site and the construction of pedestrian walkway, with new entrance path at Haslingden High School, Broadway, Haslingden.

The report included the views of the Coal Authority, LCC Highways Development Control, the Environment Agency 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 shown photographs of the site from various aspects and an illustration showing the fencing heights and locations.

**Resolved:** That planning permission be **granted** subject to 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 9 December 2020, 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 3 March, 2021 at 10.30am.

L Sales  
Director of Corporate Services

County Hall  
Preston



# Agenda Item 5

**Development Control Committee**  
Meeting to be held on 3<sup>rd</sup> March 2021

Electoral Division affected: Cleveleys South and Carleton
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**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.**

Contact for further information:  
Jonathan Haine, 01772 534130  
[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

## **Executive Summary**

Application – Change of use of agricultural land to site for recycling of inert wastes.  
Willow House Farm, Bispham Road, off Faraday Way, Thornton-Cleveleys.

## **Recommendation – Summary**

That the application be **refused** for the following reason(s)

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.

## **Applicant's Proposal**

The application is for the retention of an inert waste recycling activity which the applicant claims commenced in 2013. The site is used as a base for the applicants 'grab hire' business and inert wastes such as clay, sub soil, top soil and general

builders waste are collected from costumers and are brought to the site to be sorted and processed (including the crushing and screening of concrete, brick and stone) to produce a range of recycled aggregate materials and to separate other recyclable materials from the waste stream. An average of 100 tonnes of waste is processed per week with the crushing plant being used for between 8 – 10 hours per week. The hours of operation are 07.00 – 18.00 hours Monday to Friday and 07.00 – 12.00 on Saturdays.

## **Description and Location of Site**

The application site is an area of former agricultural land located off Bispham Road, a minor road linking Carleton with Norcross 1.8 km south west of Thornton. The site measures approximately 800m<sup>2</sup> in area. Immediately to the north of the application site is the applicant's property comprised of a dwelling house and number of outbuildings. To the south and east of the site are agricultural fields whilst to the west is Bispham Road and Faraday Way. A watercourse called the Royles Brook runs along the eastern boundary of the site.

The nearest residential properties to the site are located at a new residential estate off Champagne Avenue around 100 metres to the west of the site. There are also two properties at Primrose Bank Farm off Norcross Lane 200 metres north of the site.

The site is located within the Green Belt and part of the site is located within Flood Zone 3.

## **Background**

History; There is no relevant planning history.

## **Planning Policy**

National Planning Policy Framework : The following paragraphs are considered to be relevant :7 - 11 (presumption in favour of sustainable development, 82 – 83 (economy), 109 (highways), 143 -146 (Green Belt), 163 – 164 (flood risk), 180 (pollution impacts) and 204 (sustainable use of minerals).

National Planning Policy for Waste

Section 7 is relevant regarding the determination of applications

Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD (JLMWDF)

Policy CS2 – Minimising the need for mineral extraction

Policy CS7 – Managing our waste as a resource

Policy CS8 – Identifying capacity for managing our waste

Joint Lancashire Minerals and Waste Local Plan (JLMWLP)

Policy DM2 – Development Management

Policy WM4 – Inert waste recycling

Wyre Local Plan

Policy SP1 Development Strategy

Policy SP2 Sustainable Development

Policy SP3 Green Belt

Policy CDMP1 Environmental Protection

Policy CDMP2 Flood risk and surface water management

Policy CDMP3 Design

Policy CDMP4 Environmental Assets

## **Consultations**

Wyre Borough Council: Object to the development as it would be inappropriate development in the Green Belt, the site is in Flood Zone 3 and an inadequate flood risk assessment has been undertaken and there are ponds and trees in the vicinity of the site for which inadequate assessment has been undertaken. The Borough Council therefore consider that the proposal is contrary to polies SP3, CDMP2 and CMMP4 of their local plan.

Environment Agency: The EA have considered the applicants Flood Risk Assessment but consider that it does not address the requirements set out in paragraphs 30 to 32 of the Planning Practice Guidance. The assessment fails to demonstrate that the development does not increase flood risk elsewhere. The applicant has also not submitted any information in relation to the concerns raised about impacts on the adjacent main river (Royals Brook) and the applicant should demonstrate that the activities will be a sufficient distance from the river bank to allow maintenance access and prevent flood risk and pollution impacts from waste materials entering the river.

LCC Highways Development Control: No objection. The development will not have a significant impact on highway safety, capacity or amenity in the vicinity of the site.

SUDS: No comments received.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. Nine representations have been received objecting to the application raising the following issues:-

- The noise from the crushing activities and movement of skips are impacting on residential amenity. There are also dust impacts, fires and litter.
- The development should be carried out in a location where there are no neighbours and is not appropriate for a rural location.
- Enforcement of reasonable working times would not be possible.
- Bispham Road and the junction with Faraday Way is unsuitable for continuous use by HGVs. The junction has already been the scene of accidents and Bispham Lane has become busier since road closures on Norcross Lane.
- The development has been growing steadily over the last three years and is now an unsightly mess. Plant and piles of waste are often visible above the level of the perimeter fence.

- The operations will cause pollution of Royals Brook.
- The area is susceptible to flooding. Royals Brook has overflowed many times and has silted up.
- The land is in the green belt and the development should be sited on an industrial complex away from residential areas.
- HGVs from the site will give rise to noise and pollution.
- The development will have a negative effect on views and the beauty of the local area.
- Much of the green space in this area has been developed and this development would further reduce the area of undeveloped land. The remaining green space should be protected.
- The development would be harmful to wildlife.
- The surface of Bispham Road has been replaced many times due to wear and tear by HGVs. Bispham road is not suitable for use by HGVs.
- Concern that the site will become another unusable blot on the landscape.
- Negative impact on property values.

### **Advice**

The application is for the retention of an inert waste recycling operation which the applicant maintains has taken place on this site since 2013. The applicant operates a grab hire business which collects inert waste from ground works and other construction and demolition operations. The wastes are taken to the application site where they are processed using mobile crushing and screening plant to produce recycled aggregate and soil materials for resale. Any other recycled materials (metals, wood or plastic) or residual waste are removed from the site for sale or disposal as appropriate.

Paragraph 204 of the National Planning Policy Framework and Policy CS2 of the Lancashire Minerals and Waste Core Strategy aim to maximise the recovery of waste from construction works to contribute towards the supply of building materials. The National Planning Policy for Waste aims to drive waste management up the waste hierarchy. This aim is also the subject of Policy CS7 of the Core Strategy which includes targets for recovering value from construction and demolition wastes. The proposal is supported by the above national and local policies as it would allow waste to be managed at a higher level in the waste hierarchy and would reduce reliance on the use of primary quarried materials.

However, it is also necessary to ensure that the location of such developments complies with the general development strategy for the area and is acceptable in relation to the usual range of environmental considerations.

Policy WM4 of the Lancashire Minerals and Waste Local Plan deals with the location of inert waste recycling developments and states that such development will be supported at operational quarries and landfill sites and on certain named industrial estates. Although policy WM4 does not necessarily exclude other sites outside those named in the policy, this site is located within the Green Belt. Paragraph 146 of the National Planning Policy Framework states that certain other forms of development (which would include most waste processing developments) are not inappropriate in

the Green Belt provided they preserve openness and do not conflict with the purposes of including land within it. For this application, the key purposes are to check the unrestricted sprawl of large built up areas, to prevent neighbouring towns merging into one another and to assist in safeguarding the countryside from encroachment. The extent of the Green Belt in this area is relatively narrow and occupies an area of agricultural fields between the eastern edge of Blackpool and Poulton le Fylde. Whilst the development only occupies a relatively small area, its location introduces an industrial activity into the Green Belt which is harmful to the purposes identified above. The development would therefore impact upon the openness of the Green Belt and is inappropriate development. No very special circumstances to justify the location of the development in the Green Belt have been put forward by the applicant and it is not considered that any exist. The development is therefore inappropriate development in the Green Belt contrary to paragraph 143 of the NPPF and Policy SP3 of the Wyre Local Plan.

The site is located immediately adjacent to a small stream called the Royles Brook and is located with Flood Risk Zone 3 (area at highest risk of flooding). The National Planning Policy Framework (NPPF) requires that all planning applications located within zones 2 and 3 are accompanied by a site-specific flood risk assessment. Whilst the applicant has provided a flood risk assessment, the Environment Agency consider that the assessment is inadequate as it does not demonstrate that the development would not increase flood risk off site and is not based upon topographical information that would allow the ground levels to be compared to the flood levels. There is also no information in relation to the maintenance of access to the riverbanks, impacts on bank stability and increased flood risk and pollution impact from waste materials entering the watercourse. The flood risk assessment is therefore considered inadequate and is contrary to paragraph 163 of the NPPF and policy CDMP2 of the Wyre Local Plan.

The crushing and screening activities have the potential to generate noise and dust impacts. Policy DM2 of the Lancashire Minerals and Waste Local Plan states that development for waste management development will be supported where all environmental impacts that would cause demonstrable harm can be eliminated or reduced to acceptable levels. The nearest properties are located on an estate road approximately 100 metres to the west of the site and at another property 200 metres north of the site. A number of the representations have raised issues in relation to noise and dust impacts. Whilst the representations do not necessarily indicate that impacts are of a level that would be unacceptable, the application does not include any information on noise impacts without which it is not possible to make any assessment of impacts on local amenity. The site is within 100 metres of a number of dwelling houses and therefore it is possible that the use of crushing and screening plant would give rise to noise and dust impacts at these properties. Whilst there is a wooden fence around the side of the site that faces the nearest houses, it is unlikely that this would be sufficient to fully address the noise and dust impacts of the development. For these reasons it is considered that that the applicant has not demonstrated that the impacts on local amenity could be controlled to acceptable levels contrary to policy DM2 of the Lancashire Minerals and Waste Local Plan.

Whilst the side of the site facing the public highway is screened by wooden fencing, the crushing and screening plant are still visible and it is likely that stockpiles of waste

would also be visible at certain times. It is considered that the visual impacts of the development would be incongruous and intrusive in this area contrary to Policy DM2 of the Lancashire Minerals and waste Local Plan.

A number of representations have been received in relation to highway impacts. However, the development is relatively small scale and the numbers of HGVs associated with the development are unlikely to be significant. LCC Highways have not raised objection to the application and therefore the highways impacts are considered acceptable. Impact on trees and hedges and wildlife has also been raised by the Borough Council and in a number of representations from local residents. However, due to the location of the site directly adjacent to the applicant's property and the relatively small scale of the activity, it is not considered that the impact on trees or ecology would be unacceptable.

In conclusion, whilst this development would meet the objectives of national and local policy for the recycling of construction wastes, it represents inappropriate development in the Green Belt for which no very special circumstances exist. The applicant has also not demonstrated that the impacts of the development on flooding and local amenity can be addressed satisfactorily. The development is therefore contrary to the policies of the development plan and planning permission should therefore be refused.

The proposed development is already being undertaken. If following refusal of the application, the development continues to operate, the County Council would have to use its powers of enforcement to require the cessation of the use.

Refusal of planning permission would affect the Convention Rights of the applicant as set out in the Human Rights Act 1998. These rights include those relating to the freedom to use land and possessions without interference. However, these rights have to be balanced against the rights and freedoms of others to enjoy and reasonable standard of amenity and to ensure that the use of land is properly controlled. The interference in the rights of the applicant is therefore considered to be in the public interest and to secure compliance with the policies of the Development Plan.

## **Recommendation**

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.

**Local Government (Access to Information) Act 1985**  
**List of Background Papers**

None

Reason for Inclusion in Part II, if appropriate

N/A





# Planning application 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**

# Planning application LCC/2020/0051

## Site Location Plan

Application site

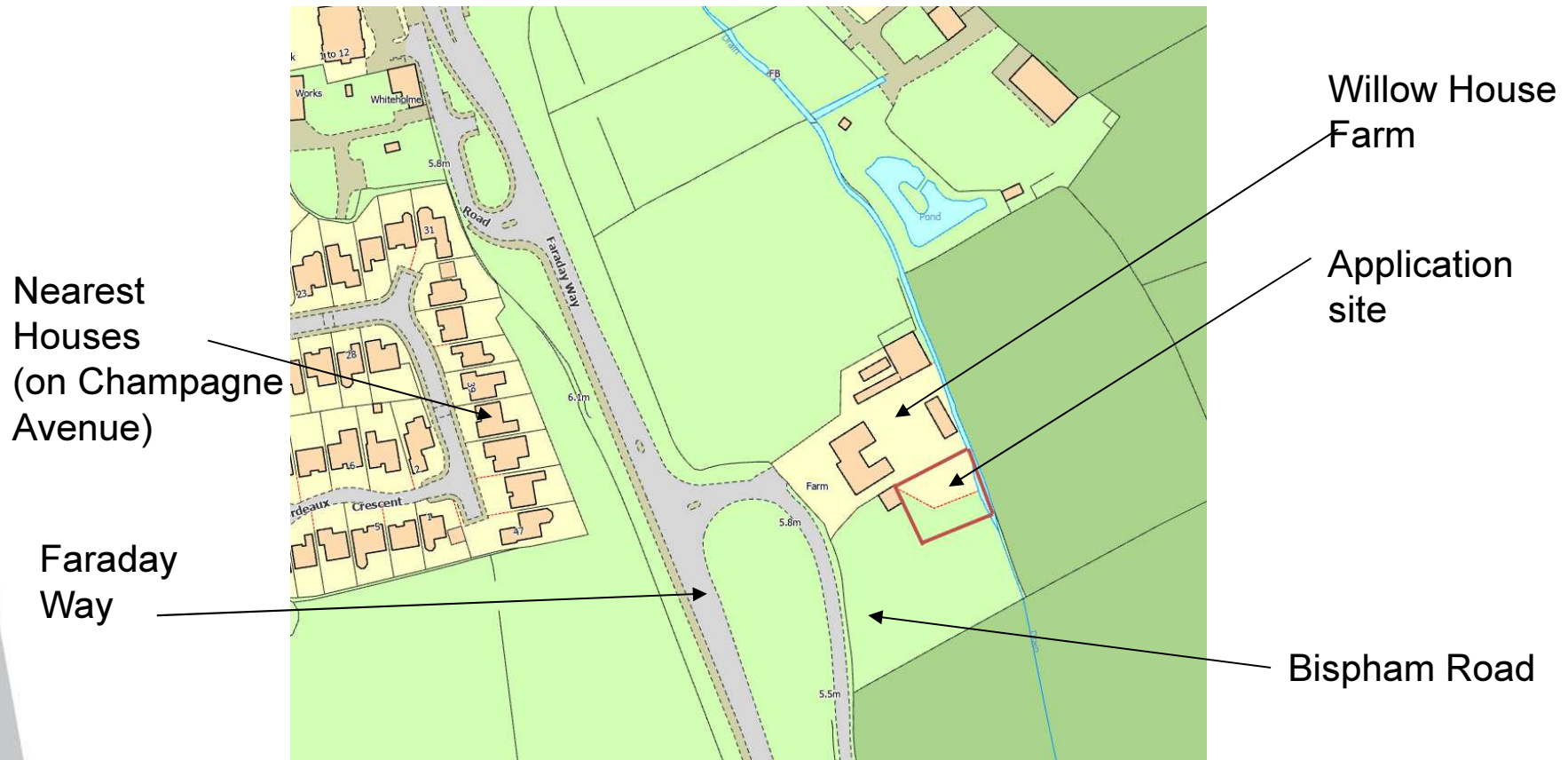


A585

Bispham Road

# Planning application LCC/2020/0051

## Site location



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# Planning application LCC/2020/0051

## Aerial View

Nearest houses

Faraday Way



Willow House Farm

Application site

Bispham Road

# Planning application LCC/2020/0051 –Willow House Farm



Willow House Farm

Application site

# Planning application LCC/2020/0051 –Willow House Farm



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# Agenda Item 6

**Development Control Committee**  
Meeting to be held on 3<sup>rd</sup> March 2021

Electoral Division affected: Preston Rural East
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**Application number. LCC/2019/0006/1**  
**Compliance with condition 8 of permission LCC/2019/0006 - Revised landscaping scheme. Broughton Bypass, Preston.**

Contact for further information:  
Jonathan Haine, 01772 534130  
[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

## **Executive Summary**

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

## **Recommendation – Summary**

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

## **Applicant's Proposal**

The application is for the approval of details of the landscaping scheme as required by condition 8 of planning permission LCC/2019/0006.

The scheme includes the following proposals:

- Sowing of the turning head area with a grassland seed mix.
- Closing gaps in the hedgerow alongside D'urton Lane with a native hedgerow mix.
- Low density shrub mix on the embankment forming the side of the bypass.

## **Description and Location of Site**

The area of land subject to the landscaping scheme (measuring approximately 15 metres by 15 metres) is located off D'urton Lane immediately to the south of Broughton Bypass, close to the junction of the M55 and the A6 to the north of Preston. The land also adjoins a residential property known as Grays Cottage which is accessed off D'urton Lane.

## **Background**

Planning permission for the Broughton Bypass was granted in 2013 ref 6/13/0528. In 2019, planning permission ref LCC/2019/006 was granted to regularise various changes that had been made to the design of the bypass compared to the approved design as set on the plans attached to planning permission 6/13/0528.

Condition 8 of permission LCC/2019/006 requires submission of a revised landscaping scheme for a small area of land adjacent to the bypass.

## **Planning Policy**

National Planning Policy Framework: Paragraph 127 is relevant regarding design issues.

Central Lancashire Core Strategy

Policy17 – Design of new buildings

Preston City Local Plan

Policy EN9 – Design of new development

## **Consultations**

Preston City Council: No comments received

Environment Agency: No comments received.

Representations – The application has been advertised by press and site notice and the neighbouring resident at Grays Cottage informed by individual letter who has raised the following issues:

- The application states that the hedging forming part of Grays Cottage will be retained – the plan should not control vegetation which is not within the bypass site.
- Some low density shrubs have recently been planted – does the plan properly reflect the works that have been carried out?
- The grassland mix was always promised to be a wildflower mix.
- The plan shows the manholes being covered which should not occur.
- Barbed wire is not appropriate.

## **Advice**

Planning permission for the construction of the Broughton Bypass was granted in 2013 and construction commenced in January 2016 with the road being opened to the public in 2017. In 2019 a planning application was submitted to regularise various changes where the as - built design had departed from the approved design set out in planning permission 6/13/528.

One of the changes related to an area of land off D'urton Lane immediately to the south of the bypass. As part of the bypass development, D'urton Lane was truncated

and became a cul de sac. An area for a turning head was therefore proposed on land immediately between the bypass and Grays Cottage to allow vehicles to turn around at the western end of D'urton Lane.

However, the turning head was never constructed and an alternative turning area was provided on the southern side of D'urton Lane opposite the entrance to Grays Cottage by retaining the access to the former construction compound area. One of the changes included within the 2019 planning permission was therefore to remove the original turning head and provide a landscaped area as an alternative. A condition was imposed to require a scheme of landscaping to be submitted for approval.

The submitted scheme proposes the area to be sown with an amenity grass seed mix, infilling of two gaps in the hedge alongside D'urton Lane with native planting, and removal of a metal kissing gate and footpath sign and backfilling of the holes with topsoil. Prior to the seeding being undertaken, the area is to be treated with weed killer to control invasive species.

The scheme is brought before Committee as the bypass scheme is a proposal by the Head of Service for Planning and Environment. The scheme has also been subject to an objection from the adjacent resident.

The proposed landscape works would restore this area to a small area of amenity grassland. The replanting works to the hedgerow would reinforce the boundary with D'urton Lane to enhance the visual amenities of the lane. Planting of further trees on the screening bund or on the area of the former turning head has deliberately been avoided as this would in time shade the garden of Grays Cottage.

A local resident has made a number of comments on the scheme. The scheme plan does show the existing hedge on the boundary with Grays Cottage being retained but this hedge is in the ownership of Grays Cottage and is therefore outside the permission area for the bypass and consequently outside of the scope of the scheme. The reference to this hedge being retained was just for information purposes and the comment has now been removed from the submitted drawing in order to avoid any possible confusion. A fence has been erected to form the boundary between the bypass land and the adjacent property. This fence was topped with barbed wire. It is agreed that the barbed wire is inappropriate for a residential boundary and the applicant proposes to replace it with steel wire.

The low density shrubs are on the bund which forms the side of the bypass and there is no intention to extend this planting onto the former turning head site. The existing low density shrubs are considered to be sufficient to provide some visual interest to the bund and provide some softening of the noise attenuation fence which is sited on the crest of the bund. Previous plans for this area had shown the land being seeded with a wildflower mix but the soils that have been used are too fertile for this mix to succeed. The general amenity grass mix that has been sown is suitable for the soil type and will ensure that the area is adequately landscaped. In relation to the manholes, there are a number of drainage structures beneath this land including inspection covers. Two manholes are still visible at the surface and can therefore be accessed for maintenance purposes.

The landscaping proposals for this area are therefore considered acceptable in relation to the amenities of the area and comply with policies EN9 of the Preston Local Plan.

In view of the scale, location and nature of the proposal it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

### **Recommendation**

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

### **Local Government (Access to Information) Act 1985 List of Background Papers**

None

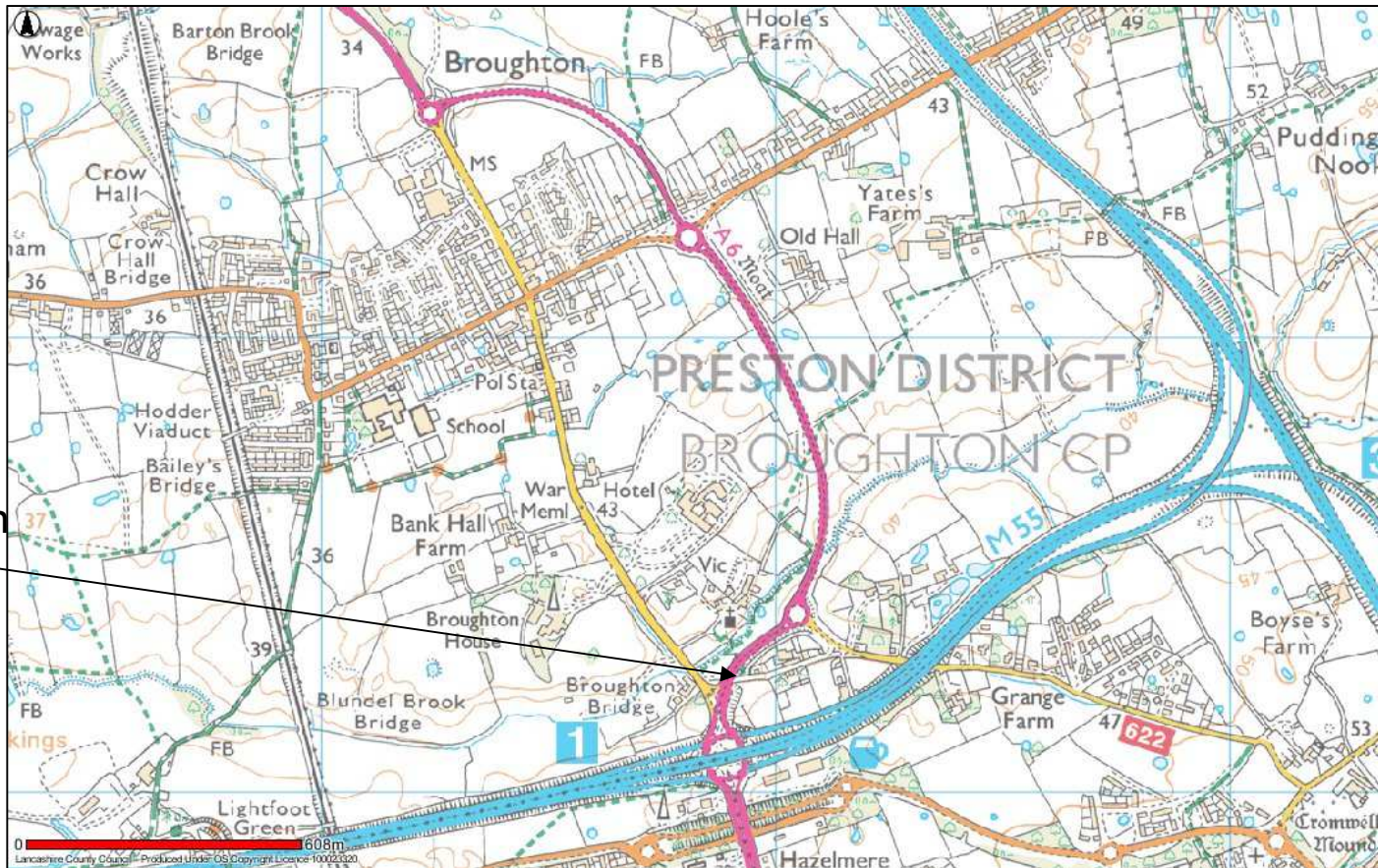
Reason for Inclusion in Part II, if appropriate

N/A

# Planning application LCC/2019/006/1

## **Scheme of landscaping to comply with condition 8 of planning permission LCC/2019/006. Broughton Bypass, Preston**

# Planning application LCC/2019/006/1 – Broughton Bypass



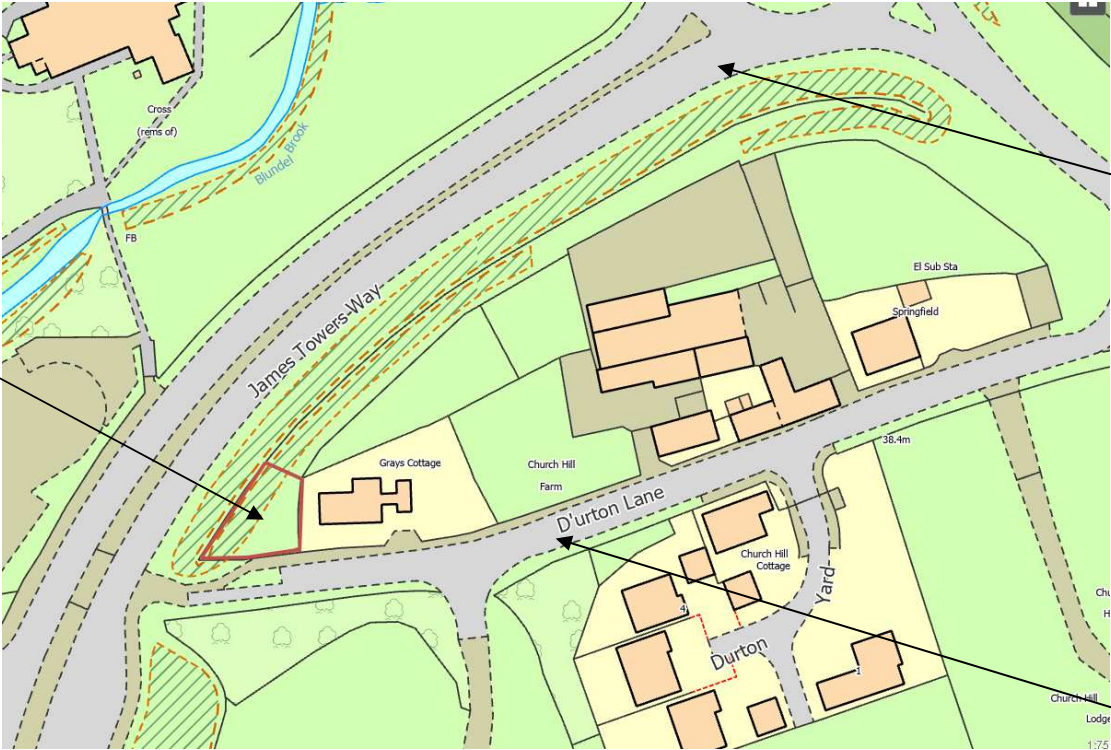
Application site

# Application LCC/2019/006/1

## Location of landscaping area

Page 29

Location of landscaping scheme on former turning head



Broughton bypass

D'urton Lane

# Photograph of landscaping area

Noise attenuation fence and bund alongside bypass



Grays Cottage (D'urton Lane)

Landscaping area on former turning head



# Agenda Item 7

**Development Control Committee**  
Meeting to be held on 3<sup>rd</sup> March 2021

Electoral Division affected: Pendle Hill
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**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.**

Contact for further information:  
Pauline Kelly, 01772 531929  
[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

## **Executive Summary**

Application - Construction of a multi-use games area with a 3m high perimeter fence. Reedley Primary School Reedley County Primary School, Reedley Road, Reedley, Burnley.

## **Recommendation – Summary**

That planning permission be **granted** subject to conditions controlling time limits, working programme and surface water drainage.

## **Applicant's Proposal**

The proposed development is to install an all-weather games area on the existing playing field. The proposed multi-use games area (MUGA) would measure 30m by 15m with a 3m high ball stop fence and gates to the perimeter. The MUGA would occupy approximately 450sqm of the school playing field and would have a permeable surface with a soakaway underneath and be marked out with playing pitches for a number of sports.

## **Description and Location of Site**

Reedley Primary School is located on the south side of Reedley Road in a residential area approximately 1km to the south east of Brierfield town centre. The school and its grounds are bordered to the north by Reedley Road, to the east by residential properties on Reedfield, to the south by residential properties on Meadow Close and to the west by residential properties on Ravens Close. The nearest residential properties to the proposed MUGA are approximately 17m away on Ravens Close and 30m away on Meadow Close.

## **Background**

History: The site is an established primary school where the following permissions have been granted:

Single storey infill extension to create a new infant classroom and resource facility was granted in February 2005 (ref 13/05/0002).

Single storey extension to provide additional teaching accommodation was granted in July 2004 (Ref: 13/04/0360).

Installation of a temporary classroom with covered walkway to the entrance was granted in October 2012 (Ref 13/12/0419).

Single storey extension creating four classrooms with ancillary toilet and cloakroom accommodation and the erection of a canopy was granted June 2013

## **Planning Policy**

National Planning Policy Framework

Paragraphs 11 – 14, 91, 94, 97 and 124 - 132 are relevant with regard to the definition of sustainable development, protection of playing fields, the need for educational development, enabling and supporting a healthy lifestyle and the need for good design.

Pendle Local Plan Part 1 Core Strategy

Core Strategy Policy ENV2 - Achieving Quality in Design and Conservation  
Core Strategy Policy SDP1 - Presumption in Favour of Sustainable Development  
Core Strategy Policy SUP1 - Community Facilities  
Core Strategy Policy SUP 2 - Improve Health and Wellbeing  
Core Strategy Policy SUP3 - Education and Training

## **Consultations**

Pendle Borough Council: - No objection

Reedley Hallows Parish Council : No comments received

LCC Highways Development Control: - No objection

Sport England: - The site is not considered to form part of a playing field as a fence has been constructed over the field reducing the functional area of the field. As the facility is only of local benefit, Sport England do not wish to comment on the proposals although the local authority should assess the proposal against the guidance in paragraphs 96 and 97 of the National Planning Policy Framework.

Lead Local Flood Authority: - No comments received

Coal Authority: - The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is

encountered during development, this should be reported immediately to the Coal Authority

United Utilities: - Following a review of the submitted Drainage Strategy, United Utilities confirm the proposals are acceptable in principle and request a condition is attached to any permission requiring submission of a surface water drainage scheme.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. Two representations have been received raising the following concerns:

- Noise pollution. The children are very loud when outside playing when we are in our gardens and at the back of the house. Bringing them even nearer to us is going to cause even more noise and disruption.
- A 3M fence is not going to be secure enough, the children could potentially get over the fence and out of school which is a safeguarding issue.
- A 3M fence will not stop objects such as balls coming over into our properties potentially causing harm to residents or property such as greenhouses.
- However, any higher fence will impact on our views across the landscape. All we will see out of our gardens is an eye sore of a metal fence.
- A lot of wildlife uses the fields including foxes - taking away their greenspace will reduce the wildlife that use the playing fields.
- We will be overlooked with loss of privacy.
- Drainage. We have multiple issues with drainage in our gardens. Our gardens back right up onto the school field. If the MUGA is constructed we are concerned it will make drainage issues even worse.

## **Advice**

Reedley Primary School is situated in a predominately residential area and is a well-established primary school for children aged from 4 to 11 years old. The school is situated off Reedley Road and over the years has been modified and extended.

The school are finding it increasingly difficult to allow football to be played at break times and numerous accidents occur between the footballers and the rest of the children. The school playing fields are an ideal place for football to be played. However due to the fields being waterlogged during the winter months or in spells of heavy rain this is not an option. The proposed MUGA would provide a hard-surfaced area that can be used for ball sports year round that is separate from the remainder of the playgrounds. It is proposed to site the MUGA on the south western area of the school playing field with a path leading from the hard playground to the MUGA.

The proposed MUGA would measure 30m by 15m with a 3m high ball stop fence and gates to the perimeter with a path leading from the playground to the MUGA. The MUGA would take up approximately 450sqm of the school playing field.

Paragraph 91 of the National Planning Policy Framework states that it is important to enable and support a healthy lifestyle. Paragraph 94 states there is a need to create, expand or alter schools through the preparation of plans and decisions on applications. Paragraph 97 relates to building on school playing fields and states that such areas should not be built upon unless it is surplus to requirements, the loss of provision can be replaced or the development is for alternative sports provision, the benefits of which clearly outweigh the loss of the current use. The playing field at this school has been divided by a fence and therefore the area that is available to be used as a single pitch area has been reduced below that which qualifies as a playfield in the relevant policy. Therefore, Sport England do not object to the application. In any event, the development is for an alternative sports and recreational provision, the benefits of which would outweigh the loss of the current playing field which is unusable for certain periods of the year. The development is therefore considered acceptable in relation to playing fields policy as well as meeting the objectives in the Pendle Core Strategy (Policies SUP 2 and 3) for the provision of new or improved facilities for health, leisure and social care and provision of improved primary education facilities where a need exists.

Two representations have been received raising concerns about noise, height of the fencing, damage to property, loss of view, drainage, safeguarding, and impact on wildlife. The proposed MUGA is primarily being proposed as extra hard playground space on the playing field. It would be at the same ground level as the existing playground and would have a permeable surface with a soakaway underneath to allow water to drain away. Therefore, it is not expected that drainage issues would be caused. United Utilities have requested a condition be placed on any permission for the development to ensure the development is carried out as per the submitted plans showing the proposed soak away.

Although the MUGA would be nearer to resident's gardens than the existing playground, it is unlikely that noise impacts on residents would be raised unduly. The 3m high ball stop fencing would help to prevent balls from leaving the MUGA. As the rear garden boundary of the nearest house would be around 9 metres from the fencing, it is considered unlikely that any balls would enter neighbouring properties.

The installation of the 3m high ball stop fencing is not to stop children leaving the school but is to stop balls leaving the MUGA. The children are supervised at all times whilst outside at play so there are no safeguarding issues. The 3m high ball stop fence is a mesh construction and whilst there would be some impact on views from adjacent houses, the MUGA is relatively small therefore limiting the impact on views. Wildlife will still be able to access the school field as they do now and the proposed development would therefore not impact on the area's wildlife.

The proposed development is modest in scale and given the location of the proposed development within the school site, the development would not have any unacceptable visual impact or loss of amenities to the surrounding area or properties. The proposal

is therefore acceptable in terms of the policies of the National Planning Policy Framework and the Pendle Local Plan Core Strategy.

In view of the scale, location and nature of the proposal it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

### **Recommendation**

That planning permission be **Granted** subject to the following conditions:

### **Time Limits**

1. The development shall commence not later than 3years from the date of this permission.

*Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.*

### **Working Programme**

2. The development shall be carried out in accordance with the following documents:

a) The Planning Application and supporting documents received by the County Planning Authority on 8 December 2021 as modified by the email from Design and Construction dated 03 February 2021.

b) Submitted Plans and documents:

Plan B02 Rev D3 Specification and Drainage Plan

*Reason: To minimise the impact of the development on the amenities of the area and to conform with Policies SUP 2 and SUP 3 of the Pendle Borough Council Local Plan.*

### **Safeguarding of Watercourses and Drainage**

3. The drainage for the development shall be installed in accordance with the Foul & Surface Water Drainage Design Drawing 11089-B02, Revision D3, dated 3rd February 2021. No surface water shall be permitted to drain directly or indirectly into the public sewer.

*Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding and conform with Policies ENV2 2 and SDP1 of the Pendle Borough Council Local Plan.*

4. The fencing shall be coloured RAL colour code 6005 and retained in that colour thereafter.

*Reason: In the interests of the visual amenities of the area and to conform with Policy ENV2 of the Pendle Borough Core Strategy.*

5. No floodlighting shall be erected to illuminate the multi-use games area.

*Reason: In the interests of local amenity and to conform with Policy ENV 2 of the Pendle Core Strategy.*

## **Notes**

The applicant's attention is drawn to the observations of the United Utilities in their letter of 05 February 2021.

The applicant's attention is drawn to the observations of the Coal Authority.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

## **Local Government (Access to Information) Act 1985 List of Background Papers**

None

Reason for Inclusion in Part II, if appropriate:

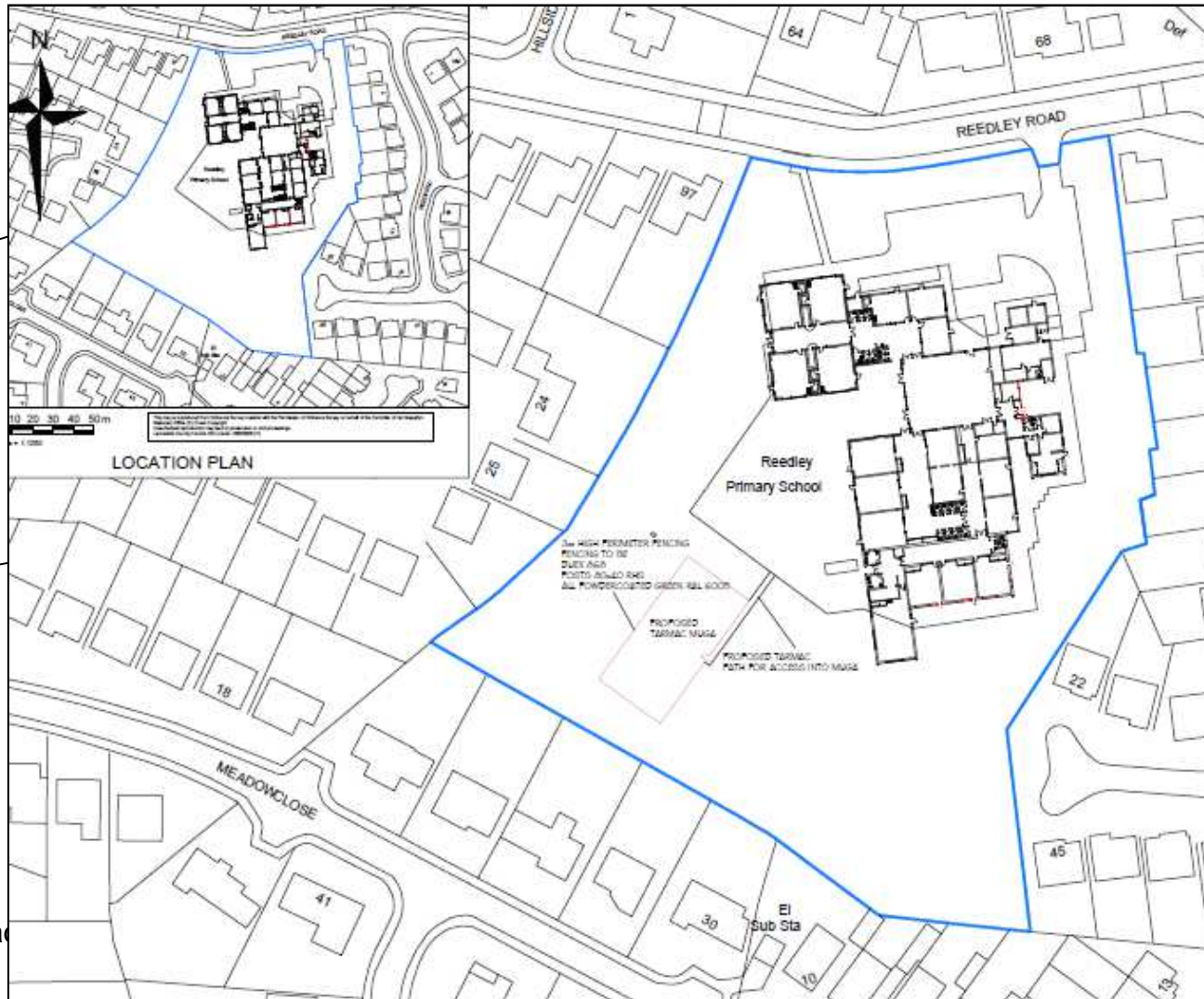
N/A

# Planning Application LCC/2020/0070

**Construction of a multi use games area with a 3m high perimeter fence. Reedley County Primary School, Reedley Road, Reedley, Burnley**

# Planning Application LCC/2020/0070

## Site Location Plan



Reedley Primary School

Ravens Grove

Mea



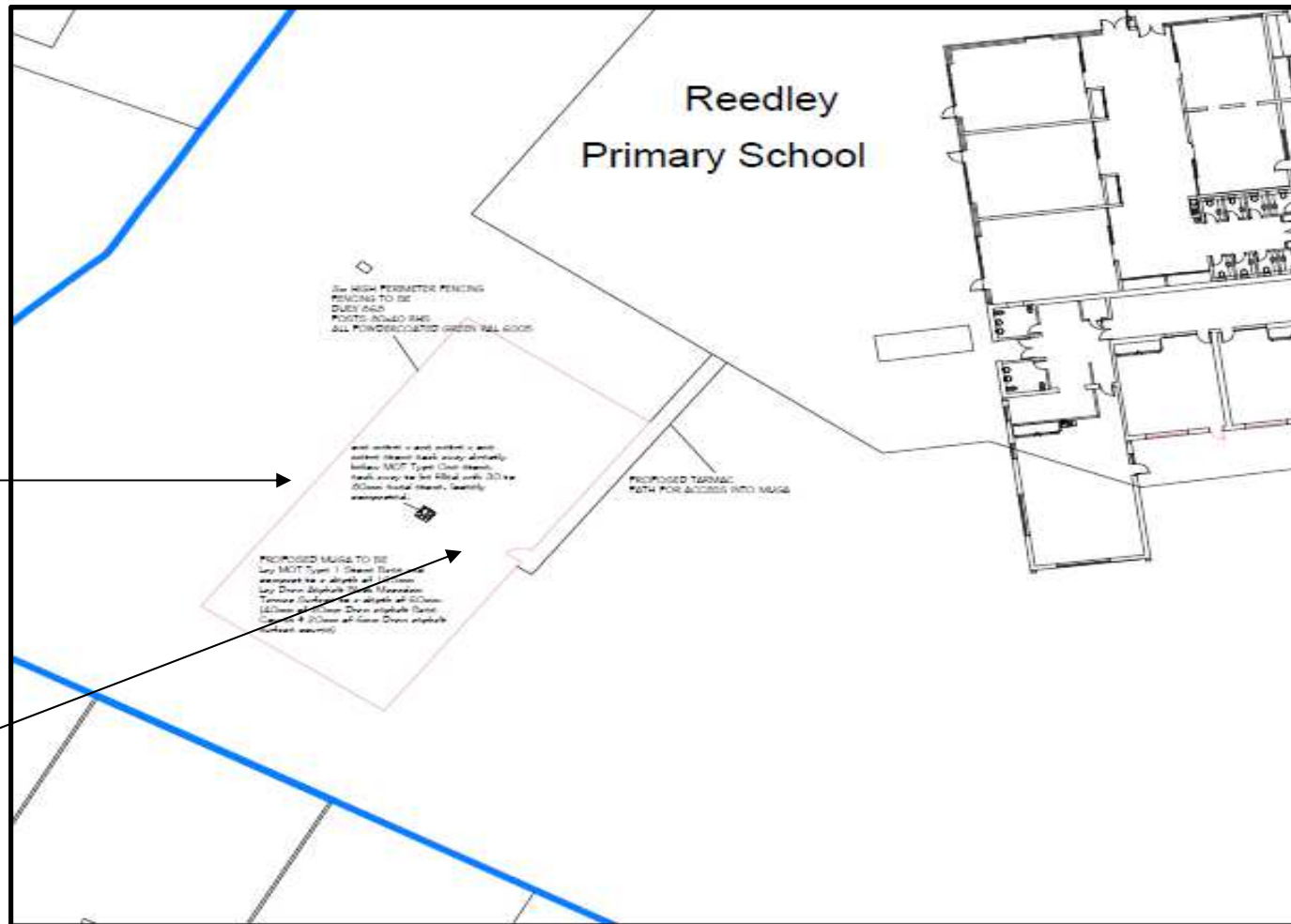
# Planning Application LCC/2020/00/0070



Proposed  
MUGA

Proposed  
Path to  
MUGA

# Planning Application LCC/2020/0070 Multi use Games Area Location



Proposed  
3m High Ball  
Stop  
Fencing

Proposed  
MUGA

# Planning Application LCC/2020/00/0070 Fencing and MUGA Layout Details

## Reedley PS

Revision: 1.0 | Date: 26-10-2020 | Drawn by Louise Ratcliffe











Existing Shelter



Existing Shelter



Existing Playground



Existing Shelter



- 30m x 15m x 3m High Enclosed Muga Court
- 2x Integrated Goals with Basketball
- Thermo plastic Football, Netball and Basketball Markings



Web - [playsoundplaygrounds.co.uk](http://playsoundplaygrounds.co.uk)  
Tel/Fax - 01535 717229

Playsound Services Ltd

Unit 3, Paston Place, West Pimlico, Salford, Lancashire, M6 6QJ



# Planning Application LCC/2020/0070

## Location of proposed MUGA looking towards Meadow Close



**Development Control Committee**  
Meeting to be held on 3rd March 2021

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

Contact for further information:  
Susan Hurst, 01772 534181  
[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

## **Executive Summary**

Application - Provision of multi-use games area with 3 metre high weld mesh fence with 2no. single access gates and 1no. double access gates at Briercliffe County Primary School, Delamere Road, Briercliffe.

## **Recommendation – Summary**

That subject to the Secretary of State not calling in the application for his own determination, planning permission be **granted** subject to conditions controlling time limits, working programme, ecology, highways and surface water.

## **Applicant's Proposal**

The proposal is for a new multi-use games area (MUGA) with access gates which would be located on part of the existing school playing field at the rear of the school. The games area would measure 28 metres by 18.5 metres and would be surrounded by 3 metre high weldmesh fencing coloured dark green with contrasting yellow gates. The MUGA would be surfaced in an artificial playing surface to Sport England standards. Access to the MUGA would be from the existing Key Stage 2 playground via the existing steps and path.

## **Description and Location of Site**

The proposal is located at Briercliffe Primary School which is situated off Delamere Road in Briercliffe 4km north east of Burnley town centre. Delamere Road is a residential cul de sac that is accessed off Briercliffe Road. To the east and north of the school is open farmland whilst to the west are residential properties on Tiverton Drive which are separated from the school by a public footpath which continues around the northern boundary of the school.

The school occupies a sloping site which has been terraced during the development of the school. The school buildings are located on the lower level whilst the playing field is located on a higher level. The proposed MUGA would be on part of the existing playing field.

## **Background**

History: The application is at an existing school site. Planning permission was granted at the school in 2020 for four single storey extensions to provide additional teaching areas, new hall/studio, remodelling of main entrance and a new porch to the early years classrooms (LCC/2020/0019). The proposed MUGA originally formed part of that application but due to an objection from Sport England it was withdrawn from the application to allow the school extension proposals to be determined alone.

## **Planning Policy**

National Planning Policy Framework

Paragraphs 8-11, 94, 97, 109 -111, 127 – 130, 163 – 165, 175 are relevant with regards to the definition and attainment of sustainable development, ensuring choice of school places, protection of playing fields, highway impacts, the requirement for good design, flood risk and ecology

Burnley Borough Local Plan

Policy SP1: Achieving Sustainable Development

Policy SP5: Development Quality and Sustainability

Policy NE1: Biodiversity and ecological networks

Policy NE3: Landscape Character

Policy NE4: Trees, hedgerows and woodland

Policy CC4: Development and Flood Risk

Policy CC5: Surface water management and sustainable drainage systems

## **Consultations**

Burnley Borough Council – No objection

Briercliffe-With-Entwistle Parish Council – No observations received

Coal Authority - No observations received.

Ecology Service – The initial response was for the request of further information regarding the bat roosting potential of trees to be affected and the likely impacts on bats. Further bat surveys were submitted and LCC Ecology comment that the bat survey was now adequate and it was unlikely that there would be any impacts on bats. Conditions are requested in relation to nesting birds, protection of trees and shrubs and control of lighting.

LCC Highways Development Control – No objection. Conditions are requested in relation to hours of deliveries, wheel cleaning and a construction method statement.

Sport England – Sport England object to the proposals as they consider that the proposal conflicts with their Playing Fields policy. Sport England state that where development would result in the loss of grass sports fields, it is essential that there are sufficient benefits from the proposal to the development of sport so as to outweigh the detriment resulting from the loss of the grass field.

County Landscape Service – No observations received

United Utilities – No objection to the proposal. However, the current drainage proposals are unacceptable and United Utilities have requested conditions to require a surface water drainage scheme and foul water management.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. No representations have been received.

### **Advice**

Planning permission is sought for the erection of a multi-use games area at Briercliffe County Primary School.

In June 2020 permission was granted for four single storey extensions to facilitate the expansion of the school from its current 1.5 form intake to a 2 form intake per year which will increase the numbers of pupils in each year group from 45 to 60. The extension of the school will result in a loss of hard play area totalling 381m<sup>2</sup> which will require replacing and extending to accommodate the greater number of pupils.

In order to maximise year round usage it is proposed to build an all-weather multi-use games area (MUGA). This would replace the hard play area lost by the building of the extension and adds the additional area required to accommodate an extra 105 pupils. The MUGA would take up part of the playing field but the remaining grassed area would accommodate a 5-A-Side (Mini Soccer) pitch.

The main issues are visual impact, amenity and the impact on the existing playing field.

Burnley Local Plan Policy SP5 seeks high standards of design that positively address local context and characteristics. It is considered that the proposed development would be read in association with the existing school built form and will not appear as an incongruous addition in the landscape. The proposed development, therefore, would not have an adverse impact on the application site or surrounding area. Policy SP5 also seeks to ensure that there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including by reason of overlooking. The western boundary of the school is formed by a row of trees/hedgerow which provide a high level of visual screening from the nearest properties on Tiverton Drive the nearest of which are approximately 30 metres from the school. The existing school buildings and those currently being constructed also lie between the majority of the houses on Tiverton Drive and the proposed development and therefore it is therefore

considered the proposal is considered acceptable in terms of Policy SP5 of the Burnley Local Plan.

LCC Highways have requested that a condition be imposed requiring a construction management plan to be submitted providing details such as wheel cleaning, construction delivery hours and hoarding between construction site and the public highway. A condition can be imposed in relation to hours of construction. However, the other conditions requested by Highways are not considered to be necessary as the scale and nature of the development does not demand the use of wheel cleaning equipment or a construction management plan.

The proposal includes cutting back adjacent trees on the northern boundary of the proposed games area to gain an extra 3m of space. The applicant has undertaken a bat survey of the trees adjacent to the proposed MUGA. LCC Ecology have reviewed the survey and commented it was reasonably unlikely that there would be any impacts on bats resulting from the proposals. However, they have requested conditions to be imposed in relation to nesting birds, protection of trees and shrubs, and control of lighting.

The main issue relates to the location of the multi-use games area on part of the existing school playing field. Paragraph 97 of the National Planning Policy Framework states that existing recreational land including playing fields should not be built upon unless an assessment shows that the land is surplus to requirements, the loss would be replaced by something of equivalent or higher standard or the development is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current use. Sport England have objected to the application as whilst the MUGA would provide a recreational facility, due to its fixed size it would not have the same flexibility of use as the current grassed pitch and there is no evidence that the benefits of the MUGA to sport and recreation would outweigh the impacts on the existing pitch. Therefore, Sport England do not consider that the proposal meets the exceptions to their playing fields policy.

In response the school submit that the existing grass pitch is regularly unusable due to drainage issues and therefore the provision of an area with an artificial surface would be of benefit in allowing year round use of the facility. With the school proposing to increase to two form entry, the new MUGA would ensure that the school is able to maintain at least its present level of PE and sport and will also enable segregation of ball sports from general play which would improve safety. It should also be noted that the existing playing field is not available for use by the public and therefore the proposed MUGA would not lead to the loss of a community recreation facility. Taking these factors into account, it is considered that the MUGA would have benefits to sport and recreation which would outweigh the impacts resulting from the loss of part of the existing grass pitch. The proposed MUGA is therefore considered acceptable in relation to paragraph 97 of the National Planning Policy Framework. However, as Sport England have objected, it will be necessary to refer the application to the Secretary of State.

United Utilities have raised comments in relation to the disposal of surface water. The proposed MUGA would include an under drainage scheme which would discharge to



the public sewer via a hydrobrake which would restrict the discharge rates of water to the sewer to 5l / second.

In summary, the proposal would compensate for the loss of hard play area lost through the development of the four class room extensions recently given permission, and will help to accommodate the greater number of pupils and ensure a satisfactory level of recreation and PE provision for all pupils. The proposal is acceptable in terms of scale and design and would have no unacceptable impacts in terms of ecology and highways.

In view of the scale, location and design of the development is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

### **Recommendation**

That subject to the Secretary of State not calling in the application for his own determination planning permission be **Granted** subject to the following conditions:

### **Time Limits**

1. The development shall commence not later than 3 years from the date of this permission.

*Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.*

### **Working Programme**

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:

a) The Planning Application received by the County Planning Authority on 8 December 2020

b) Submitted Plans and documents:

Drawing 8407-A-01	Site and Location Plan
Drawing 8407-A-26C	Muga Layout
Drawing 8407-A-27B	Muga Sections
Drawing 8407-A-29B	Muga Drainage Attenuation
Drawing 8407-A-33	Muga and Playing Field

c) All schemes and programmes approved in accordance with this permission.

*Reason: To minimise the impact of the development on the amenities of the local area, and to conform with policies SP1, SP5, CC4 and CC5 of the Burnley Borough Local Plan.*

3. No construction development, delivery or removal of materials shall take place outside the hours of:

07.30 to 18.00 hours Monday to Friday (except Public Holidays),  
08.00 to 13.00 hours on Saturday.

No construction development, delivery or removal of materials shall take place at any time on Sundays or Public Holidays.

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

*Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy SP5 of the Burnley Borough Local Plan.*

4. The surface water from the multi-use games area shall be drained in accordance with the details shown on Plan 8407 A29B

The drainage system shall be maintained in working order at all times.

*Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CC5 of the Burnley Local Plan.*

5. All trees and shrubs identified for retention in the submitted Arboricultural Report shall be adequately protected during construction, including through the use of appropriate protection fencing.

*Reason: In the interests of local amenity and to conform with Policy NE4 of the Burnley Borough Local Plan.*

6. Vegetation clearance/tree pruning works and any other works that may affect nesting birds shall take place outside the bird nesting season 1 March and 31 August.

*Reason: In the interests of local amenity and to conform with Policy NE4 of the Burnley Borough Local Plan.*

7. The ball stop fencing shall be coloured Dark Green (RAL6005) and thereafter maintained in that colour.

*Reason: In the interests of the visual amenities of the area and to conform with Policy NE4 of the Burnley Borough Local Plan.*

8. No external lighting associated with the development shall be installed without the prior approval in writing from the County Planning Authority

*Reason: In the interests of local amenity and to conform with Policy NE4 of the Burnley Borough Local Plan.*

**Notes**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

**Local Government (Access to Information) Act 1985  
List of Background Papers**

None

Reason for Inclusion in Part II, if appropriate

N/A

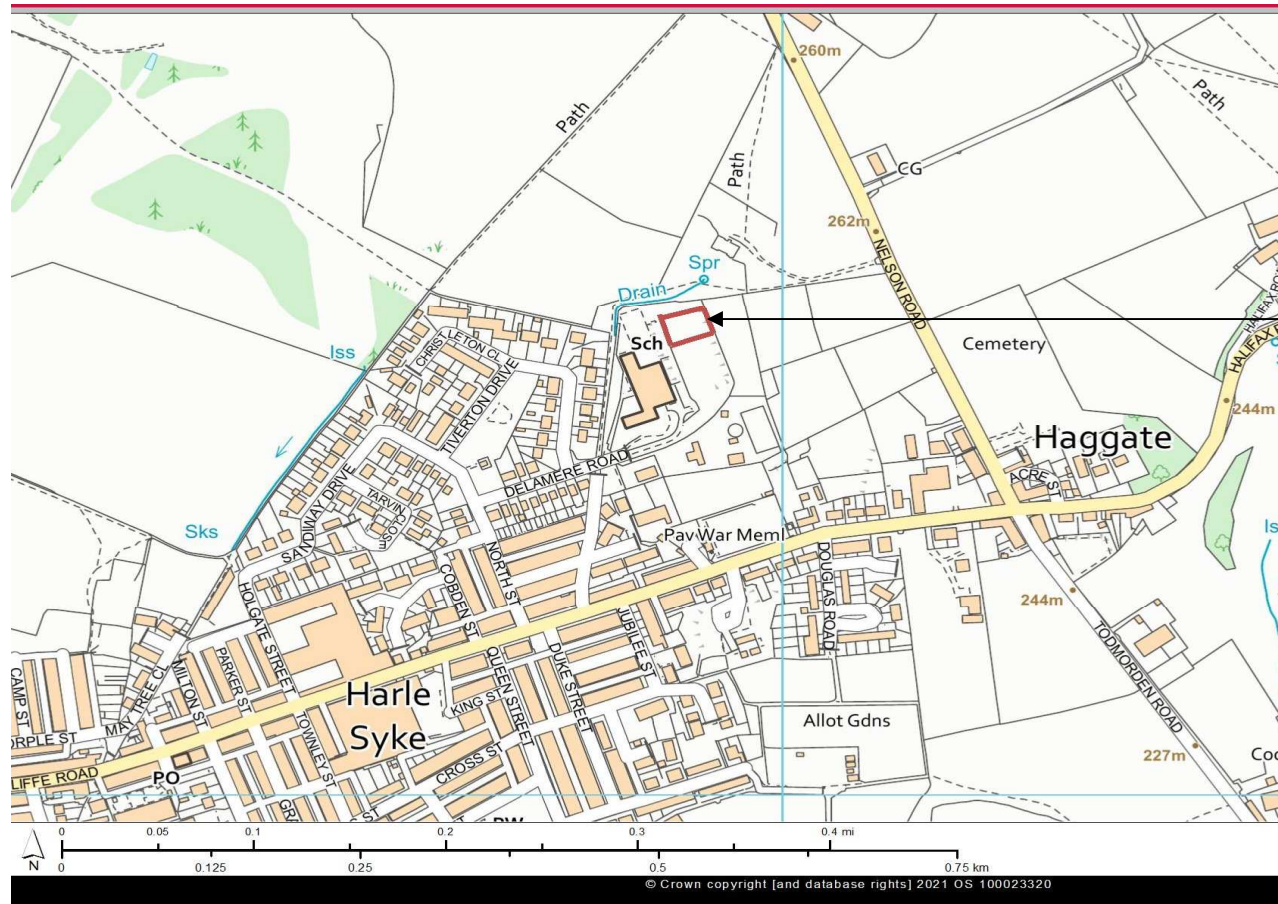


# Planning Application LCC/2020/0072

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

# Planning Application LCC/2020/0072 – Location Plan



Application Site

# Planning Application LCC/2020/0072 – Air Photograph



Nelson Road

Delamere Road

Burnley Road

# Planning Application LCC/2020/0072 – MUGA Layout Plan



Proposed MUGA

Proposed five-a-side grass football pitch

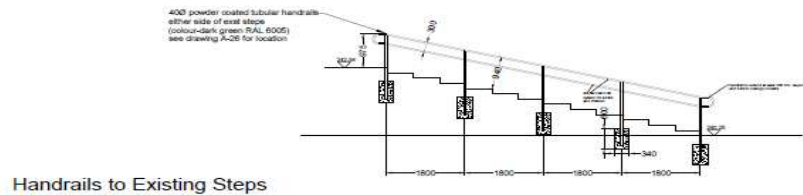
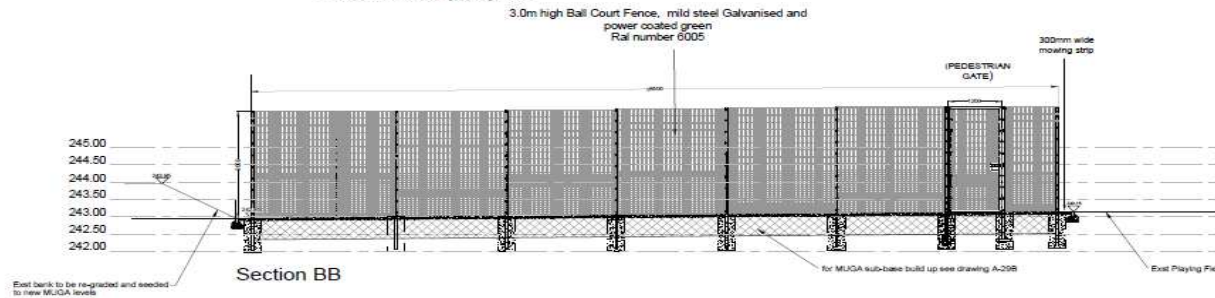
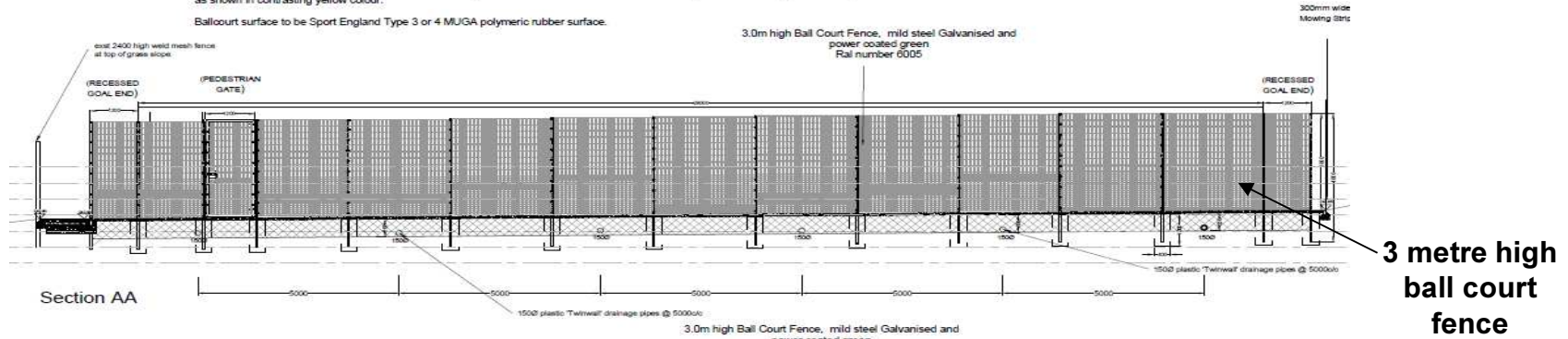
School Buildings



# Planning Application LCC/2020/0072 – MUGA Elevations

New Ballcourt or Multi-Use Games Area (MUGA) 28.0 x 18.5 metres, surrounded by 3.0 metre high heavy-duty welded mesh twinwire fence, galvanised and paint powder-coated colour dark green RAL 6005. To be IAE Duex Ballcourt system or similar approved with gates as shown in contrasting yellow colour.

Ballcourt surface to be Sport England Type 3 or 4 MUGA polymeric rubber surface.



Read in conjunction with drawings:-  
A-26C MUGA Layout

# Planning application LCC/2020/0072 – Briercliffe Primary MUGA

Location of  
proposed  
MUGA



**Development Control Committee**  
Meeting to be held on 3<sup>rd</sup> March 2021

Electoral Division affected: Preston South West
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**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.**

Contact for further information:  
Pauline Kelly, 01772 531929  
[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

## **Executive Summary**

Application - 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.

## **Recommendation – Summary**

That planning permission be **granted** subject to conditions controlling time limits and working programme.

## **Applicant's Proposal**

The proposed playground extensions are two infills to the sides of the existing play area and measure approximately 10.5m by 27m and 9m by 27m creating a total playground area of approximately 989sqm. The playground extensions would be surfaced in permeable tarmac.

The proposed paths follow the fence line at each side of the school playing field. Along the tree lined frontage at Tulketh Road, the path would be approximately 47m by approximately 2m, this path will be placed approximately 5m away from the trees to protect the roots. The path behind the properties on Newton Road would be approximately 35m by approximately 2m. Both paths would meet with the entrances leading into the nature trail within the wooded area along the south east boundary of the school. The paths would be constructed from permeable tarmac edged with a pre-cast concrete flat kerb. A field drain will be laid on the outer edge of the path to assist drainage from the waterlogged field. The excavation material produced from the proposed constructions would be used to infill hollows within the nature area to create a more stable surface for the children.

## **Description and Location of Site**

St Andrews C of E Primary school is located within a conservation area off Tulketh Road approximately 3km to the west of Preston City Centre. The proposed development is located to the south east of the infant school building and is bounded by housing on two sides, a wooded area with offices behind to the south east and the Junior School to the north. The nearest properties are approximately 3m away from the proposed development on Newton Road.

## **Planning Policy**

National Planning Policy Framework

Paragraphs 11 – 14, 91 and 196 are relevant with regard to the definition of sustainable development to enable and support a healthy lifestyle and impacts on designated heritage assets.

Central Lancashire Core Strategy

Policy 16 - Conservation Area and Street Scene

Policy 24 - Sport and Recreation

Preston City Local Plan

Policy EN8 - Development and Heritage Assets Appropriate use of the Conservation Area.

Policy AD1(a) - Development within (or in close proximity to) the Existing Residential Area.

Policy EN2 - Protection and enhancement of green infrastructure.

## **Consultations**

Preston City Council: - No objection.

LCC Highways Development Control: - No objection.

Lead Local Flood Authority: - No comments to make.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. One representation has been received raising the following comments:-

- The majority of trees in the wooded area to which the proposed footpath will lead are confirmed to be suffering from Ash Die Back and under consideration for removal. This presents issues of safety to teachers and children due to degradation of tree integrity and potential for spreading of the disease, through fungus infected leafy material that may stick to clothes and footwear.

- The wooded area also has a confirmed Japanese Knot Weed infestation. The plant can be spread by transferring from shoes or clothes when people walk through contaminated areas.

## **Advice**

St Andrews C of E Primary School is an established Infant and junior school which serves approximately 420 pupils. The school is situated off Tulketh Road and over the years has been modified and extended.

The Infant school has approximately 180 pupils all using a small hard play area and school field for breaks and exercise. The size of the playground and the problems of a waterlogged field make breaks difficult due to the numbers of pupils using the hard play area. The large number of pupils accessing this restricted play area at one time, playing football and other ball games have created a health and safety issue as there have been a number of accidents due to the overcrowding.

The school recognises that physical activity is associated with numerous health benefits for children. There is also evidence that physical activity and participating in organised sports and after school clubs is linked to improved academic performance. The proposed increase in the play area and access to the nature trail which includes a trim trail via the two new proposed paths would enable the school to tackle obesity levels within the critical infant age groups. The proposed paths would create a circular running track from one end of the playground through the nature area and trim trail and back to the playground. This is something that cannot be achieved at present during winter or wet weather due to the waterlogged conditions. Policy 24 of the Central Lancashire Core Strategy states that everyone should have the opportunity to access good sport, physical activity and recreation facilities including children's playing fields. The proposal would meet the aims of this policy.

Policy 16 of the Central Lancashire Core Strategy states that development should be supported where it enhances and protects the local character within the Conservation Area. It is considered that the development would not have any material impacts on the Conservation Area due to its scale and lack of any impacts on the trees within the school site. The proposal therefore complies with policy 16.

Policy AD1(a) of the Preston City Local Plan states that development within (or in close proximity to) the existing residential areas should be sensitive in terms of design and scale and in keeping with the area with no adverse impacts on residents from noise, general disturbance and loss of privacy. The new play areas are immediately adjacent to the existing playgrounds and whilst there are nearby properties, the overall number of pupils would not increase and it is considered that noise would not be materially increased at the nearest houses. The proposal is therefore acceptable in terms of policy AD1(a).

One representation has been received raising concerns about diseased trees and Japanese Knot weed. A survey of the trees has been conducted and no trees have been identified as dangerous by this survey. One tree was identified as at risk, but this will be checked on the regular programme of tree surveys. Japanese Knot weed

has been found on the school site which has migrated from the property next door. There is a programme of eradication in place and two applications of herbicide have been applied to the area affected with further applications monthly during the growing season. The school are therefore regularly monitoring the condition of the trees and the Japanese Knot weed and it considered that neither issue would be a reason to refuse the application.

The proposed playground extensions and path are to be surfaced in permeable tarmac which allows drainage into the underlying soil without any inputs into watercourses or sewers. A field drain would be laid on the outer edge of the path to assist drainage from the waterlogged field making the field more useable during the summer months. The material from the creation of the playgrounds and paths would be used to improve the ground of the nature area.

The proposed development is modest in scale and given the location of the proposed development within the school site, the development would not have any unacceptable visual impact or result in any loss of amenities to the surrounding area or properties. The proposal is therefore acceptable in terms of the policies of the Development Plan.

In view of the scale, location and nature of the proposal it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

### **Recommendation**

That planning permission be **Granted** subject to the following conditions:

### **Time Limits**

1. The development shall commence not later than 3 years from the date of this permission.

*Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.*

### **Working Programme**

2. The development shall be carried out in accordance with the following documents:
  - a) The Planning Application and supporting statement received by the County Planning Authority on 15 January 2021 as amended by the email from Design and Construction dated 8 February 2021
  - b) Submitted Plans and documents:
    - Plan T-01 site plan and Location Plan
    - Plan T-10 Rev B Proposed site plan and Knot Weed
    - Plan T-11 Proposed Construction

*Reason: To minimise the impact of the development on the amenities of the area and to conform with Policies 16 and 24 of the Central Lancashire Core Strategy and Policies AD1(a) and EN2 of the Preston City Local Plan*

3. The playground extension and paths shall be surfaced in permeable tarmac materials. No drainage from the playground extensions or paths shall be directed into surface watercourses or to the sewer.

*Reason: In the interests of securing the proper drainage of the site and to prevent flooding and to conform with Policy 29 of the Central Lancashire Core Strategy.*

## **Notes**

The applicant is reminded of the controls that exist in relation to notifiable weeds. Japanese Knotweed is present on the site and appropriate precautions should be taken to avoid spreading this plant.

## **Local Government (Access to Information) Act 1985 List of Background Papers**

Paper	Date	Contact/Directorate/Ext
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None

Reason for Part II

N/A



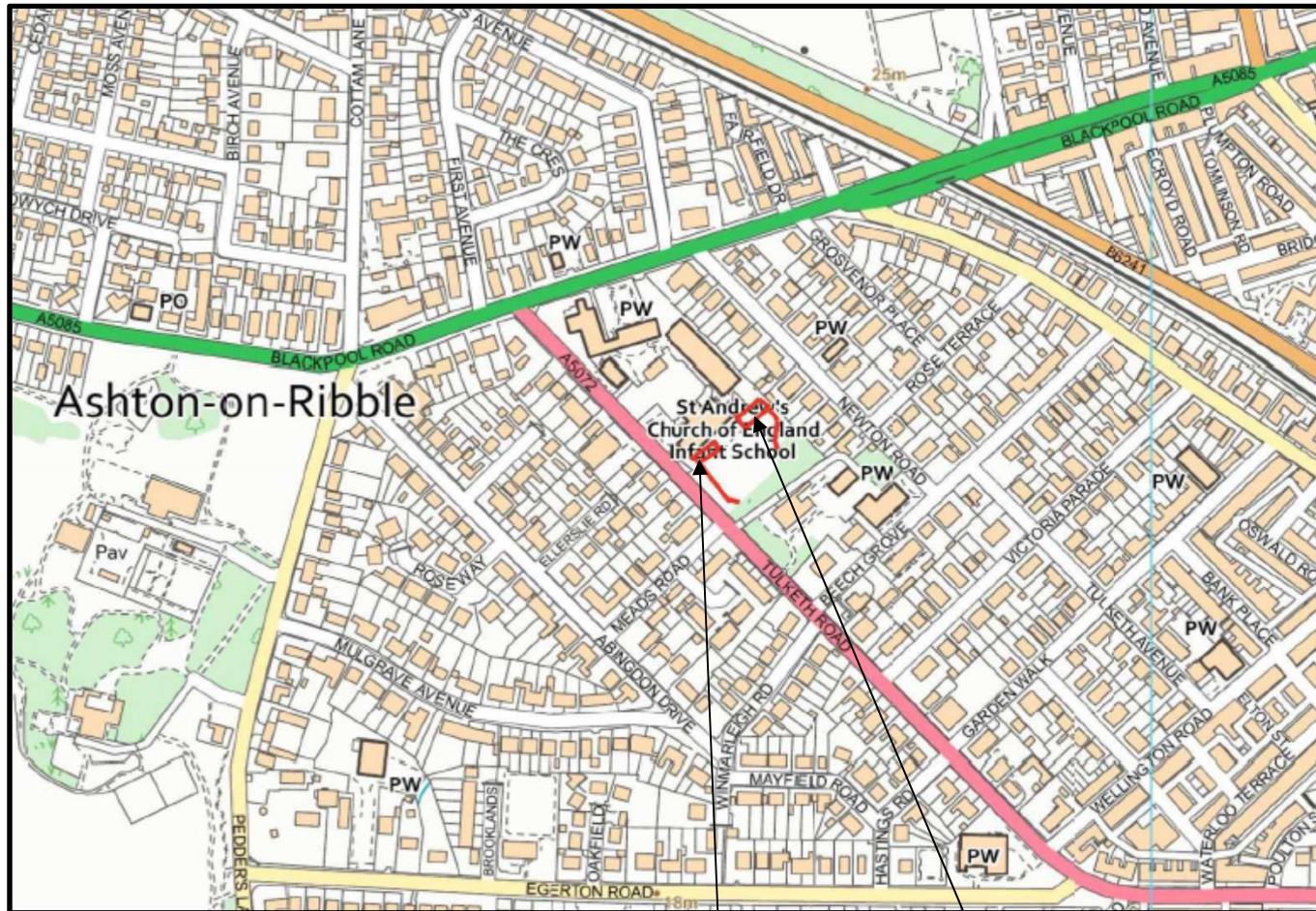


# Planning Application LCC/2021/0001

Extension to existing infants play area and linking footpaths to wooded area through grassed playing field.

St Andrews C of E Primary School, Tulketh Road, Ashton,  
Preston

# Planning Application LCC/2021/0001



Proposed Playground Extensions  
and Proposed Paths

# Planning Application LCC/2020/00/0070



Proposed  
Playground  
Extension and  
Path along  
Tulketh Road

Proposed  
Playground  
Extension and  
Path along  
Newton Road

# Planning Application LCC/2021/0001 Site Location Plan



Newton Road

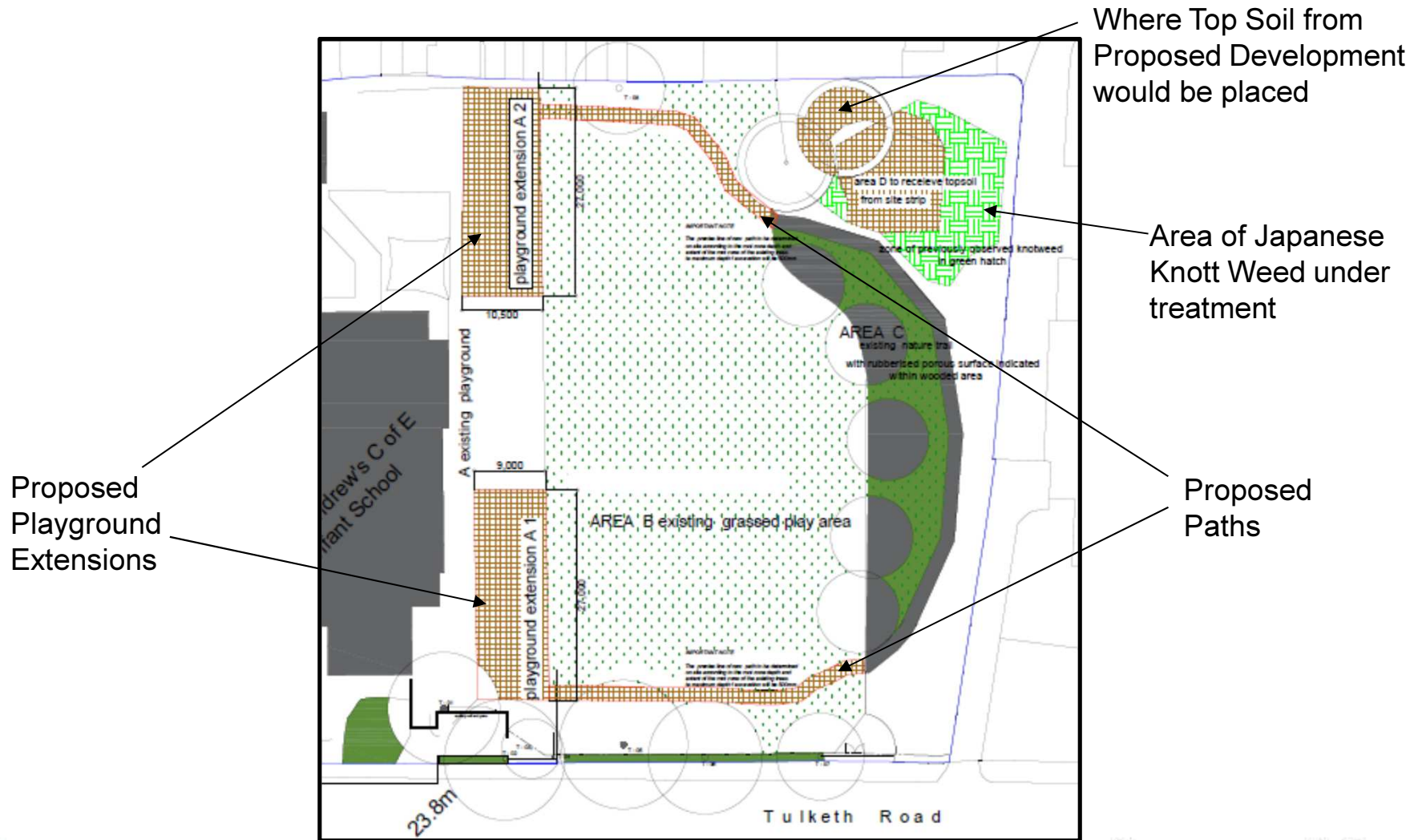
Infant School

Proposed  
Playground  
Extension and  
Proposed Path

Tulketh Road

Proposed  
Playground  
Extension and  
Proposed Path

# Planning Application LCC/2020/0070 Multi use Games Area Location



# Planning Application LCC/2021/0001

## Existing Hard Play Area



Proposed  
Playground  
Extension

Existing Play Area

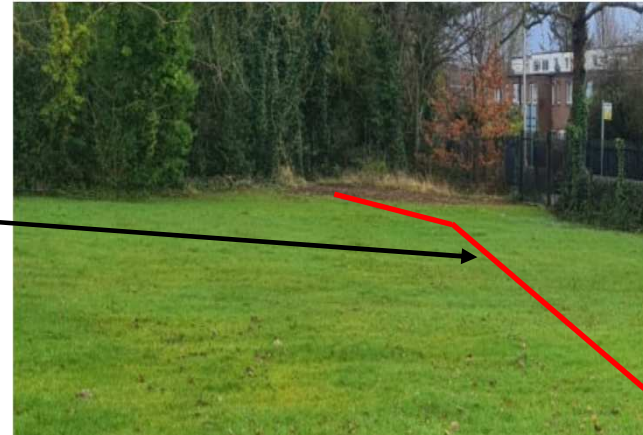
Proposed  
Playground  
Extension

# Planning Application LCC/2021/0001

## Line of Path along Tulketh Road



Approximate location of the Proposed Path



## Line of Path along Newton Road



Start of Proposed Path



Approximate Line of Proposed Path in to Nature/Trim Trail





**Development Control Committee**  
Meeting to be held on 3rd March 2021

Electoral Division Affected: All
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**Decisions taken on development control matters by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation**

Contact for further information:  
Susan Hurst 01772 534181  
[devcon@lancashire.gov.uk](mailto:devcon@lancashire.gov.uk)

**Executive Summary**

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

**Recommendation – Summary**

That the report be noted.

Since the last meeting of the Development Control Committee on the 20 January 2021, the following decisions have been taken on development control matters by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation:

**Wyre**

Application: No. LCC/2020/0057  
Land South of Cocker Avenue, Poulton-Le-Fylde  
Erection of a wash plant facility for processing of recycled aggregates, including associated machinery, aggregate bays, vehicle storage and parking, demountable units and wheel-wash facilities.

**Chorley**

Application: No. LCC/2020/0066  
Chorley Waste Water Treatment Works, Common Bank Lane, Chorley.  
Construction of motor control centre kiosk.

**Preston**

Application: No. LCC/2020/0059NM1  
Ashton Community Science College, Aldwych Drive, Preston.

Non-material amendment to re-position the proposed covered walkway, re-position the new building 0.5m westerly from its currently approved location and change to the roof finish and external doors on the north elevation of the new assembly hall.

## **Burnley**

Application: No. LCC/2020/0065

Haddon House Respite Care Centre, Greenock Street, Burnley.

Construction of extension to existing six bedded care facility to provide a separate accommodation consisting of sitting room, bedroom and shower / wc room and re-siting of refuse enclosure. Replacement of disabled wc and shower / wc room.

## **Recommendation**

That the report be noted.

## **Local Government (Access to Information) Act 1985 List of Background Papers**

None.

## **Reason for Inclusion in Part II, if appropriate**

N/A