

Lancashire County Council

Development Control Committee

Minutes of the Virtual Meeting held on Wednesday, 7th October, 2020 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	P Rigby
D Foxcroft	C Towneley

Announcement

Jill Anderson – This was Jill's last meeting before she retired. The Committee therefore joined with the Chair in placing on record their thanks for Jill's long and valuable service to the County Council and for her sage advice over the years. Everyone wished Jill a very long and happy retirement.

1. Apologies for absence

Apologies for absence were received on behalf of County Councillor Kevin Ellard.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

None declared.

3. Minutes of the last meeting held on 23 September 2020

Resolved: That the Minutes of the meeting held on 23 September 2020 be confirmed and signed by the Chair of the Committee.

4. Update Sheet

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

- #### **5. Wyre Borough: Application Number. LCC/2020/0031**
- Erection of a new building to accommodate production plant and bagging equipment including linked loading canopy. Erection of a building for product manufacturing rooms and erection of a new roof over wet crumb storage area. Creation of hardstanding and car park area. Foggs Farm, Hobbs Lane, Claughton on Brock.**

A report was presented on an application for the erection of new buildings, hardstanding and car park area at Fogg's Farm, Hobbs Lane, Claughton on Brock.

The report included the views of Wyre Borough Council, Claughton on Brock Parish Council, the Environment Agency, Lancashire County Council Highways Development Control, Landscape Specialist (Jacobs), Cadent Gas and details of six letters of representation received in support of 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 illustrations of the proposed development, the landscape proposals and visualisations and photographs of the development from various viewpoints.

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 in behalf of the applicant (Copy set out at Annex A to the Update Sheet).

Following questions to the officers with regard to the roofing materials, it was Moved and Seconded that:

'Condition 6 to the proposed planning permission be amended to require the replacement of the proposed pitched roof coloured natural grey with a 'living' green roof.'

On being put to the vote the Motion was Lost.

The substantive motion was then put to the vote and it was:

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

**6. Chorley Borough: Application number LCC/2020/0042
Construction of a new vehicular access and a pressure relief
column associated with new waste water infrastructure. Land
opposite 107 - 119 Moor Road, Croston, Leyland**

A report was presented on an application for the construction of a new vehicular access and a pressure relief column associated with new waste water infrastructure on land opposite 107 - 119 Moor Road, Croston.

The report included the views of Chorley Borough Council, the Environment Agency, Lancashire County Council Highways Development Control, Lancashire

County Council Specialist Advisor (Ecology), the Lead Local Flood Authority and details of 28 letters of representation 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 an illustration of the site plan and photographs of the access roads to the development from various viewpoints.

The Officer reported orally that since the report had been finalised, a further representation had been received objecting to the application. (Details set out in the Update Sheet at Item 4 of the agenda).

It was reported that at the time that the committee report was written, the applicant had verbally agreed to make a number of changes to the application to meet some of the objections from residents. A plan had subsequently been submitted to formalise these changes which include the reduction in width of the access to 5.5 metres and the removal of the proposed pavements along the site frontage.

To reflect the amended access layout plan it was reported that it was proposed to amend Conditions 2b, 7 and 9 to the proposed planning permission. Full details were set out in the Update Sheet at Item 4 of the agenda.

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 in behalf of a local resident who objected to the proposals. (Copy set out at Annex B to the Update Sheet).

Following debate and a question to the officers with regard to the proposed floodlighting it was:

Resolved: That subject to the amendments to conditions 2, 7 and 9 as set out in the Update Sheet at Item 4 of the agenda, planning permission be **granted** subject to the conditions set out in the report to the committee.

7. Urgent Business

None.

8. Date of Next Meeting

Resolved: That the next virtual meeting of the Committee be held on Wednesday 21 October 2020 at 10.30am.

L Sales
Director of Corporate Services

County Hall
Preston