

Lancashire County Council

Development Control Committee

Wednesday, 21st July, 2021 at 10.30 am in Council Chamber, County Hall,
Preston

Agenda

Part 1 (Open to Press and Public)

No.	Item	
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| 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 16 June 2021
The committee are asked to agree that the Minutes of the last meeting held on 16 June 2021 be confirmed and signed by the Chair. | (Pages 1 - 10) |
| 4. | Update Sheet
The Update Sheet will be considered as part of each related agenda report. | (To Follow) |
| 5. | West Lancashire Borough: application number LCC/2021/0027 Construction of a new access track to provide safe access to water area East Quarry, Appley Lane North, Appley Bridge, Wigan | (Pages 11 - 34) |
| 6. | Pendle Borough: application number LCC/2021/0017 Construction of three buildings and three kiosks at Burnley Wastewater Treatment Works, off Barden Lane, Woodend Road, Burnley | (Pages 35 - 54) |
| 7. | West Lancashire Borough: application number LCC/2021/0022 Formation of a multi-use games area - West Lancashire Community High School, School Lane, Chapel House, Skelmersdale | (Pages 55 - 72) |

- 8. Planning decisions taken by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation** (Pages 73 - 74)

9. 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.

10. Date of Next Meeting

The next meeting of the Development Control Committee will be held on Wednesday 8 September 2021 at 10.30am in Committee Room B - the Diamond Jubilee Room, County Hall, Preston.

L Sales
Director of Corporate Services

County Hall
Preston

Lancashire County Council

Development Control Committee

Minutes of the Meeting held on Wednesday, 16th June, 2021 at 10.30 am in Council Chamber, County Hall, Preston

Present:

County Councillor Matthew Maxwell-Scott (Chair)

County Councillors

P Rigby	G Mirfin
L Cox	M Pattison
A Cullens	J Potter
M Dad BEM JP	E Pope
A Kay	B Yates
H Khan	

1. Apologies for absence

None received.

2. Appointment of Chair and Deputy Chair

That the appointment by the County Council on the 27 May 2021 of County Councillors Maxwell-Scott and P Rigby as Chair and Deputy Chair of the Committee, respectively, for 2021/22, be noted.

3. Constitution, Membership and Terms of Reference of the Committee

A report was presented on the Constitution, Membership and Terms of Reference of the Development Control Committee.

Resolved: That the Constitution, Membership and Terms of Reference of the Development Control Committee be noted.

4. Disclosure of Pecuniary and Non-Pecuniary Interests

No pecuniary or non-pecuniary interests were disclosed.

5. Minutes of the last meeting held on 21 April 2021

Resolved: That the minutes of the last meeting held on 21 April 2021 be confirmed and signed by the Chair.

6. Update Sheet

The Update Sheet was circulated prior to the meeting (copy attached).

7. Rossendale Borough: application number LCC/2021/0008 Erection of new building and formation of hardstanding area for use as a site for the sorting and recycling of skip waste. Height Side Farm, Todmorden Road, Bacup

A report was presented on an application for the erection of a new building and formation of hardstanding area for use as a site for the sorting and recycling of skip waste at Height Side Farm, Todmorden Road, Bacup.

It was reported that this proposal would assist in the recycling and recovery of waste materials as supported by national and local planning policy. However, this had to be balanced against the policies in the Development Plan that were concerned with the proper location of industrial development. It was considered that the applicant had not demonstrated that there was a particular locational need for a site outside of the urban boundary, and that the character of the use would be detrimental to the amenities and visual character of the countryside. On balance, it was therefore considered that the proposal was contrary to the policies of the Development Plan.

The report included the views of Rossendale Borough Council, the Environment Agency, the Coal Authority, LCC Highways Development Control and United Utilities, and details of 28 representations received comprising 26 objections and 2 letters of support.

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 new building and hardstanding area, site layout plan and access arrangements.

The officer drew attention to a letter received on behalf of the applicant asking for various points to be taken into account by Committee when considering the application, a copy of which had been circulated to Committee Members. The Committee were advised that the points raised had been noted, particularly the measures to control litter which would have had some positive benefit although these would not address the planning policy issues contained in Reason 1 for the refusal of the planning application, as set out in the report.

Resolved: That the application be **refused** for the following reasons:

- (i) The proposal is located outside of the urban boundary in a rural agricultural location. The applicant has not demonstrated a requirement for a rural location and the development by reason of its requirement for outside storage of HGVs and skips and difficulty in controlling litter would have a detrimental impact on the visual quality and amenities of the countryside contrary to Policies 1, 10 and 21 of the Rossendale Core Strategy and policies WM3 and DM2 of the Lancashire Minerals and Waste Local Plan.

(ii) The access to the site is by way of an existing unsurfaced track which is shared with a public footpath. The proposal would increase the use of this track by HGVs which would have an unacceptable impact on the safety and amenity of footpath users contrary to paragraph 98 of the National Planning Policy Framework and Policies WM3 and DM2 of the Lancashire Minerals and Waste Local Plan.

8. Fylde Borough: application number LCC/2020/0043 Extension of timescales in condition 6 of permission LCC/2016/140 to allow grading and restoration of bund by 31 December 2021. Ream Hills Farm, Mythop Road, Weeton

A report was presented on an application for the extension of timescales in condition 6 of permission LCC/2016/140, to allow the completion of grading and restoration operations on a bund feature that had been formed from imported inert waste by 31 December 2021, at Ream Hills Farm, Mythop Road, Weeton.

It was noted that the bund construction operations should have ceased by mid-February 2020, but that the bund had not yet been completed to its approved dimensions. The applicant was therefore seeking to extend the end date for the completion of the bund construction operations until 31 December 2021.

It was reported to Committee that the bund would be used as a shelter for the camping site and that the county council had initially opposed the application but this had been overruled by the Planning Inspectorate.

The report included the views of Fylde Borough Council, Weeton-with-Preese Parish Council, Staining Parish Council, LCC Highways Development Control, the Environment Agency, Natural England and the LCC Specialist Advisor (Ecology) and details of three representations received comprising two objections and concerns about noise and disruption in Weeton Village and issues in relation to Mythop Road. The observations of the Lead Local Flood Authority were awaited.

The Development Management Officer presented a Powerpoint presentation showing an aerial view of the site and site access, and photographs of the bund under construction.

It was reported to Committee that comments in relation to HGV movements, issues of mud and debris and a stipulation that no vehicles should operate before 10.00am and no later than 4.00pm had been considered but, as importation of material to the site had been completed, these issues should no longer occur and Condition 3 prohibited any further importation of waste to the site. In addition, monitoring activity had picked up that some conditions of planning permission had been breached but the regrading works that were now proposed should result in the final form of the mound complying with the approved drawings.

In response to a query in relation to damage to highways, it was reported that a condition could be included for those applications involving a substantial number

of HGVs, to have a video camera survey on a highway to be repeated at regular intervals so the condition of the highway could be monitored over time. However, it would be difficult to differentiate between damage from HGVs from a particular site to all other vehicles using the highway.

County Councillor Potter referred to Condition 12 – Control of Noise and queried if it was standard practice for works to commence at 7.30am. It was reported that 7.30am until 16.30pm was the normal working hours although the option to restrict these hours was available if, for example, the works were being carried out close to residential properties.

Resolved: That planning permission be **granted** subject to planning conditions controlling time limits, working programme, site operations, water courses, hours of operation, control of noise and dust, final restoration levels, landscaping and aftercare, as set out in the Committee report.

9. Pendle Borough: application number LCC/2020/0073 Planning application to vary condition 1 of planning permission 13/12/0585 to extend the period of time to process the stone and restore the site to 31/12/2028 at Catlow East Quarry, Catlow Fold Farm, Southfield Lane, Nelson

A report was presented on an application to vary condition 1 of planning permission 13/12/0585 to extend the period of time to process the stone and restore the site to 31/12/2028 at Catlow East Quarry, Catlow Fold Farm, Southfield Lane, Nelson.

It was reported that the proposed time extension for Catlow East quarry would allow for the continuation of stone working, and give time for the completion of restoration works in tandem with the planning permission that was already in place at Catlow West quarry.

The report included the views of the Environment Agency, LCC Highways Development Control and details of three representations objecting to the application. No comments had been received from Pendle Borough Council and Nelson Town Council.

The Development Management Officer presented a Powerpoint presentation showing a location plan and aerial view of the site. The Committee was also shown a restoration plan and photographs of the site, including the cutting shed at Catlow East, Crawshaw Lane access and the Catlow East quarry entrance.

The Committee were informed that the representations received regarding traffic and other local environmental impacts were currently being addressed by the operator and mainly related to the Catlow West Quarry for which a separate planning permission existed.

Concern was expressed that the application was retrospective as the extension was from 31 December 2020. However, it was reported that the application had been received prior to the expiration of the planning permission.

In relation to concerns about the control of noise and dust, it was reported that this was a small scale activity and that it was important to consider the distance between the site and the nearest properties which were quite some distance away.

Resolved: That planning permission be **granted**, subject to conditions controlling working programme, site operations, noise, dust, hours of operation, highway matters, drainage and water resources, landscaping, restoration and aftercare as set out in the Committee report.

**10. Ribble Valley Borough: application number LCC/2021/0004
Construction of a new waste water treatment works, access track, bridge, three culverts, new outfall, partial demolition of existing works and landscaping four kiosks and widening/modifications to access road. Land adjacent to Chipping Waste Water Treatment Works, Longridge Road, Chipping**

A report was presented on an application for the construction of a new wastewater treatment works, access track, bridge, 3 culverts, outfall, partial demolition of existing works and landscaping at Chipping Waste Water Treatment Works, Longridge Road, Chipping, Preston.

It was reported that this proposal would replace existing aging infrastructure and would ensure that waste water was treated to modern standards therefore meeting legal requirements for water quality in the surface water courses.

The Committee were informed that although the site was located in the Area of Outstanding Natural Beauty and Flood Risk area 3 where major development would not normally be supported, it was considered that the development was in the public interest. In addition, there were no sites outside of the above areas that were reasonably available that could support the development.

The report included the views of Ribble Valley Borough Council, the Environment Agency, the County Archaeology Service, LCC Ecology Service and LCC Highways Development Control, and details of two representations received objecting to the application. No comments were received from Chipping Parish Council and the County Landscape Service.

The Development Management Officer presented a Powerpoint presentation showing maps and an aerial view of the application site and the nearest residential properties. The Committee were also shown illustrations of the applicant's proposals, cross sections through new works and photographs of the site, existing treatment works, the proposed site for new works and the access location.

The officer drew attention to the Update Sheet which contained advice in relation to the Environment Agency's response saying that they still required more time to validate the applicant's flood risk model. It was therefore requested that Committee grant delegated powers to enable the planning permission to be issued in the event that the Environment Agency confirmed that they were satisfied with the flood risk model. However, if further changes to the model were required that would affect the design of the development, the application would be brought back to Committee on 21 July 2021.

A question was asked in relation to whether the improvements in the water quality would offset the damage being done to trees and local ecology. It was confirmed that although only 3 trees and some hedgerows were being cut down, there would be some loss of ground nesting bird habitat. However, as more trees and hedgerows would be planted in a different area of the site, this would bring overall benefits in terms of ecology along with the general improvement to water quality.

Concerns were raised about the large number of HGV movements on Longridge Road going to and from the site, and a request was made for the condition of the road to be monitored, in order to identify required improvements and maintenance.

Following debate, it was therefore proposed to add an additional condition to the proposed planning permission to cover this issue. The Committee delegated authority to officers to draft a condition relating to this matter.

Resolved: That subject to no objection from the Environment Agency, planning permission be **granted**, subject to conditions controlling time limits, working programme, highway matters, site preparation and construction works, landscaping and management, as detailed in the Committee report, and an additional condition relating to highway maintenance as detailed above.

11. Planning decisions taken by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation

It was reported that, since the last meeting of the Committee on 21 April 2021, the following decisions had been taken by the Head of Planning and Environment, in accordance with the County Council's Scheme of Delegation to Chief Officers:

Ribble Valley

Ribblesdale High School, Queens Road, Clitheroe - erection of 2m highball-stop netting on top of the existing 3.0m high ball-stop fence, to the perimeter of the existing multi-use games area pitch no 4 (adjacent to the eastern boundary of the site).

Preston

Former Park Hotel Complex, East Cliff, Preston - compliance with condition 9 and 12 of permission LCC/2016/0085 - construction management plan and details of the sound ceiling.

Chorley

Gillibrand Primary School, Grosvenor Road, Chorley - single storey extension to create a nurture room.

Hyndburn

Rhyddings Business and Enterprise College, Haworth Street, Oswaldtwistle - to re-clad the existing sports hall.

Rossendale

Alder Grange High School, Calder Road, Constable Lee, Rawtenstall - provision of 2.8 metre high ball court fence to replace the existing fence to the multiuse pitch and new 2.2 metre security fence and gates within the school grounds.

Resolved: That the report be noted.

12. Urgent Business

There were no items of Urgent Business.

13. Date of Next Meeting

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

L Sales
Director of Corporate Services

County Hall
Preston

Development Control Committee – 16th June 2021

Update Sheet

Item 10 – Application LCC/2021/0004- Chipping Waste Water Treatment Works

Consultations

Environment Agency : The Environment Agency have responded to the County Council to say that they still require more time to validate the applicant's flood risk model.

Advice : Although the EA confirm that they have no objections in principle to the development, the modelling is important in calculating the exact impact of the development on the flood plain. Therefore as a result of the validation of the model, the EA may consider that the flood plain effects would be greater than assessed by the applicant. The applicants are wishing to commence this development as soon as possible given the regulatory timescales that they have to comply with to achieve the improvements to the works. Therefore, it is requested that the Committee grant delegated powers to enable the permission to be issued in the event that the EA confirm that they are satisfied with the flood risk model. If further changes to the model are required that would affect the design of the development, the application would be brought back to Committee on 21st July

Development Control Committee

Meeting to be held on 21 July 2021

Electoral Division affected: Skelmersdale East

West Lancashire Borough: application number LCC/2021/0027
Construction of a new access track to provide safe access to water area
East Quarry, Appley Lane North, Appley Bridge, Wigan

Contact for further information:
Jonathan Haine, 01772 534130
DevCon@lancashire.gov.uk

Executive Summary

Application - Construction of a new access track to provide safe access to water area.

East Quarry, Appley Lane North, Appley Bridge, Wigan.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, highways matters, noise, landscaping and ecology.

Applicant's Proposal

The application is for the construction of an access ramp into the base of a disused quarry using imported inert materials.

The ramp would have a length of approximately 170 metres with a variable width dependent upon the contours of the quarry faces. The top of the ramp would be at a level of around 40 m above ordnance datum (AOD) and would descend into the base of the quarry at a level of 25 m above ordnance datum (AOD). At the highest point of the ramp would be a concrete hardstanding area which is required to allow heavy goods vehicles (HGVs) to tip materials without having to pass over unsurfaced areas. The concrete area has already been constructed.

The applicant estimates that the construction of the ramp would require approximately 11,000m³ of inert fill materials which would be imported by road over a period of 27 days during normal working hours on Mondays to Fridays and Saturday mornings.

Description and Location of Site

The application relates to East Quarry, a disused sandstone quarry located between Appley Bridge and Shevington Vale 6 km north west of Wigan.

The quarry, which measures approximately 300 metres by 300 metres was last worked in the early 1990's and is now flooded to a height of around 25m above ordnance datum (AOD). The maximum depth of the quarry below the existing water level is believed to be around 26 metres.

The quarry is accessed off Appley Lane North via an access that serves a number of industrial and commercial premises that are located directly to the west of the quarry. The other boundaries of the quarry are mainly woodland although there are several residential properties that over-look the quarry at Ashfield Terrace to the north and Stone Mill Rise to the south. The other nearest residential properties are located off Appley Lane North.

The ramp would be constructed down the western side of the quarry. This side of the quarry is comprised of slopes of tipped materials that are now covered with small trees that have regenerated on the sides of the quarry.

Background

History

The quarry was subject to a number of old mining permissions. However, these have now lapsed.

In 2011 planning permission was granted by West Lancashire Borough Council for the development of residential units (on land and water), hotel, restaurant, boat house, car park and new community centre. This permission has never been implemented.

In 2019, an application for an Environmental Impact Assessment (EIA) Screening Opinion was made to the county council in relation to a proposal to infill the quarry with inert materials. It was concluded that Environmental Impact Assessment (EIA) would be required.

Planning Policy

National Planning Policy Framework (NPPF): The following paragraphs are relevant 8 -11 (achieving sustainable development), 108 -109 (highways), 174 -175 (natural environment) and 183 (planning and pollution control)

Joint Lancashire Minerals and Waste Local Plan (JLMWLP)

Policy DM2 – Development Management

West Lancashire Local Plan

Consultations

West Lancashire Borough Council: No observations received.

Wrightington Parish Council: No observations received.

Ecology Advice (Jacobs Ltd): Although the applicant has submitted a preliminary ecological appraisal, this does not contain sufficient information to ensure that there will be no ecological impacts from the construction of the new access road. In addition, the appraisal and arboricultural assessment were both undertaken in September 2019 and current ecology guidance states that assessments should be reviewed when greater than 18 months old. As a result, it is recommended that planning permission be rejected until further surveys are undertaken. In terms of bats, the appraisal noted that the quarry was used by five species of bats. A number of semi mature trees are to be lost which have not been assessed for bat potential by an ecologist. The arboricultural assessment notes that these trees were in 'good' condition but did not comment on features such as woodpecker holes or lifting bark which might present bat roosting potential. In order to satisfy the relevant tests for protected species, Jacobs therefore advise that the impacts on bats must be fully understood before the application is determined. It is considered that there are also potential issues with Great Crested Newts including the need to carry out a full survey.

Lancashire County Council (LCC) Highways Development Control: No objection. The proposal would use an established access to the public highway and the size and nature of the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site.

Lancashire Fire and Rescue (Skelmersdale Fire Station): Advise that they have been dealing with issues in East Quarry for many years, primarily fire starting and people putting themselves at serious risk by diving and swimming in the quarry. They partner with the police as a multi-agency strategy to address the issues at the site. They state that they have not made a formal request for the provision of a new ramp but they do have a need for a good access in the event of a need to undertake a water rescue requiring a rescue sled or boat launch. Whether this requires the construction of a specific access ramp or just maintenance of the existing launch route is dependent on the works to be carried out.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter.

Thirty representations objecting to the application have been received raising the following issues:

- The site is a haven for wildlife and forms a key part of the tree corridor through the village. These trees should be protected.

- The site is in the centre of the village and any noise is very disruptive to the housing.
- The ramp would make it easier to teenagers to trespass on the site. Trespass already happens excessively which results in antisocial behaviour, increased policing requirements and the deaths of two children. The landowner should concentrate on improving security.
- The owner wants to landfill the quarry.
- There is no health and safety justification for the ramp.
- The calculation of heavy goods vehicles (HGVs) payloads is incorrect and the ramp will take longer to construct than is proposed.
- The development has already commenced to construct the concrete pad.
- An access track already exists.
- There are no existing life saving devices such as throw ropes, ring buoys or an onsite defibrillator. If these had been installed more trust could be placed in the objectives of the landowner.
- The ramp construction will continue beyond the six week timescale as the plans state that the ramp 'will continue to site levels as required'.
- The highway network is unsuitable for the number of heavy goods vehicles (HGVs) – heavy goods vehicles (HGVs) have to mount the kerbs to pass parked cars.
- The local roads are already used by too many heavy goods vehicles (HGVs) and many of the roads have significant safety issues with limited footway provision.
- There are still issues with the adjacent West Quarry and residents do not want a repeat of that site.
- The junction at Dangerous Corner is already at capacity during peak times and the additional heavy goods vehicles (HGVs) would make this situation worse.
- The quarry has become an area for wildlife and plants to flourish.
- Pedestrians will face noise, vibration, dust and danger nine hours a day and six days per week.
- There is too much parking on the road from users of the railway station which narrows the carriageway to a single lane.
- The waste would result in methane gas issues.
- The pollution would result in health issues.

Twelve letters of support have been received which are summarised as follows:

- The proposal will deter youths from trespassing in the quarry. No more lives should be taken by the quarry.
- The proposal would stop the poor behaviour towards local people from visitors to the quarry which results in great social and environmental problems.
- Any mitigation of the risks is very sensible.
- The ramp would improve access for emergency services.
- The quarry should be filled in.
- Emptying of the quarry would reduce the demands on the police in dealing with verbal abuse and antisocial behaviour from those who visit to use the quarry.

County Councillor John Fillis has also commented that the application is premature as it appears to accept that this site will become a landfill without any consideration of the impacts on the environment or local community. He draws attention to County

Council policy which he considers does not foresee a need for any further landfill capacity in Lancashire. He is also concerned about the increase in heavy goods vehicles (HGVs) movements along a narrow country road with associated grime and dust. He also draws attention to guidance from Lancashire Police relating to the dangers of swimming in disused quarries and the issues of anti-social behaviour and crime that are raised by this site. He considers that the Development Control Committee requests the Cabinet Member to establish a task group with other agencies and local residents in Appley Bridge to consider the future use of the quarry and reduce its impacts on the local community.

Advice

East Quarry is a former sandstone quarry where extraction operations were completed in the late 1980's which has since flooded to a considerable depth. Although the quarry has security fencing around the majority of its boundary to prevent unauthorised access, it has become attractive to trespassers as a location for swimming and 'tombstoning' especially during warmer periods in summer.

Tragically there were two fatal drowning accidents in the quarry in 1999 and 2015 and there have been a number of other emergency incidents and occasions when police have been called to remove trespassers from the quarry. During periods of good weather, it has become common for large groups to congregate at the quarry resulting in local amenity problems and issues of damage to resident's property when attempts are made to access the quarry through private property in order to avoid climbing the perimeter fencing.

To address these issues, the landowner proposes to pump the water out of the quarry. An abstraction licence has been obtained from the Environment Agency to allow the water to be pumped out of the quarry and discharged into the Calico Brook which runs directly to the east of the quarry. A mobile pump will therefore need to be located on the existing water level to undertake this operation. The applicant/landowner has been advised by their health and safety consultant that the existing access to the water line does not comply with the Control of Major Accident and Hazard (COMAH) Regulations and is not safe and suitable for the staff that would be manning and maintaining the pump. This is because the existing access track is too steep, has a 90° bend at height above the flooded part of the quarry and has insufficient width. To provide a safe and suitable access, the landowner therefore proposes to construct a new access ramp down the western side of the quarry commencing from the existing access to the industrial units adjacent to Appley Lane North. The access ramp would be constructed using imported inert materials.

The application raises a number of issues including the requirement for the ramp and the local environmental impacts arising from its construction including ecology, highways and residential amenity.

The applicant has submitted the following evidence to support the need to provide a safer access to the base of the quarry:-

- The Police North West Underwater Search and Marine Unit support the ramp proposal as they state there are inevitable incidents of trespass onto the site which might require attendance of the emergency services and the new access road would assist in that response.
- A letter from Northern Diver Ltd. who specialise in scuba diving equipment. Northern Diver Ltd have a factory/distribution warehouse adjacent to the quarry. They state that they are regularly the first to attend any incident in the quarry and given the nature of their business, can assist in any rescue. They state that the existing ramp is very steep making access to the water level difficult particularly in wet conditions
- An email from the local policing team which comments on the imperativeness of draining the water from the quarry.
- A letter from their Health and Safety Consultants which maintains that that ramp is needed to comply with the Control of Major Accident and Hazard (COMAH) Regulations for the staff that will be working the pumps.

Lancashire Fire and Rescue Service have also been consulted on the planning application. They state that they have been dealing with issues at the quarry for many years and that they have a need for good access in the event of a requirement to carry out a water rescue or other activity requiring a rescue sled or boat. They comment that access is sufficient to deal with any fires using the area behind Northern Diver such that fire engine access to the waterside is not necessary at this stage.

The Health and Safety Executive has advised on the legislative requirements and are of the view that as the site is not a working quarry, the Quarries Regulations 1999 do not apply and the Control of Major Accident and Hazard (COMAH) Regulations are not relevant in this situation either. However, there may be a health and safety at work issue for the landowner to ensure that there is a safe access to the working area of the quarry and it does appear from the other evidence that the applicant has submitted together with the response from Lancashire Fire and Rescue that there is some support for the creation of the ramp access.

The requirement of the abstraction licence is that no abstraction shall take place unless the level of water is equal to or greater than 10.94 metres above the bed of East Quarry. Whilst the pumping operations will substantially reduce the level of water in the quarry, the above condition will mean that a lake will remain in the base of the quarry which may continue to attract unauthorised use and therefore the requirement for an emergency access. Although access to the lake edge does currently exist, it does present a number of safety issues for the landowner's staff and for the emergency services. It is therefore considered that there is merit in the construction of the new access ramp prior to the pumping operations commencing.

A number of representations have commented that planning permission for the ramp should be refused as it is a precursor to the landowners aim to infill the whole quarry. Whilst the applicant has made an Environmental Impact Assessment (EIA) screening request for a comprehensive infilling development, the current planning application must be determined on its own merits and any longer term ambitions of the applicant are not relevant at this stage.

Some residents are concerned that the creation of the new ramp will make access to the water easier and therefore increase the likelihood of unauthorised access and accidents. However, the landowner has already erected palisade fencing and gates around the edge of the new concrete pad area to prevent access down the ramp. Therefore, it is considered that the proposal would not increase the risk of unauthorised access to the site.

Local Environmental Impacts

Highways: The new ramp would require approximately 11,000 m³ of imported inert materials. The applicant estimates that this would require approximately 1220 loads of material which would be imported over 27 days (45 loads per day).

The proposed ramp location can be accessed utilising the existing access from Appley Lane North into the Northern Diver industrial area which has good visibility in both directions. It should be noted that Lancashire County Council (LCC) Highways have no objection to the application in highway capacity or safety terms given that the proposal would be for a relatively short term period.

The applicant has already constructed a concrete area at the top of the ramp location. This would allow heavy goods vehicles (HGVs) to reverse towards the ramp and tip their loads without having to traverse any unsurfaced areas. This method of working should prevent any mud from being transferred onto the surface of Appley Lane North and would therefore address the dust impacts that are referred to in some of the representations. A condition can be attached to any permission to control this matter.

Appley Lane North itself is often subject to considerable on-street parking relating to the railway station which has the effect of narrowing the carriageway particularly to the south of the entrance to the quarry. However, it does appear that these issues are currently less significant due to the effects of Covid-19 reducing the demand for commuting on consequent demand for parking close to the station. Although the applicant would have three years to implement any permission, it is likely that the works would take place in the near future before traffic and parking issues return to their historic levels.

The applicant has requested permission to be able to import fill materials on Saturday mornings. However, given the location of the site and the impacts on the houses alongside the routes to the quarry, particularly Appley Lane North, it is considered that any planning permission should be subject to a condition limiting operations to Monday to Friday only.

Visual impacts: The quarry is well contained and not readily visible from Appley Lane North. The ramp would be under the western face of the quarry and would be screened by the trees adjacent to the road which would be retained. Although the ramp would result in the loss of some vegetation, this is comprised of relatively small self-seeded trees which do not make a significant contribution to local landscape character. A condition can be imposed relating to landscaping of the sides of the ramp.

Local amenity

There are a number of residential properties that are adjacent to the quarry most particularly on Ashfield Terrace to the north and Stone Mill Rise to the south. Some of the properties on Stone Mill Rise have views over the quarry and would be approximately 230 metres from the ramp location. The construction of the ramp will require the use of an excavator/bulldozer to spread and compact the tipped materials. The use of this plant will generate some noise impacts which might affect local residents, particularly those living on the northern side of Stone Mill Rise who overlook the quarry. However, given the relatively short term nature of the operations, it is considered that any noise impacts would not be unacceptable provided that conditions are imposed in relation to hours of working and use of white noise reversing alarms on mobile plant.

The other local amenity issue relates to the impact of heavy goods vehicles (HGVs) on Appley Lane North and other nearby roads. Many of these roads run through residential areas and are on relatively steep gradients which would exacerbate noise and general disturbance issues from heavy goods vehicles (HGVs). These impacts are only really mitigated by the short term nature of this proposal although it is considered that a condition should also be imposed to control the hours of heavy goods vehicle(HGV) movements

Ecology Impacts

It will be noted that Jacobs Ltd have provided ecology advice and have raised a number of issues relating to the adequacy of the applicant's surveys for protected species.

The applicant has submitted a preliminary ecological assessment that was prepared as part of their proposal to dewater the quarry. This included the results of previous surveys and assessments for protected species and other wildlife interests. A separate arboricultural assessment has also been submitted with the planning application which assesses the quality and types of trees around the quarry including the area that would be affected by the ramp.

The construction of the ramp would result in the loss of some existing trees and shrub vegetation on the western side of the quarry. However, these are all trees that have regenerated since the quarry was abandoned in the late 1980's and none are subject to Tree Preservation Orders or would be categorised as aged or veteran trees. The trees that would be affected are a mixed group of young goat willow, sycamore and birch with an understory of other shrub species. The comments of Jacobs are noted. However, these have been based upon a review of the application documents and other desk top information available to them and has not involved a site visit to assess the ecological impacts of the development. The applicant's arboricultural assessment notes that these trees are in good condition and observations on site indicates that the trees are not of an age, condition or size that they would be likely to be bat roosts. In addition, the side of the quarry that would be affected by the ramp construction does not have any cliff faces or other features that would be suitable for bats. Although there is evidence that the quarry generally is used by foraging bats, it is the roosts that receive specific protection and

there are locations adjacent to the quarry that contain buildings and trees that are suitable as roosts. Given the nature of the features that would be affected by the ramp construction, it is considered that there would not be any impacts on bat roosts.

Jacobs have also commented upon impacts on Great Crested Newts. There are a number of ponds in the area which have confirmed records for Great Crested Newts. However, the water body within East Quarry is of very limited potential for Great Crested Newts being of large size and having very little marginal vegetation. There are habitats within the application site that would be suitable as terrestrial habitat but the side of the quarry affected by the ramp is enclosed by a road and other urban development and therefore the links with ponds that are used by Great Crested Newts is considered to be poor.

The trees and shrubs that would require removal could be suitable nesting habitat for bird species. Under the legislation protecting nesting birds, none of this vegetation could be removed until it is confirmed that none of the vegetation is being used for nesting activities. The ecology impacts are therefore considered to be acceptable.

In conclusion, the existence of this flooded quarry does result in a number of impacts for the local community. Regardless of the proposal to pump out the quarry, it is considered that there is merit in providing improved access into the base of the quarry for use by emergency/rescue services. Whilst the construction of the ramp would have some local environmental impacts, these are short term and would be of limited extent. Subject to the recommended conditions, the proposal is considered acceptable in terms of the policies of the National Planning Policy Framework and the Development Plan.

County Councillor Fillis (divisional member for Skelmersdale East which includes Appley Bridge) has requested that the Committee invite the Cabinet Member to establish a working group of the relevant agencies and local residents to address the local environmental problems in Appley Bridge arising from the quarry. This request is entirely independent of the planning application and officers do not have any particular view on the suggested working group. However, it is a matter that members of the Committee may wish to consider.

In view of the scale, nature and design 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 three years from the date of this permission.

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

2. The works to create the access ramp shall cease not later than two months from the date of their commencement as notified to the County Planning Authority under the requirements of condition 3 below.

Reason: Imposed pursuant to schedule 5 of the Town and Country Planning Act 1990 and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

3. Written notification of the date of commencement of the development shall be sent to the County Planning Authority within seven days of such commencement.

Reason: To enable the County Planning Authority to monitor the development to ensure compliance with this permission and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Working Programme

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

- a) Submitted Plans and documents:

Plan 3709 21 34 Location Plan
Plan 3709 21 30B Proposed site plan and sections

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

Reason: For the avoidance of doubt, to enable the County Planning Authority to adequately control the development and to minimise the impact of the development on the amenities of the local area, and to conform with policy DM2 of the of the Lancashire Minerals and Waste Local Plan.

5. Measures shall be employed at all times during the construction of the ramp to ensure that no mud, dust or other debris from the site is deposited by vehicle wheels upon the public highway.

Reason: In the interest of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

6. The sole access to and egress from the site shall be from Appley Lane North as shown on Drawing 3709 21 34 - Location Plan

Reason: In the interests of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

7. No ramp construction or importation of materials shall take place outside the hours of:

07.30 to 17.30 hours, Mondays to Fridays (except Public Holidays)

No ramp construction or importation of materials shall take place at any time on Saturdays, Sundays or Public Holidays.

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

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

8. No trees or vegetation shall be removed in the period between 1 March and 31 August until they have been inspected by a qualified ecologist who has confirmed the absence of nesting birds.

Reason: In the interests of ecology and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

9. All mobile plant utilised in the construction of the ramp shall be fitted with and utilise white noise reversing alarms.

Reason: In the interests of local amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

10. Within two months of the date of the commencement of the development, a landscaping scheme for the outer faces of the ramp shall be submitted for the approval in writing of the County Planning Authority. The scheme shall contain details of the following:

- a) details for the grading and seeding of the outer faces of the ramp including seed mixes to be used
- b) details for tree and shrub planting including layout of planting, species, sizes and types of plants, planting techniques and protection measures.

The landscaping works contained in the approved scheme shall be undertaken in the first planting season following completion of the ramp construction and thereafter maintained for a period of five years including replacement of failures, weed control and maintenance of protection measures.

Reason: In the interests of visual amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Notes

The grant of planning permission does not remove the need to obtain the relevant statutory consents/licences from the Environment Agency.

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

Paper	Date	Contact/Directorate/Ext
LCC/2021/0027	21 June 2021	Jonathan Haine Planning and Environment 534130

Reason for Inclusion in Part II, if appropriate

N/A

Planning Application LCC/2021/0027

**Construction of new access ramp
East Quarry, Appley Bridge**

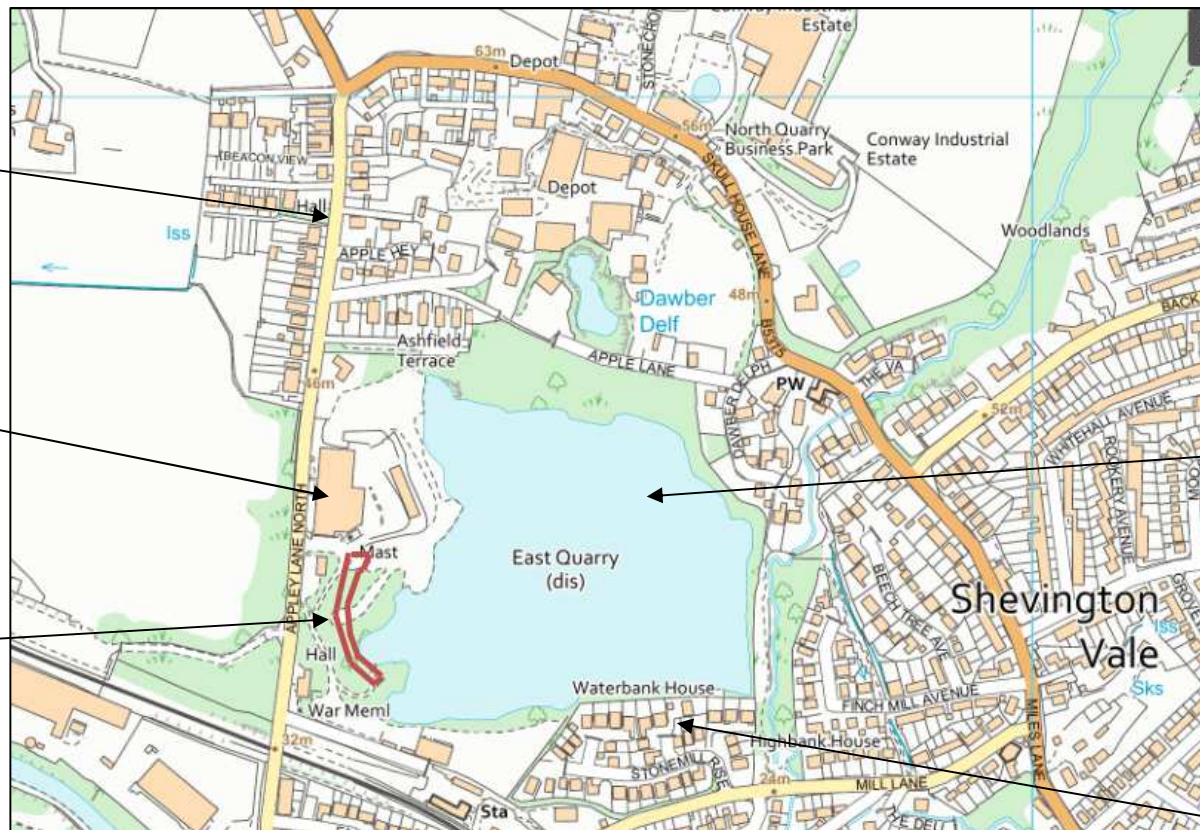
Planning application LCC/2021/0027



East
Quarry

M6

Planning application LCC/2021/0027



Appley Lane North

'Northern Diver' complex

Proposed access ramp

East Quarry

Stone Mill Rise

Planning application LCC/2021/0027



Access from
Appley Lane
North

Proposed
access
ramp

East Quarry

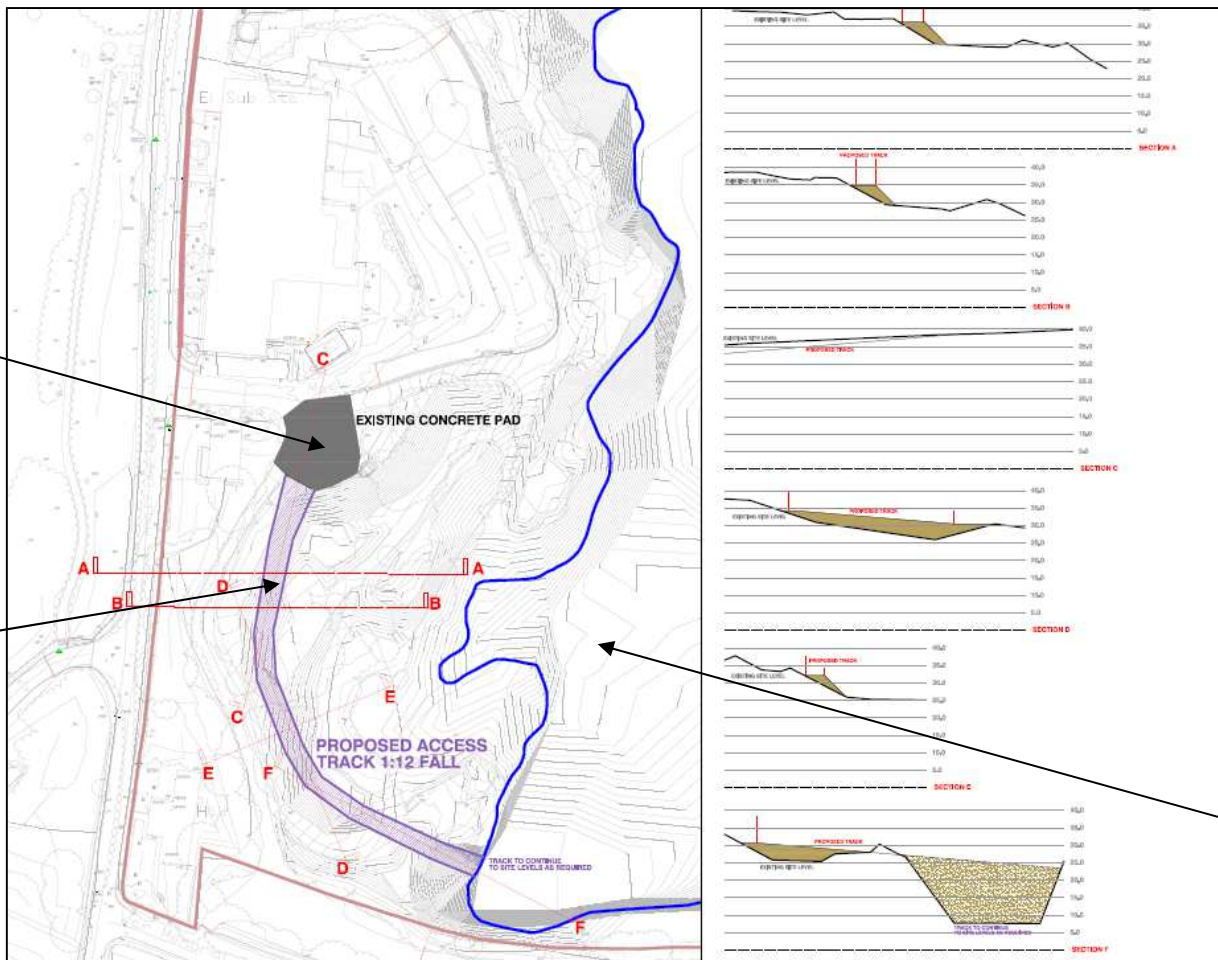
Stone Mill
Rise

Planning application LCC/2021/0027 – Applicant's Proposals

Page 27

Concrete
hardstanding

Proposed
ramp



Water in
quarry

Planning application LCC/2021/0027 – View of quarry



Planning application LCC/2021/0027 – View of ramp area



Application LCC/ 2021/0027 – Concrete tipping area



Planning application LCC/2021/0027 – View of access from Appley Lane North



Application LCC/2021/0027 – View looking north along Appley Lane North



- LCC/2020/0075

Application LCC/2021/0027 – View looking south along Appley Lane North





Agenda Item 6

Development Control Committee

Meeting to be held on 21 July 2021

Electoral Division affected: Pendle Hill

Pendle Borough: application number LCC/2021/0017

Construction of three buildings and three kiosks at Burnley Wastewater Treatment Works, off Barden Lane, Woodend Road, Burnley

Contact for further information:

Robert Hope, 01772 534159

DevCon@lancashire.gov.uk

Executive Summary

Application – Construction of three buildings and three kiosks at Burnley Wastewater Treatment Works, off Barden Lane, Woodend Road, Burnley.

Recommendation – Summary

That, subject to the Coal Authority confirming that they have no objection, planning permission be **granted** subject to conditions controlling working programme, building materials and construction working hours.

Applicant's Proposal

Planning permission is sought for three buildings and three kiosks as part of the wider upgrade of the wastewater treatment works.

The buildings and kiosks would be as follows:

- A Biomag building measuring 19.5m x 14.5m x 9.9m high constructed with a steel frame and cladding coloured holly green.
- A blower building measuring 14.25m x 10.6m x 6m high constructed with a steel frame and cladding coloured holly green.
- A master control centre kiosk measuring 20.25m x 6.75m x 3.1m high constructed of glass reinforced plastic coloured holly green
- A sludge treatment building measuring 21m x 13m x 4m high constructed with a steel frame and cladding coloured holly green.
- A polymer dosing package plant kiosk measuring 9m x 3m x 2.9m high constructed of glass reinforced plastic coloured holly green.
- A detention tank pumping station master control centre kiosk measuring 11.9 x 3.9m x 3.1m high constructed of glass reinforced plastic coloured holly green.

The remainder of the plant and equipment, and earthworks required for the upgrade works constitute permitted development under the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and therefore do not need to be subject of a planning application. This includes the following:

- biomag silo
- pumping station
- liquors return pumping station
- transformer & ring main unit
- interstage pumping station
- valve chamber
- distribution chamber
- odour control unit package plant
- detention tank pumping station
- detention tank
- primary settlement tank
- proposed activated sludge plant
- ferric dosing chemical plant
- sodium hydroxide chemical dosing plant
- sludge holding tank
- landscape bunds using surplus excavated soils and subsoils.

Description and Location of Site

Burnley Wastewater Treatment works is located in Pendle borough some 3km north west of Burnley town centre. The site is accessed via the single lane Woodend Road, which joins Greenhead Lane and Barden Lane, close to the M65. The works site covers an area of approximately 11ha (hectares), and consists primarily of existing plant and machinery, surrounded by amenity grassland and interspersed with tarmac/gravel roads, with a large group of trees present at the north. The site is located within the Green Belt. The proposed buildings would be located across the existing works site, on land that is currently hardstanding, or amenity grassland.

The site's surrounding landscape is dominated by agricultural fields along with trees and woodland. The River Calder is adjacent to the western boundary of the site and there are residential properties adjacent to the site boundary to the north east. Wood End is also a Public Right of Way (footpath number 27).

Background

History

The application is at an established wastewater treatment works site.

Planning Policy

National Planning Policy Framework

Joint Lancashire Mineral and Waste Development Framework Core Strategy DPD - Managing our Waste and Natural Resources

Policy CS7	Managing our Waste as a Resource
Policy CS8	Identifying Capacity for Managing our Waste

Joint Lancashire Minerals and Waste Local Plan - Site Allocations and Development Management Policies – Part One

Policy NPPF1	Presumption in Favour of Sustainable Development
Policy DM1	Management of Waste and Extraction of Minerals
Policy DM2	Development Management

Pendle Local Plan Core Strategy 2011-2030

Policy ENV1	Protecting and Enhancing Our Natural and Historic Environments
Policy ENV2	Achieving Quality in Design and Conservation
Policy SDP1	Presumption in Favour of Sustainable Development
Policy SDP6	Future Infrastructure Requirement

Consultations

Pendle Borough Council – No comments received.

Reedley Hallows Parish Council – The Parish Council considered the planning application at their council meeting. There were many local residents present along with representatives of United Utilities and Advanced Plus the Company who would implement the Scheme.

The Parish Council understand that the only elements of the application over which Lancashire County Council have jurisdiction are the construction of three new buildings and three kiosks. The removal of existing water storage tanks and their replacement which forms the main part of the project is out of your control. The local residents who were present at the meeting expressed their grave concerns as to the impact that the project will have on their lives in many respects. The Officers representing United Utilities and Advanced Plus responded as best they could to their questions and concerns.

Taking everything into account the Parish Council wish to register the following objections:

- Their concerns regarding the absence of proper consultation with residents and the Parish Council especially in view of the scale of the project.
- The detrimental impact that the project will have for local residents in many ways. For example, the noise nuisance whilst the work is being carried out and, to some

degree, thereafter. This will be especially concerning for those residents living closest to the site. It is bound to have an impact on their health and wellbeing.

- It is understood that there will be approximately 70 lorries servicing the project on a daily basis plus about 20 to 30 private cars of staff working on site. This will carry on until such time as the work is completed (2024). This is unacceptable especially when you take into account the narrow road leading to the site from Barden Lane. This will have an impact on local traffic and those visiting the area. There is a Caravan Site on Woodend Road at Smithsons Farm. That business will be badly affected.
- The project will have a negative impact on the wildlife in the area.
- Property values will be affected owing to the disruption whilst the work is being carried out and most probably thereafter.

In conclusion the Parish Council are extremely concerned that this project will have a major impact on the lives of people living in the area. Insufficient regard has been had to how it will affect those people's lives. United Utilities and their partners responsible for this project are requested to take these concerns into account and do everything possible to mitigate the nuisance that will arise.

Coal Authority – Objection. Part of the site lies within a probable shallow coal mining area, which represents a defined development high risk area. A coal mining risk assessment report is required.

Environment Agency – No objection.

The Wildlife Trust for Lancashire, Manchester, and North Merseyside – comment that the application provides no evidence of the biodiversity net gain calculations and that temporary spoil storage works could impact on the Moor Isles Clough Biological Heritage Site. Furthermore, re-seeding of the temporary spoil storage area should be a local wildflower mix rather than an agricultural mix given the proximity to the biological heritage site.

Representations – The application has been advertised in the local newspaper and neighbouring residents have been informed by individual letter. Seven representations have been received objecting to the application for the following summarised reasons:

- The overall development would generate noise, vibration and odour issues.
- There will be construction traffic disturbance for a long period of time including on the footpath along Woodend Road.
- Impact on wildlife.
- Tree loss and earthworks closer to residential properties, which currently provide some screening.
- Visual impact of new development.
- Impact on local business.
- Other structures including tanks should also require planning permission.
- Coal mining ground stability issues for planning application and permitted development work.

- The improvement works should be located elsewhere rather than encroaching closer to houses.
- Totally unacceptable to place settlement tanks and an activated sludge plant close to residential properties.
- Japanese Knotweed is present on site and could be dispersed.
- The development work would have a negative impact on mental health.

Advice

The proposed development is part of a wider programme of upgrading works that is necessary to enable compliance with an enhanced effluent discharge consent for phosphorous, as set by the Environment Agency, as well as to increase the treatment capacity of the works to cater for predicted population growth in the catchment area to 2035. Much of the upgrade work is to be carried out under sewerage undertaker permitted development rights and planning permission is only required for three buildings and three kiosks.

The application site is located in the Green Belt. Paragraph 133 of the National Planning Policy Framework states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence.

Paragraph 134 of the National Planning Policy Framework explains that the purposes of including land in Green Belt include checking the unrestricted sprawl of large built up areas, preventing towns merging into one another, assisting in safeguarding the countryside from encroachment, preserving the setting and special character of historic towns, and assisting in urban regeneration.

Paragraph 143 of the National Planning Policy Framework advises that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Subject to certain exceptions, the construction of new buildings in the Green Belt is inappropriate development. The proposed development would include built development in the form of three buildings and three kiosks that would be inappropriate development and therefore very special circumstances must be demonstrated.

Paragraph 144 of the National Planning Policy Framework advises that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

In this instance there is clear justification to construct these buildings and kiosks within an existing wastewater treatment facility as part of wider upgrading works. Furthermore, the aim of the proposed development is to be able to accommodate population growth and changes to local wastewater management, and to tighten final effluent standards to contribute towards improved river water quality. On this basis it is considered that very special circumstances exist to justify the development within

the Green Belt. There would be no extension to the boundary of the works and therefore no additional encroachment in the Green Belt.

The proposed location and design of the new buildings is to meet operational requirements in relation to the existing arrangement at the site. The buildings would be coloured green and although substantial in size, would be relatively congruous in the existing works setting. Other plant and equipment would be constructed alongside the buildings and significant landscaping and earthworks would take place under permitted development rights. The applicant has provided a landscape management plan to compensate for the loss of vegetation at the wider site including screening bunds and native woodland planting to provide adequate replacement screening. A condition is recommended to ensure that the landscaping works are carried out following completion of the development.

The application is supported by an Ecological Assessment Report, which sets out the findings of an extended Phase 1 habitat survey of the site and its surroundings. The assessment found that there are no statutory or non-statutory designated wildlife sites, Habitats of Principal Importance or Ancient Woodland within the proposed development areas. Furthermore, the buildings subject of the planning application would have little impact on ecological interests as the proposed locations are either previously developed land or areas of short amenity grassland. Nevertheless, the landscape management plan is likely to provide sufficient ecological and habitat net gain to compensate for the impacts of the overall development including that undertaken through permitted development rights. It should also be borne in mind that the aim of the upgrade works is to improve the capture and treatment of wastewater from a growing population and improve final discharge standards to the river therefore indirectly improving conditions for wildlife.

The Wildlife Trust for Lancashire, Manchester, and North Merseyside comment that the application provides no evidence of the biodiversity net gain calculations and that temporary spoil storage works could impact on the Moor Isles Clough Biological Heritage Site. They also add that re-seeding of the temporary spoil storage area should be a local wildflower mix rather than an agricultural mix given the proximity to the biological heritage site. In response, the proposed buildings would have limited ecological impact and there is currently no requirement to demonstrate a biodiversity net gain within current national planning policy. Furthermore, the main impacts associated with tree removal and spoil storage are not directly associated with the planning application as they are related to the works being carried out under permitted development rights.

The existing wastewater treatment works, and any new operations are subject of an Environmental Permit from the Environment Agency. The permit sets controls on issues such as odour and noise during operation of the works. Paragraph 183 of the National Planning Policy Framework states that the focus of planning decisions should be on whether the proposed development is an acceptable use of land rather than the control of processes or emissions where these are subject to separate pollution control regimes.

Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan supports development for minerals or waste management operations where it can be demonstrated that all material, social, economic or environmental impacts that would cause demonstrable harm can be eliminated or reduced to acceptable levels. In assessing proposals, account should be taken of the proposal's setting, baseline environmental conditions and neighbouring land uses, together with the extent to which its impacts could be controlled in accordance with current best practice and recognised standards.

The buildings and kiosks subject of the planning application would contain a range of plant and equipment to support the operation of the site. A noise assessment has been submitted that details the existing background levels in the area, the extent of predicted noise sources, and distances to nearest receptors. Woodend Barn and Wood End Barn Farm would be some 40-50m from the new primary settlement tank and activated sludge plant, some 70m from the nearest building subject of the planning application and some 150-200m from the other buildings and kiosks. Given the existing background levels including from the M65, noise sources, and distance to properties, predicted noise levels would be below the existing ambient levels. This being the case, it is considered that there would be no unacceptable local amenity impacts that would suggest that planning permission should not be granted and that the detailed control of operations could be set out within the environmental permit.

Construction working at the site has the potential to generate noise disturbance that would not be covered by the requirements of the Environmental Permit. The most effective means to control this is by way of a condition on any planning permission to limit the hours of construction working. For this reason, a condition is recommended to restrict construction working to 0800 to 1800 hours, Mondays to Fridays (except Public Holidays), 0800 to 1300 hours on Saturday, and no construction development, on Sundays or Public Holidays. These working times were also proposed by the applicant.

Concerns have been raised that the proposed development works at the site would generate significant traffic impacts during the construction working. However, a significant component of the traffic generating activity would relate to permitted development work. Overall, the project is estimated to take approximately 3 years to complete.

Paragraph 108 of the National Planning Policy Framework states that planning applications should be assessed to ensure that appropriate opportunities have been taken to promote sustainable transport; safe and suitable access to the site can be achieved for all users; and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree. Paragraph 109 makes it clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The development is at an existing wastewater treatment works that has an established and unrestricted access via Wood End Lane, which also serves as a public footpath. There are currently no controls on vehicle movements and traffic varies depending on site activity. Although there would be construction traffic over a significant period of time, a large proportion of this would be related to works that would be undertaken under permitted development rights. Furthermore, there is no practicable alternative for vehicular access to the site and the upgrade works are essential to ensure the satisfactory operation and capacity of the wastewater treatment works for the future.

The Coal Authority has raised an objection as part of the site lies within a high risk area and a coal mining risk assessment report was not initially submitted. The Coal Authority records indicate that one area within of the application site where new development is proposed (the Biomag area only) lies within an area of probable shallow coal mining that may be attributed to the thick coal seams inferred to outcrop close to this part of the site. All remaining areas (sludge thickening building; polymer dosing kiosk; and detention tank Motor Control Centre (MCC) kiosk) fall outside of the defined Development High Risk Area and therefore the Coal Authority records indicate there is no land instability risk to these specific areas.

The applicant has submitted a risk assessment report in response to the Coal Authority comments and this identifies that there are no particular risks in terms of coal workings or mine adits at the site. However, the presence of unrecorded shafts cannot be entirely ruled out and therefore a watching brief is recommended during construction working. The Coal Authority has been re-consulted on the risk assessment report and further comments are awaited.

Human Rights

In view of the scale, location and nature of the proposed development, and the requirement for the developer to comply with other statutory controls, it is considered that no Convention Rights as set out in the Human Rights Act 1998 would be affected.

Conclusion

This application is for new buildings and kiosks associated with improvements to the existing wastewater treatment works. The main aims of the proposed development are to be able to accommodate population growth and to improve final effluent standards to contribute towards improved river water quality. Much of the redevelopment work has the benefit of permitted development rights and is not subject to assessment through this planning application. The buildings and kiosks would be inappropriate development in the Green Belt, but very special circumstances exist to outweigh the limited harm to the Green Belt.

The proposed development would have limited impact on ecological matters and a site wide landscape and habitat management plan would provide biodiversity and visual screening benefits. It is unlikely that there would be unacceptable pollution issues from the buildings and kiosks and further scrutiny would be required through the Environmental Permit. There would be inevitable disturbance impacts associated with construction traffic and working for the wider development but there is no real

alternative beyond a recommended condition controlling hours of construction working.

Overall, it is considered that the application complies with the policies of the National Planning Policy Framework and the policies of the development plan.

Recommendation

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

Time Limits

1. The development shall commence not later than three 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) Drawing no:

80061365-01-97-DR-T-10001, rev P03 - Location Plan
80061365-01-97-DR-T-10003, P05 - Site Plan / Block Plan
80061365-01-97-DR-T-10005, P01 - Biomag Building
80061365-01-97-DR-T-10006, P01 - ASP Blower Building
80061365-01-97-DR-T-10007, P01 - MCC Kiosk
80061365-01-97-DR-T-10008, P01 - Sludge Thickener Building Kiosk
80061365-01-97-DR-T-10009, P01 - Polymer Dosing Kiosk
80061365-01-97-DR-T-10010, P01 - Detention Tank Pumping Station MCC Kiosk
80061365-01-97-DR-C-10013, P03 - Sections Sheet 1
80061365-01-97-DR-C-10014, P03 - Sections Sheet 2
80061365-01-97-DR-C-10015, P03 - Sections Sheet 3
80061365-01-97-DR-C-10017, P01 - Sections Sheet 4
80061365-01-ADP-BURNL-97-DR-L-00001, P03 - Landscape & Biodiversity Enhancement Plan
80061365-01-ADP-BURNL-97-DR-L-00002, P03 - Landscape & Biodiversity Enhancement Plan
80061365-01-ADP-BURNL-97-DR-L-00003, P03 - Landscape & Biodiversity Enhancement Plan

Reason: For the avoidance of doubt, to enable the County Planning Authority to adequately control the development and to minimise the impact of the development on the amenities of the local area, and to conform with Policy DM2 of the of the Joint Lancashire Minerals and Waste Local Plan and Policy ENV2 of the Pendle Local Plan Core Strategy.

3. No construction working including earth moving operations, including those works associated with works undertaken under permitted development rights shall take place outside the hours of:

0800 to 1800 hours, Mondays to Fridays (except Public Holidays)
0800 to 1300 hours on Saturdays

No construction working including earth moving operations, including those undertaken under permitted development rights shall take place at any time on Sundays or Public Holidays.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

4. Within 12 months of the completion of the development subject of this permission, landscaping shall be carried out in accordance with the details shown on drawing nos 80061365-01-ADP-BURNL-97-DR-L-00001, P03 - Landscape & Biodiversity Enhancement Plan, 80061365-01-ADP-BURNL-97-DR-L-00002, P03 - Landscape & Biodiversity Enhancement Plan, and 80061365-01-ADP-BURNL-97-DR-L-00003, P03 - Landscape & Biodiversity Enhancement Plan. Thereafter landscaping and habitat shall be maintained for a period of five years including weed control, replacement of dead and dying trees and maintenance of protection measures.

Reason: In the interests of visual amenity and nature conservation and to comply with policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

5. Building materials and colours shall be as shown on the drawings listed in condition 2.

Reason: To protect the visual amenities of the area and to conform with Policy ENV2 of the Pendle Local Plan Core Strategy.

Notes

The grant of planning permission does not remove the need to obtain the relevant statutory consents/licences from the Environment Agency.

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

Paper	Date	Contact/ext
LCC/2021/0017	July 2021	R Hope/34159

Reason for Inclusion in Part II, if appropriate

N/A

Planning application LCC/2021/0017

Construction of three buildings and three kiosks at Burnley Wastewater Treatment Works, off Barden Lane, Woodend Road, Burnley

Planning application LCC/2021/0017

Location plan (approximate areas edged red)



Wastewater Treatment Works

Woodend Road

Planning application LCC/2021/0017

Aerial view

Woodend Farm and Barn Farm



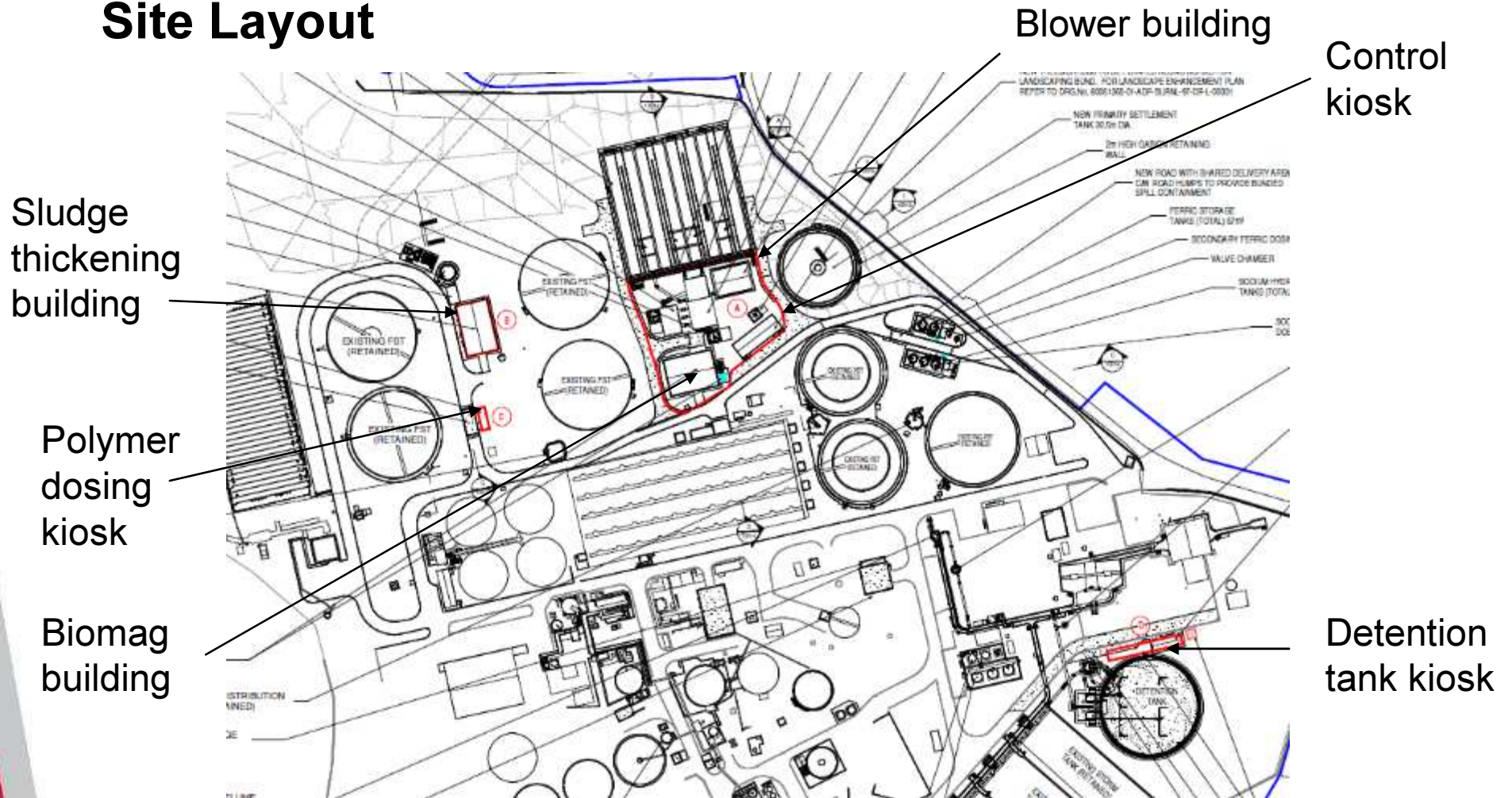
Burnley Wastewater
Treatment Works

Woodend Road

Smithsons Farm

Planning application LCC/2021/0017

Site Layout



Planning application LCC/2021/0017

Typical building design

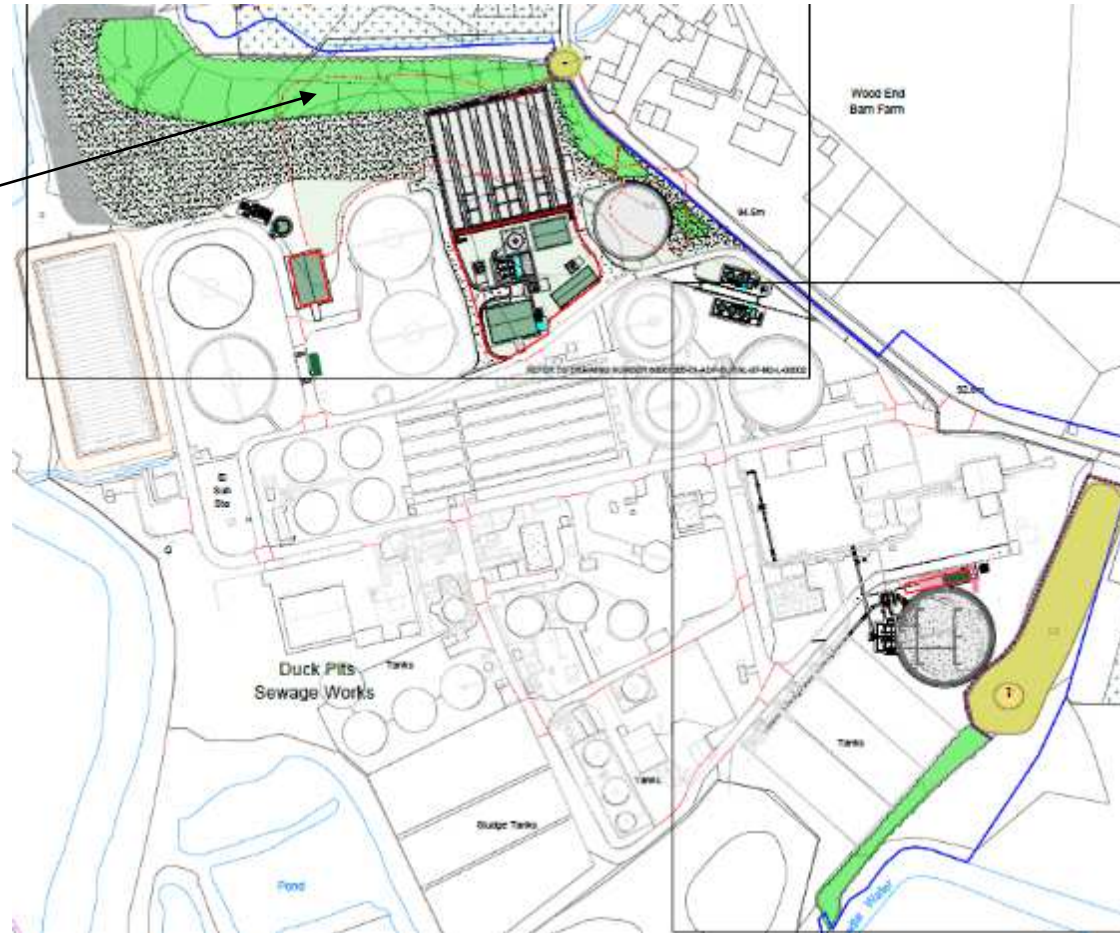


BIOMAG BUILDING

Planning application LCC/2021/0017

Landscaping

Replacement woodland planting as part of wider upgrade works



Planning application LCC/2021/0017



Location for the detention tank kiosk following removal of existing building

Planning application LCC/2021/0017



Location for the Biomag complex

Planning application LCC/2021/0017



Location for the Biomag complex

Planning application LCC/2021/0017



Location for the sludge thickening building and polymer dosing kiosk

Agenda Item 7

Development Control Committee

Meeting to be held on 21 July 2021

Electoral Division affected: Skelmersdale West

West Lancashire Borough: application number LCC/2021/0022

Formation of a multi-use games area - West Lancashire Community High School, School Lane, Chapel House, Skelmersdale

Contact for further information:

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DevCon@lancashire.gov.uk

Executive Summary

Application - Formation of a multi-use games area.

West Lancashire Community High School, School Lane, Chapel House, Skelmersdale.

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, building materials and drainage

Applicant's Proposal

The proposal is to erect a 20m by 30m multi-use games area (MUGA) adjacent to the school on the shared access playing fields to serve all the schools on the campus. The multi-use games area would be constructed using tarmac with a non-slip surface marked out for various sports. It would be enclosed by 2.4m closed mesh fencing and a single 2.4m high gate with a new tarmac path leading up to the gate. The gate would include a lock to prevent unauthorised access with access to the public available through a booking system. There are no flood lighting facilities proposed as part of this development

Description and Location of Site

West Lancashire Community High School is located off School Lane, approximately 2.3km north west of Skelmersdale town centre. The school is located in a primary residential area, with Neverstitch Road and Stanley Industrial Estate located to the north and residential housing located to the east, south and west. The proposed multi-use games area (MUGA) would be situated on part of the playing field to the south of the school buildings. The nearest residential properties are 75m away on Tintagel and 93m away on School Lane.

Background

History

The site is an established educational facility.

Planning permission was granted in July 2019 for improvements to the school access and creation of a cycle track (LCC/2019/0019).

Planning permission was granted in July 2017 for a single storey extension and entrance modifications. (LCC/2018/0021).

Retrospective planning permission was granted in December 2017 for the erection of two sections of fencing and gate. (LCC/2017/0078).

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 11 - 14, 96 - 101 and 124 - 132 are relevant in terms of the presumption in favour of sustainable development, open space and recreation and achieving well designed places.

West Lancashire Local Plan

Policy SC4 - Educational Facilities

Policy GN3 - Sustainable Development

Policy EN3 - Green Infrastructure / Open Recreational Space

Consultations

West Lancashire Borough Council: No objection.

Coal Authority: No objection. However, it is confirmed that the site falls within the defined Development High Risk Area. The Coal Authority records indicate that the application site lies in an area of probable shallow coal mining. However, the Coal Authority recommends that, should planning permission be granted, an informative note should be attached drawing attention to the possibility of old mine workings.

Lancashire County Council (LCC) Highways Development Control: The development is within the school playing fields and the proposal does not include any new or altered access to the public highway, and the Highway Authority have no objections to the principle of development on the site. The size and nature of the proposals at this location should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. Given that the development is within the school premises, Lancashire County Council (LCC) Highways do not envisage any obstruction or effects to the public highway during construction.

Lead Local Flood Authority: No comments.

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.

The Design and Access Statement states that the school has limited playground space. Yet aerial images, including historic aerial images, of the school shows that it has an existing multi-use games area (MUGA) that appears to have been used for car parking since 2013. As the existing MUGA is not being used for sport, Sport England would question why there is a need for a second MUGA when the school has an existing MUGA.

United Utilities: In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The proposals are unacceptable in principle. This is because the proposal is to connect surface water to the existing private surface water drainage, but it is unclear where this ultimately discharges to. United Utilities request drawings confirming the ultimate point of discharge - please note that if this does not ultimately discharge to the watercourse, United Utilities would expect surface water from the proposals to discharge directly to the nearby watercourse.

United Utilities request conditions relating to a surface water drainage scheme and foul and surface water drainage.

Representations

The application has been advertised by site notice and by letter to adjacent residents. Four representations objecting to the application have been received raising the following issues:-

- The multi-use games area (MUGA) is close to the back of properties.
- Noise the facility will generate.
- That it is for community use.
- Traffic and vehicle numbers using the facility.
- Parking.
- Opening hours.
- Concerns about flood lighting and the effect on properties.
- Concerns that not enough residents were notified of the planning application.

One letter of support has been received commenting on the value of the field during the lockdown periods and that the development would be welcomed as part of a family area.

Advice

West Lancashire Community High School opened on 1 September 2006. The School is a designated Secondary Special School for students aged 11-19 years for students with generic learning difficulties and includes those with complex needs and autism specific conditions. Prior to 2006 the school was known as Black Moss School, a

moderate learning difficulties school for children aged 4 to 18. The school playing fields are shared with Kingsbury Special School (a primary special school) which is also co-located with Brookfield Park Primary school.

Between the three schools is a playing field that is currently maintained by all three schools through a shared grounds maintenance contract. It is open to public access. Given the nature of the students at all three schools (special needs and primary school age students) there are a number of issues with the playing fields:

- Entry/Exit routes on and off the School playing field for both the public and students.
- Open access from footpath at the rear of Kingsbury School and from School Lane entrances to all three schools.
- Dogs off their leads and dog faeces.
- Cyclists and motor bikers using it as a cut thorough to the housing estate at the rear of the school site.
- Drug paraphernalia and litter.
- Conditions of the ground - the playing field is extremely boggy in most areas and inaccessible/unsafe for sports of the year during considerable periods of the year.

The proposed multi-use games area (MUGA) is required to address a short fall of hard play area which limits the amount of outdoor physical education and sports/games that can take place. The playing fields cannot be used for most of the year as they are waterlogged and take a long time to dry out to a usable standard. The multi-use games area (MUGA) will provide additional hard play area and encourage pupils to participate in more outdoor activities.

Sport England have objected to the application as whilst the multi-use games area (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 Sport England consider that there is no evidence that the benefits of the multi-use games area (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. Sport England note that there is already a multi-use games area at the school but that it is used for car parking.

West Lancashire Community High School and Kingsbury Special School are growing special schools as the demand for school places for children with additional needs has increased over the last 10 years. West Lancashire Community High Parents Association (PTA) in 2014 identified that there was a need for a multi-use games area for their children to access during the school day and also in the evening, weekends and holidays. Parents wanted a facility that would be accessible to the neighbouring schools as well as the local community to breakdown social stigmas, improve physical health and community spirit. Through fundraising events and donations from local business, over £25,000 has been raised to support the proposed multi-use games area (MUGA). Other alternative locations for the proposed multi-use games area (MUGA) site were looked at but the current position was chosen because it maintains pedestrian access to the school, and it provides good access for key stage 3 pupils.

West Lancashire Community High was established in 2006 and included a fenced play area. As the number of staff and students increased significantly there was a need for additional car parking. The school has approximately 113 students, some of whom need 1 to 1 support which increases the number of staff. Additional car parking requirements also arise from the number of visitors during the school day include therapists, school nurse, parents, and external agencies which increases the parking requirements to over 60 spaces for most of the school day. The existing multi-use games area (MUGA) at the front of the school is at present being used as a car park as this is the only area within the confines of the school, which is suitable to accommodate the car parking requirements.

Local residential streets could not accommodate these vehicles, especially with the limited number of car parking spaces at the adjacent Kingsbury/Brookfield schools, staff from which already use residential streets for parking. Most of the students arrive and leave school using school transport minibuses and taxi's (specifically provided for students with special educational needs (SEN)). As the school has grown, the number of school transport vehicles coming onto site has also increased and during 2016-2018 there were several near misses where students could have been hit by moving vehicles. If this parking and access requirement were to be accommodated on a site other than the existing games area, it would have to be elsewhere within the school site which would affect other areas of playing field.

The school states that the existing grass field is regularly unusable due to drainage issues and the provision of an area with an artificial surface would be of benefit in allowing year-round use of the facility. Whilst, the playing fields are large enough to accommodate grass pitch areas suitable for a variety of sports, the school fields have not in the lifetime of West Lancashire Community Highschool had any marked out playing pitches. The new multi-use games area (MUGA) would ensure that all three schools on the complex are able to increase their present level of PE and sport and will also enable segregation of ball sports from general play which would improve safety. The existing playing field is available for use by the public and the proposed multi-use games area (MUGA) would be available to use by the community via a booking system. Taking these factors into account, it is considered that the multi-use games area (MUGA) would have benefits to sport and recreation for the school and local community which would outweigh the impacts resulting from the loss of part of the existing grass pitch. The proposed multi-use games area (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 consult the Secretary of State to give him an opportunity to consider whether to exercise his call in powers under section 77 of the Town and Country Planning Act 1990 .

United Utilities have raised comments in relation to the disposal of surface water and these can be dealt with by condition.

The whole school site is designated as Green Infrastructure and Open Recreational Space by Policy EN3 of the West Lancashire Local Plan. The policy states that development on open space and recreational facilities will not be permitted where the development would affect the open character of the area. Due to the nature and

design of the development, it is considered that the development would not conflict with the aims of Policy EN3.

The nearest properties to the proposed multi-use games area (MUGA) back on to the playing field are situated on Tintagel and are approximately 75m away. Residents have raised representations regarding increase of noise, hours of use, floodlighting, restricting use of the existing multi-use games area (MUGA), the application consultation process and parking. Residents that back on to the playing field and those facing the school were informed of the proposed development by letter and a site notice was placed on the school fence.

In relation to amenity impacts, the school field is already open for community use and therefore some impacts on local amenity at surrounding properties may already exist. The new multi-use games area (MUGA) would be available for use outside of school hours and managed through a booking system. There may be some potential for additional noise impacts due to sounds from balls hitting the perimeter fencing although due to the distance to properties, noise impacts are not considered to be unacceptable. The multi-use games area (MUGA) would not have flood lighting therefore limiting the times of usage and the possibility of noise disturbance during the night-time period. It is considered that conditions should be imposed to restrict hours of use and to prevent installation of flood lighting.

The issues raised by United Utilities in relation to drainage can be addressed through a suitable planning condition.

In conclusion, the additional all - weather play space is required to serve all three schools on this site to address the deficiencies in the current grass pitch provision. Although the school do have an existing multi-use games area (MUGA), this is needed to serve the parking requirements at the school and to prevent the parking issues on surrounding residential streets that would otherwise occur as a result of the school's increased need for parking. The proposed development would be an asset to the school and would encourage community participation in sport. The development would have minimal visual amenity impacts and there is also sufficient distance from the site to the nearest properties to result in negligible effects on residential amenity. Overall, the development complies with the policies of the National Policy Planning Framework (NPPF) and West Lancashire Local Plan.

In view of the nature, location and purpose of the development it 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 three 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) Submitted Plans and documents:

PLAN RWM/11073.01 Location Plan
Plan RWB/11073.02 Site Plan and Details

Reason : To minimise the impact of the development on the amenities of the area and to conform with Policies SC4, GN3 and EN3 of the West Lancashire Borough Local Plan.

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

07.30 to 17.30 hours Monday to Friday (except Public Holidays)
8.00 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.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policies SC4, GN3 and EN3 of the West Lancashire Borough Local Plan.

4. The multi-use games area shall only be available for use outside of school hours between the hours of:

16.30 to 20.00 hours, Mondays to Fridays within school terms
09.30 - 20.00 Mondays to Fridays outside of school terms
09.00 to 17.00 hours on Saturdays

The multi-use games area shall not be used at any time on Sundays or Public Holidays.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to conform with Policies SC4, GN3 and EN3 of the West Lancashire Borough Local Plan.

Surface Water

5. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:
 - a) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water.
 - b) Details of the measures to be installed to ensure a restricted rate of discharge of surface water in the event that infiltration is discounted by the investigations. The details shall include the proposed rates of discharge and proposed water disposal routes.

The submitted scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Thereafter the development shall be constructed in accordance with the approved drainage scheme and 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 GN3 of the West Lancashire Local Plan.

Design

6. The ball stop fencing shall be coloured black to match the existing fencing and thereafter maintained in that colour.

Reason: In the interests of the visual amenities of the area and to conform with Policy GN3 of the West Lancashire Local Plan.

7. 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 GN3 of the West Lancashire 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

Paper	Date	Contact/Directorate/Ext
LCC/2021/0022	July 2021	Pauline Kelly Planning and Environment 01772 531929

Reason for Inclusion in Part II, if appropriate

N/A.

Planning Application LCC/2021/0022

Formation of a multi-use games area

West Lancashire Community High School, School Lane,
Chapel House, Skelmersdale

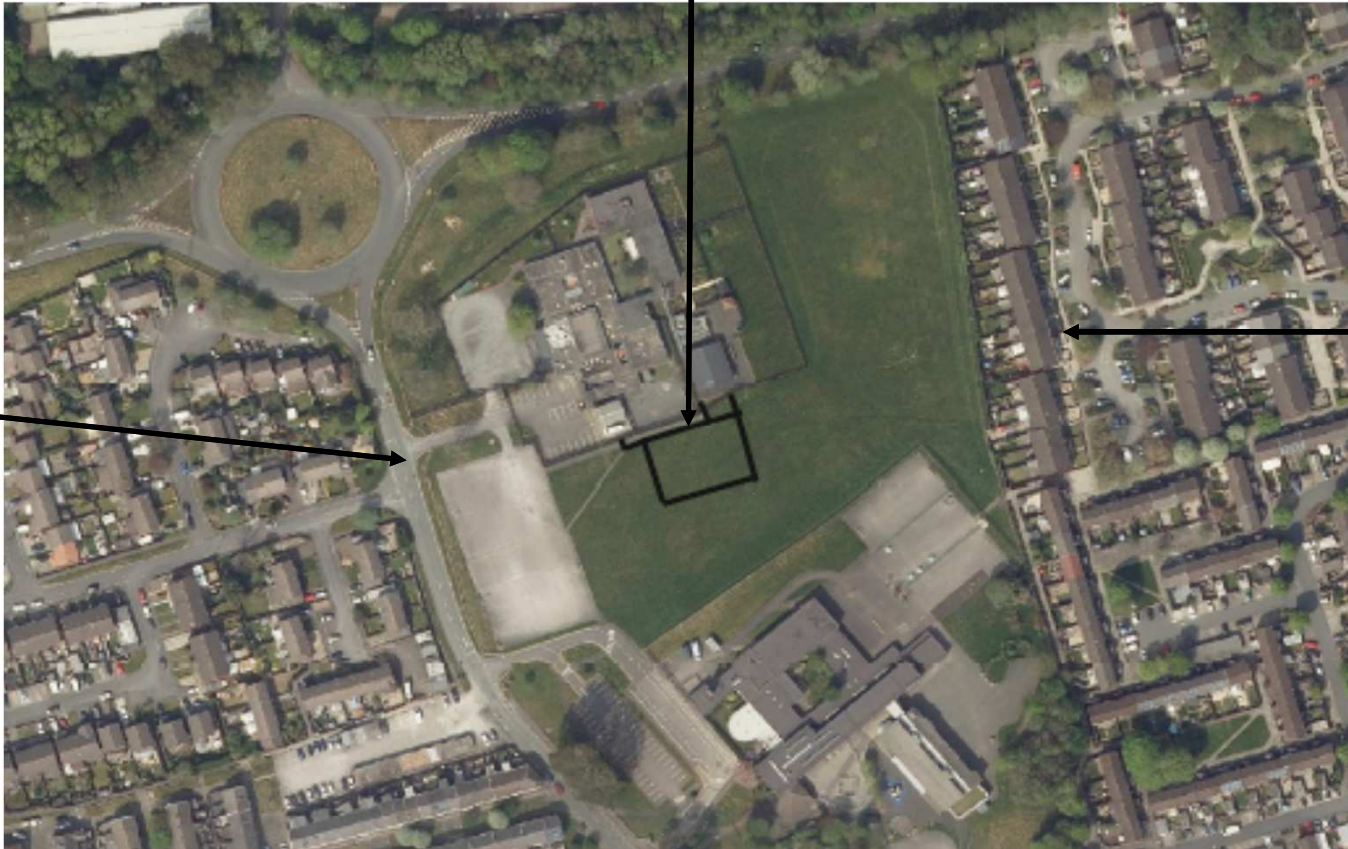
Planning Application LCC/2021/0022



Proposed MUGA and Proposed Path and Gates

Planning Application LCC/2021/00/0022

Proposed MUGA, Path and Gates

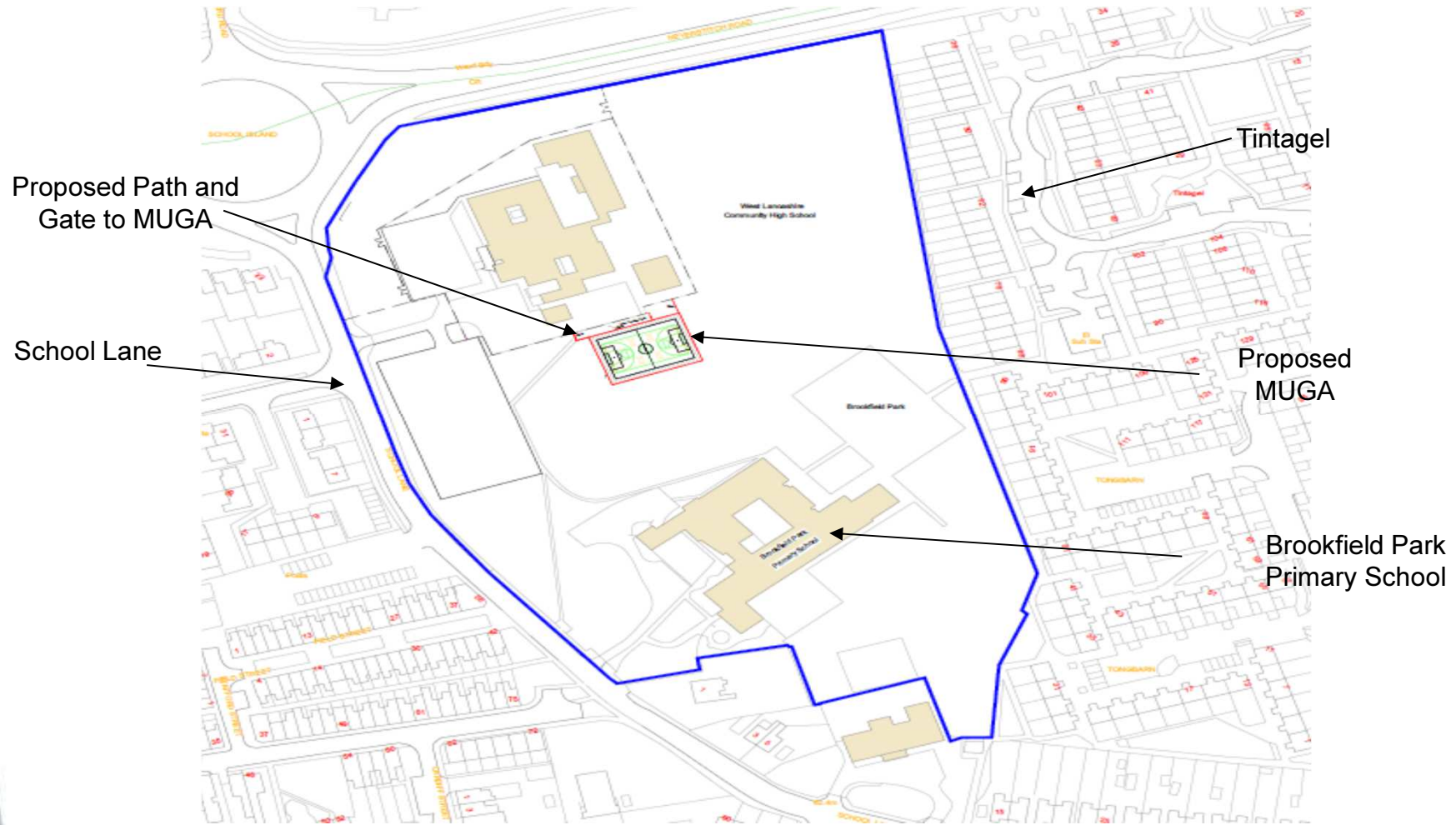


School Lane

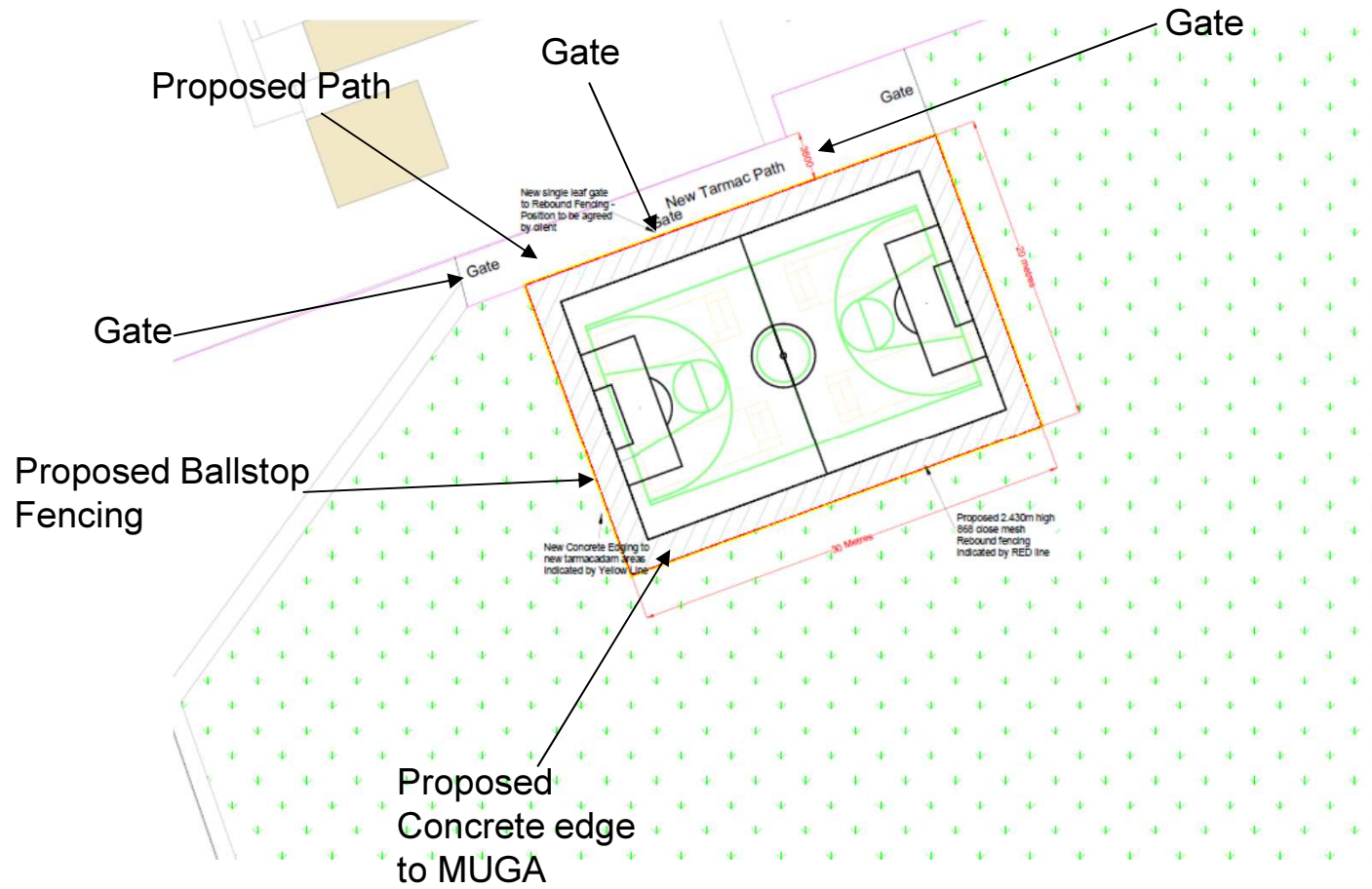
Tintagel

Planning Application LCC/2021/0022

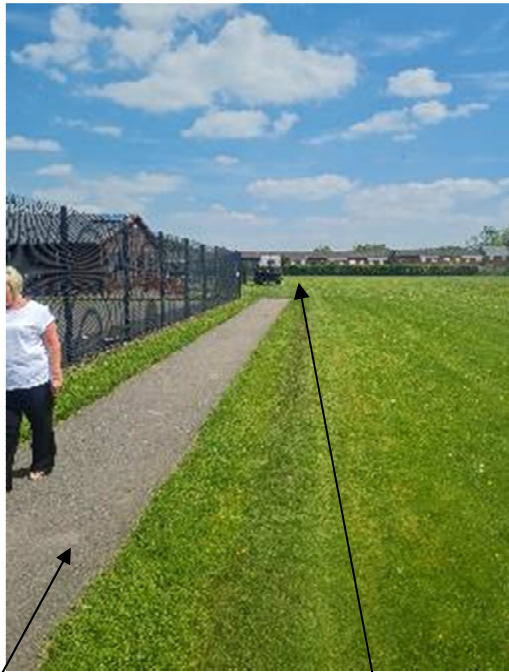
Site Location Plan



Planning Application LCC/2020/0022 Multi use Games Area



Planning Application LCC/2021/0022



Existing Path

Proposed MUGA and Path



Houses on Tintagel

Location of Proposed Path

Proposed MUGA

Planning Application LCC/2021/0022



View from nearest Houses on School Lane

Existing MUGA used as a Carpark



Existing path that would lead up to the Proposed MUGA

Existing MUGA used as a Carpark

Planning Application LCC/2021/0022 – View of existing games area



Development Control Committee
Meeting to be held on 21 July 2021

Electoral Division Affected: All

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

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 16 June 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:

Lancaster

Application: No. LCC/2019/0030/2
Ellel Quarry, Bay Horse Road, Lancaster
Compliance with condition 27 - scheme of archaeological research

South Ribble

Application: No. LCC/2020/0016/1
Blackburn Waste Water Treatment Works, Cuerdale Lane, Samlesbury, Preston
Compliance with condition 7 of permission LCC/2020/0016 - details and designs of the drainage ponds and associated drains ditches and outfalls

Application: No. LCC/2021/0021
Plot 3.3, Badger Road, Lancashire Business Park, Leyland
Erection of new class B2/B8 industrial unit with ancillary class e first floor office/flexible use storage mezzanine and associated car parking, servicing areas, refuse storage, landscaping, vehicular access point and other private highway works

Burnley

Application: No. LCC/2021/0020

Brunshaw School, Morse Street, Burnley

Two temporary single storey modular buildings consisting of two classrooms per unit with a connecting level landing between the buildings

Application: No. LCC/2021/0016

Deerplay Landfill Site, Bacup Road, Cliviger, Burnley

Proposed netted tipping bay for the transfer of waste and the installation of two portacabins for the duration of landfilling and associated activities

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