

Lancashire County Council

Development Control Committee

Wednesday, 8th December, 2021 at 10.30 am in Committee Room 'C' - The Duke of Lancaster Room, County Hall, Preston

Agenda

Part 1 (Open to Press and Public)

No. Item

1. **Apologies for absence**
2. **Disclosure of Pecuniary and Non-Pecuniary Interests**

Members are asked to consider any Pecuniary and Non-Pecuniary Interests they may have to disclose to the meeting in relation to matters under consideration on the Agenda.
3. **Minutes of the last meeting held on 20 October 2021** (Pages 1 - 8)

The Committee are asked to agree that the Minutes of the last meeting held on 20 October 2021 be confirmed and signed by the Chair.
4. **Update Sheet**

The Update Sheet will be considered as part of each related agenda report.
5. **West Lancashire Borough: application number LCC/2021/0044 Provision of three double classroom temporary units, temporary pedestrian access and fencing, Asmall County Primary School, Tennyson Drive, Ormskirk** (Pages 9 - 22)
6. **Pendle Borough: application number LCC/2021/0003 Extension to the existing recycling building, EWR Skips, Eden Works Industrial Estate, Colne Road, Kelbrook** (Pages 23 - 38)
7. **Wyre Borough: application number LCC/2021/0042 Permanent vehicular access from Bilsborrow Lane for operational access to below ground wastewater infrastructure and associated landscaping, and off Bilsborrow Lane, Bilsborrow, Preston (Retrospective application)** (Pages 39 - 50)
8. **Planning decisions taken by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation** (Pages 51 - 54)
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, 19 January 2022 at 10.30 a.m. 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, 20th October, 2021 at 10.30 am in Committee Room 'C' - The Duke of Lancaster Room, County Hall, Preston

Present:

County Councillor Matthew Maxwell-Scott (Chair)

County Councillors

P Rigby	M Pattison
L Cox	S Hind
M Dad BEM JP	B Yates
A Kay	S Clarke
G Mirfin	

1. Apologies for absence

Apologies for absence were received from County Councillor Potter and County Councillor Khan.

Temporary changes

County Councillor Hind replaced County Councillor Pope.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

County Councillor Kay declared a non-pecuniary interest in Item 6 as the site was in her electoral division.

County Councillor Yates declared a non-pecuniary interest in Item 7 as he was a Member of South Ribble Borough Council and their Planning Committee.

3. Minutes of the last meeting held on 8 September 2021

Resolved: That the minutes of the last meeting held on Wednesday 8 September 2021 be confirmed and signed by the Chair.

4. Update Sheet

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

**5. West Lancashire Borough: application number LCC/2021/0032
Erection of portal framed building for storage of recycled soils,
Newbridge Farm, Stopgate Lane, Simonswood**

A report was presented on an application for the erection of a portal framed building for storage of recycled soils at Newbridge Farm, Stopgate Lane, Simonswood.

The site imported inert wastes which were then processed and screened to produce a variety of soil products, suitable for use on sites such as football pitches, golf courses and domestic gardens. The Committee noted that the soil screening and storage operations currently took place in the open air but that this was resulting in the recycled soil materials becoming saturated by rain, making the product unfit for purpose. The proposed building would therefore be used for the storage of soil under cover, in order to prevent it being exposed to the weather. The height of the building was required to allow a loading shovel to operate inside the building to create and remove stockpiles of soil.

The report included the views of West Lancashire Borough Council, Simonswood Parish Council, the Health and Safety Executive and LCC Highways Development Control. No observations had been received from the Coal Authority and no representations had been received.

An email had been received from County Councillor Rob Bailey requesting that the application be determined by the Development Control Committee and raising concerns over expanded operating hours and additional Heavy Goods Vehicles movements through Bickerstaffe, as a consequence of the new operation.

The Development Management Officer presented a Powerpoint presentation showing a location plan, an aerial view of the site, elevations diagrams and photographs of the existing site and proposed building.

Abigayle Boardman addressed the Committee, on behalf of the applicant. Ms Boardman reported that, in recent years, an increase had been seen in the demand for dry products, especially from house builders. If the soil was too wet, it was harder for plants to root and harder for water and air to penetrate which increased the risk of surface water. Committee noted that the original planning permission had not been implemented as the proposed location of the building was not considered to be appropriate. The applicant now intended to construct a building of similar dimensions, but in a different location on the site next to the existing building. Committee noted that there would be no additional product on site, no increase in vehicle movements or any other changes.

Resolved: That planning permission be **granted** subject to conditions controlling time limits, working programme, building materials and hours of construction, as set out in the Committee report.

6. Wyre Borough: application number LCC/2021/0033 Amendment to condition 7 of planning permission LCC/2014/0145 to allow the site to accept household waste in addition to the existing permitted waste inputs of commercial and industrial waste, Burn Hall Waste Transfer Station, Unit 8 Burn Hall Industrial Estate, Venture Road, Fleetwood

A report was presented on an application for an amendment to condition 7 of planning permission LCC/2014/0145, at Burn Hall Waste Transfer Station, Unit 8 Burn Hall Industrial Estate, Venture Road, Fleetwood, to allow the site to accept household waste in addition to the existing permitted waste inputs of commercial and industrial waste.

It was reported that the commercial waste currently being accepted on site may include wastes having a level of food contamination similar to household waste. Committee noted that the existing Environment Agency permit for the site already allowed for the importation of household waste, and therefore the amendment to the planning permission would bring the two controls into alignment.

The report included the views of the Environment Agency and Highways England. No observations had been received from Wyre Borough Council, LCC Highways Development Control, Fleetwood Town Council and no representations had been received.

The Development Management Officer presented a Powerpoint presentation showing an aerial view of the site, the nearest residential properties and the location of Cala Gran Caravan Park. A diagram was also shown of the site layout, and photographs showing the views of the waste transfer building, the open yard area, the air filtration system, the waste reception area and the piles of processed waste.

It was reported that the original application had received objections, but that none had been received for this current application and that the extraction system installed had seen good results in eliminating odours.

County Councillor Andrea Kay had requested that the application be reported to Committee for determination and had also drawn attention to the presence of two caravan parks, a farm based visitor attraction and two proposed housing developments in the local area. County Councillor Kay had asked where the waste would be originating from, the routes the heavy goods vehicles (HGVs) would take and the likely pollution impacts for the local area. CC Kay reported that a major problem was the littering of plastics which were strewn all over the road, in the fields and the nearby children's farm and emphasised that the applicant needed to comply with the conditions currently in place by keeping the building shutters closed and for loads to be secured on the HGVs. As traffic was already an issue in the area, CC Kay informed Committee that a 7.00am start was not acceptable and stated that this should be 9.00am.

It was reported that the volume of waste at the site would not be increased and that, as no contract was currently in place, it was not yet known where the waste would be coming from. There was currently an agreement in place stating which route the vehicles needed to take and that, if this rule was not being adhered to, then this would be taken up with the applicant who needed to enforce these rules. In relation to litter, Committee were advised that this should be controlled through the conditions already in place; most of the vehicles were well-enclosed and sheeted in order to contain the waste, and a further condition was proposed, in relation to sheeting and ensuring loads were secured.

CC Clarke informed Committee that the HGVs were not taking the route that they had been told they should use and that the route they were using was dangerous. In addition, he expressed concern about this site being so near to the caravan park and the leisure park and the odours that would be emitted. CC Clarke stated that vehicle movements should not start until 9.00am.

Jonathan Haine re-iterated that the issue in relation to the route would need to be taken up with the applicant and that the air quality control plan put in place as part of the Environment Agency permit should eliminate the odour issue.

Andy Mullaney reminded Committee they had previously agreed the route to be taken by HGVs and that, if it was now seen to be unacceptable, then solid reasons would be required for changing the route.

Ross Hudson reported that the consultation had begun on 11th August and that a site notice had been put up on 16th August to which no objections had been received, and that the proposal would not involve an increase in vehicle movements.

CC Yates expressed concern about noise, fumes and the litter problem. In addition, the building doors had been photographed as being wide open on the presentation. CC Yates proposed that a decision be deferred on this matter whilst issues were addressed on the building doors, conditions for vehicles and loads being secured. Committee noted that a condition already existed in relation to loads being covered and that enforcement actions could be considered in relation to this.

It was reported that the photograph shown on the presentation had been taken during the construction of the site, and that the doors had not been fitted at that stage. Jonathan Haine reported that he had been on site after the construction work had been completed and that he had witnessed the doors working properly. It was explained that, as vehicles approached the building, the doors opened automatically and then closed once the HGV had entered the building. As the building was maintained under negative pressure, air was drawn into the building and through the filters, eliminating odours as much as possible.

Following a discussion, County Councillor Yates withdrew his deferral.

County Councillor Mirfin stated that reasons for any deferral should be that an up to date odour assessment/modelling was required, given the change in the nature

of waste being accepted, and that permits needed to be scrutinised in more detail to ensure they were satisfactory. It was reported that an assessment had shown that household waste odours were very similar to those of the waste currently being accepted and that the extraction system on site was more than adequate. Committee noted it was not in their remit to scrutinise the permits and that there were controls within the permit conditions to ensure that odours from the site should not cause any issues for local residents.

Resolved: Subject to the applicant first entering into a Section 106 Agreement relating to heavy goods vehicle (HGV) routing, planning permission be **granted** subject to conditions controlling time limits, working programme, noise and dust controls, building materials and lighting, highway matters, surface waters and ecological mitigation, as set out in the Committee report.

**7. South Ribble Borough: application number LCC/2021/0012
Extraction of sand and gravel including construction of new access road and new junction with A59 Preston New Road, creation of plant site, weighbridge and stockpiling area, silt ponds, landscaping including screen mounding, with progressive restoration to wetland and passive flood management facility, woodland and agriculture.
Lower Hall Farm, Samlesbury nr Preston**

A report was presented on an application for extraction of sand and gravel, including construction of a new access road and new junction with A59 Preston New Road, creation of plant site, weighbridge and stockpiling area, silt ponds, landscaping including screen mounding, with progressive restoration to wetland and passive flood management facility, woodland and agriculture at Lower Hall Farm, Samlesbury near Preston.

The application proposed the extraction of around 3 million tonnes of sand and gravel which would be worked over a period of around 20 years at an annual output of around 150,000 tonnes per annum. This would generate approximately 25 heavy goods vehicle (HGV) loads (50 movements) per day.

The key elements of the proposal were outlined to Committee and it was noted that a full description of the proposed development would be provided once the application was presented for determination. It was reported that a further period of consultation was required, following some work being carried out by the applicant, and that it was expected that the application would be put forward to Committee around March/April 2022.

Due to the scale of the proposal and likely impacts and the difficulty in visualising the proposed development 'on paper', it was considered that it would be beneficial for members of the Committee to view the site and surrounding area before considering this planning application.

CC Yates provided Committee with some details on the history of the site. However, it was noted that the background of the application should not be

discussed at this stage and that Committee were merely being asked to vote on whether to visit the site prior to considering the full proposal.

Resolved: That the Committee visit the site before considering the proposal.

**8. West Lancashire Borough: application number LCC/2021/0037
Provision of a temporary classroom, Lathom Park C of E Primary
School, Hall Lane, Lathom**

A report was presented on an application for the construction of a temporary classroom at Lathom Park C of E Primary School, Hall Lane, Lathom.

The temporary classroom (for a maximum of three years) was required to alleviate pressure on classroom space due to rising roll numbers. The site was located within the Lathom Park Conservation Area and within the Green Belt. Lathom Park C of E Primary School offered education for children from pre-school age to eleven years. Due to new development in the area, and the good reputation of the school, roll numbers were rising and there was now an urgent need for additional specialist teaching space. The school wished to extend the existing school building but due to its design, any extension would be costly, and it would take time for the school to acquire the necessary finance. A small temporary classroom building was therefore proposed to alleviate the immediate pressure on classroom space.

The report included the views of West Lancashire Borough Council, Lathom Parish Council and the Coal Authority. The main issues related to the impacts on the Green Belt and location adjacent to a listed building and within a Conservation Area. No representations had been received following the press advertisement and site notice and neighbouring residents being informed by individual letter.

The Development Management Officer presented a Powerpoint presentation showing a location plan, aerial photograph of the site and the nearest residential properties, elevations and a photograph of the proposed location of the building.

The Officer drew attention to the Update Sheet which included comments from LCC Highways Development Control requesting a condition be attached to the planning permission, outlining the requirement of a construction method statement clearly stating working hours. Committee were informed that, given the nature and scale of the building being proposed, it was considered that this condition did not meet a number of the tests in paragraph 56 of the National Planning Policy Framework, and therefore should not be imposed.

Resolved:

That planning permission be **granted** subject to conditions controlling time limits, working programme, duration of the development and building materials, as set out in the Committee report.

9. 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 Development Control Committee on 8 September 2021, four planning applications had been granted planning permission by the Head of Planning and Environment, in accordance with the county council's Scheme of Delegation.

Resolved: That the report be noted.

10. Urgent Business

There were no items of Urgent Business.

11. Date of Next Meeting

Resolved: That the next meeting of the Committee be held on Wednesday 8 December 2021 at 10.30am, County Hall, Preston.

L Sales
Director of Corporate Services

County Hall
Preston

Agenda Item 5

Development Control Committee

Meeting to be held on 8 December 2021

Electoral Division affected: Ormskirk
--

West Lancashire Borough : application number LCC/2021/0044

Three double classroom temporary units, temporary pedestrian access, playground area and fencing, Asmall County Primary School, Tennyson Drive, Ormskirk (retrospective application)

Contact for further information:

Jonathan Haine, 01772 534130

DevCon@lancashire.gov.uk

Executive Summary

Application - Three double classroom temporary units, temporary pedestrian access, playground area and fencing, Asmall County Primary School, Tennyson Drive, Ormskirk (retrospective application).

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling duration of development, working programme, hours of use of the building and restoration of the site.

Applicant's Proposal

The application is for the retention of three double classroom units, a temporary pedestrian access and small area of playground. Each unit measures approximately 19 metres by 8.5 metres by 3 metres in height. The units have a flat roof with white plastisol walls and white uPVC windows. The units will be required for approximately 18 months. The pedestrian access and area of playground have been surfaced in tarmac and cover an area of approximately 15 metres by 15 metres.

Description and Location of Site

The development is located at Asmall Primary School which is located off Tennyson Drive which is a residential road approximately 1 km north west of Ormskirk town centre.

The temporary classroom units are located on part of the school field immediately to the west of the main school building. A number of houses on Tennyson Drive and Wordsworth Close back onto the school site. Unit 3 is approximately 6 metres from the rear boundary of these properties with Units 1 and 2 being located at slightly greater distance.

Background

History: A number of planning permissions have been granted at this school for additional teaching accommodation none of which are directly relevant to the current proposal.

Planning Policy

National Planning Policy Framework (NPPF): The following paragraphs are particularly relevant to this proposal: 11 (definition of sustainable development), 95 (supply of school places), 99 (protection of playing fields) and 130 (design).

West Lancashire Local Plan

Policy SP1 Sustainable Development Framework for West Lancashire

Policy GN1 Protected Land

Policy GN3 Criteria for sustainable development

Consultations

West Lancashire Borough Council : No observations received.

Lancashire County Council (LCC) Highways Development Control: No observations received.

Sport England: No objection subject to a condition being imposed requiring the removal of the classroom units within a period of 18 months from the date of the permission and the restoration of the site to a playing field of at least equivalent quality to its historical condition.

United Utilities: No objection subject to a condition relating to surface water drainage.

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

Four representations have been received. Two residents commented that the buildings have already been installed and are concerned that their comments are only being sought at this stage. One further representation is also concerned about the visual impact of the building/loss of view and impact on house prices. One representation has been received who supports the development but is concerned that residents were not informed before the classrooms were installed.

County Councillor Hennessey supports the application.

Advice

A fire at Asmall Primary School in summer 2021 has rendered six areas of the school inoperable including the areas used for the nursery classes. There was therefore an urgent requirement to install these temporary classroom units in August

2021 to ensure continuity of teaching accommodation until the existing school can be rebuilt. It is estimated that the rebuilding works will take approximately 18 months and they are already underway. Once the damaged areas of the school have been rebuilt, the temporary units will be removed.

The application site is designated as protected land by Policy GN1 of the Borough Plan. This policy states that development on protected land will only be permitted where it retains or enhances the rural character of the area such as for low intensity leisure and tourism uses, horticulture or agriculture related development. The proposal would conflict with this policy. However, the whole of the school site outside of the main buildings is subject to Policy GN1 and therefore there is no part of the school site that could be used for the temporary buildings without conflicting with the policy. The conflict with the policy is therefore considered to be outweighed by other factors including the need for the development and its temporary nature.

The main issue relates to the impact of the temporary classrooms on the local residents on Tennyson Drive and Wordsworth Close. Several of the houses on these roads back onto the school site and have views of the units.

Policy GN3 of the West Lancashire Local Plan sets out criteria for sustainable development including design/setting. It states that development should retain or create reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of neighbouring dwellings and have regard to visual amenity through sensitive design, materials and boundary treatments.

The temporary classrooms are quite close to the rear boundaries of several properties. However, due to the layout of the school site including the outdoor recreational space, the grass playing field on the western side of the site was the only location that could readily be used to accommodate the classroom units. Whilst they will be clearly visible from several properties, it is considered that sufficient separation distance to the properties has been retained. Taking into account that they are of single storey design and that they will only be required for a relative short, temporary period, the impacts on residential amenity are acceptable. The design of the buildings is functional and whilst not appropriate for a permanent development, is considered acceptable as a temporary solution. The proposal is therefore considered acceptable in terms of Policy GN3. A condition should be imposed in relation to the hours of use of the buildings. The condition that is recommended provides for more restricted hours than the 06.00 – 22.00 Monday to Friday and 09.00 – 14.00 Saturdays and Sundays that has been proposed by the school.

The buildings are located on part of the playing field that was previously marked out as a football pitch. Development affecting such areas would normally be contrary to Sport England's playing fields policy. However, Sport England are mindful of the circumstances that have led to the development and do not wish to raise objection provided that a condition is imposed requiring the buildings to be removed after the 18 month period and the site restored to a playing field. Sport England have also requested a condition requiring a community use agreement for the restored playing fields. However, the playing field was never previously open for community use and therefore such a condition is not necessary to make the development acceptable and is therefore not recommended.

The surface water from these buildings flows to the public sewer. United Utilities have requested that if this is the case, the flows to the sewer should be restricted to a rate of 5 l/ second. However, this would require the installation of significant below ground infrastructure to store storm waters. Given that this is a temporary short term development with a small surface area, it is considered that an unrestricted discharge to the sewer is appropriate in this case.

Subject to conditions limiting the life of the development and restoration of the site following removal, the development is considered acceptable in relation to the policies of the National Planning Policy Framework and the West Lancashire Local Plan.

In view of the scale, location and nature of the development, 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:

Working Programme

1. The development shall be carried out in accordance with the following documents:
 - a) The Planning Application received by the County Planning Authority on 20th August 2021.
 - b) Submitted Plans and documents:
 - Plan 90-64-0001 Rev S2 P1 - Location Plan
 - Plan 70-30-0010 Rev S2 P1 - Proposed Temporary Units
 - Plan 70 - 60-0201 Rev S2 P2 - Proposed Site plan

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policies SP1 and GN3 of the West Lancashire Borough Local Plan.

2. The classroom units authorised by this permission including all foundations and services shall be removed from the site by not later than 30th March 2023.

Reason: To provide for the removal of the buildings within the approved timescale and in the interest of local and visual amenities and to conform with Policy GN3 of the West Lancashire Borough Local Plan.

3. The use of the buildings authorised by this permission shall not take place outside the hours of:

07.30 to 18.30 hours, Mondays to Fridays [except Public Holidays]

The buildings shall not be used on Saturdays, Sundays or public holidays

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

4. Within six months of the buildings being removed from the land, the site shall be restored to a school playing field. The restoration works shall include the removal of all areas of tarmacadam footway and playground and their foundations, levelling and placement of soils so that the levels of the site correspond with the adjacent areas of the playing field, cultivation of topsoil's, the removal of any stones or other debris likely to compromise the use of the site as a playing field, seeding with an appropriate grass seed mix or laying of turf and provision of pitch markings and goal posts.

Reason: In order to ensure the reinstatement of the playing pitch and to conform with Policy GN3 of the West Lancashire Borough Local Plan.

Local Government (Access to Information) Act 1985

List of Background Papers

Paper	Date	Contact/Directorate/Ext
LCC/2021/0044	November 2021	Jonathan Haine, Planning and Environment, 01772 5534130

Reason for Inclusion in Part II, if appropriate

N/A

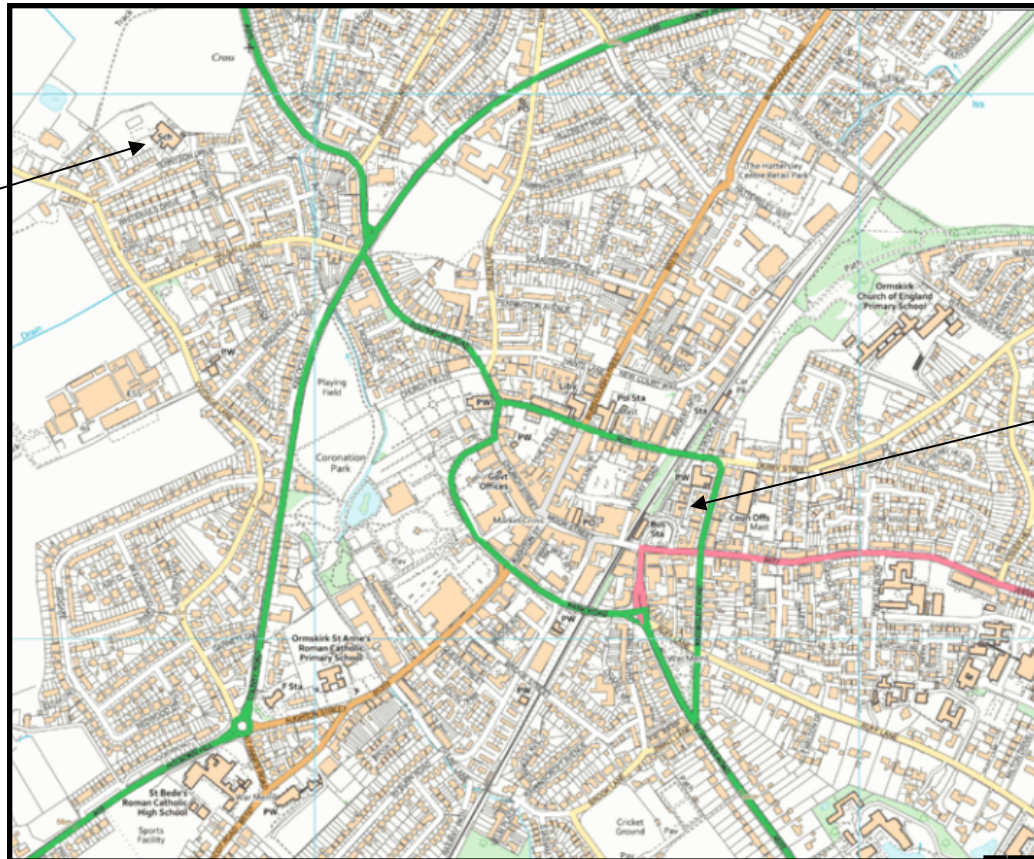
Planning application LCC/2021/0044

Provision of three double classroom temporary units, temporary pedestrian access and fencing

Asmall County Primary School, Tennyson Drive, Ormskirk.

Planning application LCC/2021/0044 – Location Plan

Asmall
Primary
School



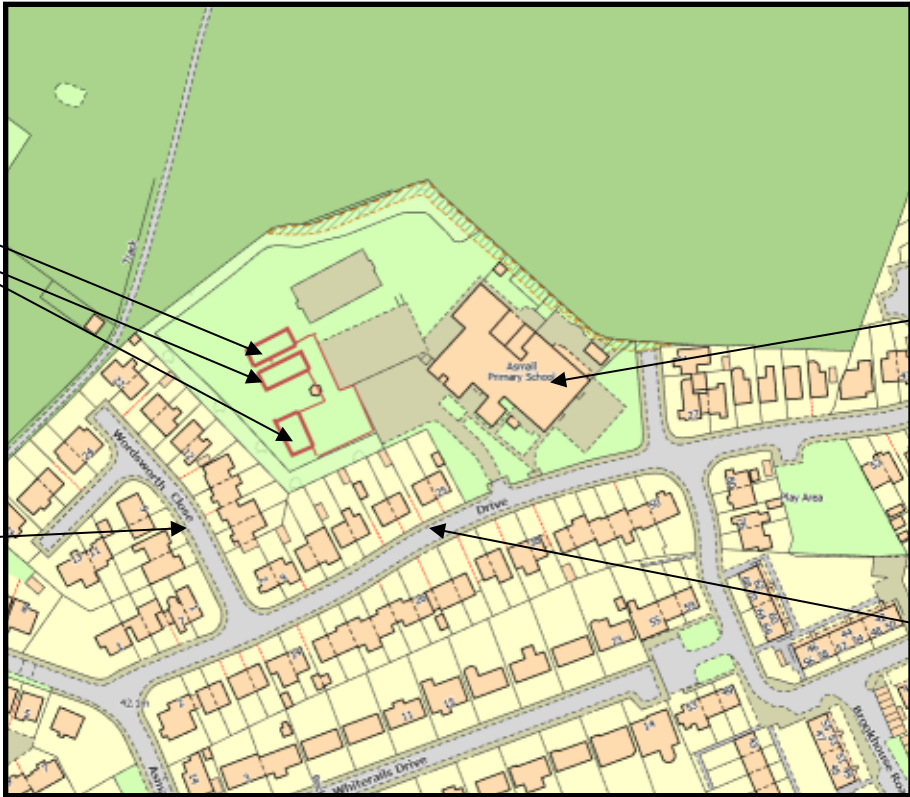
Ormskirk
town centre

Planning application LCC/2021/044

Page 17

Location of three Classroom blocks

Wordsworth Close



Asmall Primary School

Tennyson Drive

Planning application LCC/2021/0044



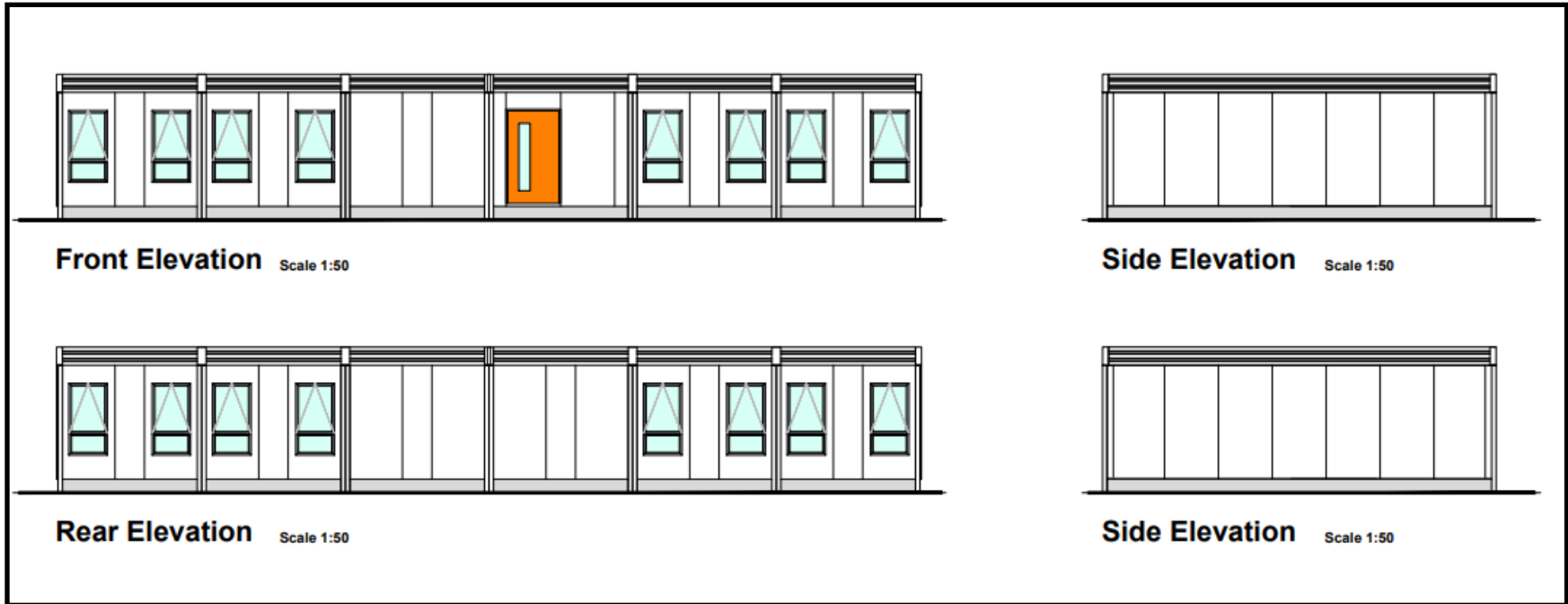
Location
of
classroom
units

Main school
building

Planning application LCC/2021/0044 – Photograph of fire damaged area of school building



Planning application LCC/2021/0044 - Elevations



Planning application LCC/2021/0044 – View of new classroom units



Houses
on
Wordsworth
Drive

Planning application LCC/2021/0044

House on
Wordsworth
Drive



Development Control Committee

Meeting to be held on 8 December 2021

Electoral Division affected: Pendle Rural
--

Pendle Borough: Application Number. LCC/2021/0003
Extension to the existing recycling building, EWR Skips, Eden Works
Industrial Estate, Colne Road, Kelbrook.

Contact for further information:

Faiyaz Laly, 01772 538810

DevCon@lancashire.gov.uk

Executive Summary

Application - Extension to the existing recycling building, EWR Skips, Eden Works Industrial Estate, Colne Road, Kelbrook.

Recommendation - Summary

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

Applicant's Proposal

Planning permission is sought for the extension of the recycling building at EWR Skips located on the Eden Works Industrial Estate, Colne Road, Kelbrook. The extension would measure approximately 33m x 30m with a height of 11m. The building would cover a total area of 998m². The building would be constructed from metal sheet cladding sheets with a pitched roof constructed from plastic coated corrugated steel. This design would match the existing building which would be connected to the proposed development.

EWR Skips is a plant and skip hire business which has been established on this site since 2004. Skips from construction sites and site clearance works are imported to the site where materials such as hardcore, wood, plastic and metals are sorted from the waste stream. The applicant has confirmed the number of Heavy Goods Vehicles visiting the site on average per day is between 35 - 40 movements and the site processes approximately up to 50,000 tons of recyclables/waste per year.

Description and Location of Site

The site is located on the Eden Works Industrial Estate accessed from the A56, situated to the north of Kelbrook, a small settlement 3km to the southeast of Barnoldswick. The site is situated to the rear of the industrial estate and currently consists of a hardstanding area used for the storage of vehicles, skips and plant hire equipment. Other neighbouring units within the industrial estate includes vehicle storage depots, building suppliers yards and other industrial uses. The nearest residential properties are situated 150m to the north of the site located on Colne Road.

Background

History

Planning permission was granted in September 2004 for the change of use of land to a waste transfer station, erection of a building to house waste sorting operations and the construction of three external storage bays (Ref - 13/04/0321).

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 7 - 11, 81 - 83, 110 - 113, 126 - 136, 159 - 169, 183 - 188 are particularly relevant with regards to achieving sustainable development, building a strong competitive economy, considering development proposals, achieving well designed places, planning and flood risk and ground conditions/pollution.

National Planning Policy for Waste (NPPW)

Section 7 is relevant with regards the determination of applications for waste development.

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

Policy CS7 - Managing our Waste as a Resource

Policy CS8 - Identifying Capacity for Managing our Waste

Policy CS9 - Achieving Sustainable Waste Management

Joint Lancashire Minerals and Waste Local Plan

Policy NPPF1 Presumption in Favour of Sustainable Development

Policy DM1 Management of Waste and Extraction of Minerals

Policy DM2 - Development Management

Policy WM2 - Large Scale Built Waste Management Facilities

Policy WM3 - Local Built Waste Management Facilities

Pendle Local Plan

Policy SDP1 - Presumption in Favour of Sustainable Development
Policy ENV2 - Achieving Quality in Design and Conservation
Policy ENV6 - Waste Management

Consultations

Pendle Borough Council - The aforementioned scheme has been assessed against the above local plan policies and Pendle Borough Council. The Borough Council have no comments to make.

Kelbrook and Sough Parish Council - No observations received.

Environment Agency - The development shall be carried out in accordance with the submitted flood risk assessment. The following mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

- Finished floor levels shall be set no lower than 140.58 metres above Ordnance Datum (AOD).
- If required, services such as water, gas, electric, sockets etc shall be installed no lower than 600mm above the finished floor level which equates to a level of 141.18 metres above Ordnance Datum (AOD).

LCC Highways Development Control - Based on the information shown on drawing (EWR-15-12-20-BP amended 13.09.21) on-site parking is now considered to have been provided. Lancashire County Council (LCC) Highways recommend that a condition be added to any planning approval requiring the parking area to be provided in accordance with the approved plans and retained throughout the duration of the development.

Lead Local Flood Authority - No comments received.

Representations - The application has been advertised by press and site notice and neighbouring residents informed by individual letter. One objection has been received from the landowner of adjacent areas of the industrial estate raising concerns that the operations at the site generate a considerable amount of vehicular traffic. The objector states that three companies operate a one way traffic system entering at the northern end of the site and exiting at the southern end as part of a safety first policy. This was introduced after EWR started trading and the number of vehicles entering and leaving the site increased dramatically and congestion at the north end of the site has become an increasing problem. One of the occupiers on the industrial estate has buildings on both sides of the access road and there are concerns for the safety of pedestrians moving between the buildings.

The proposed size of the extension appears to be double the size of the existing recycling building . The objector is concerned that the proposals will substantially increase the number and size of skips handled leading to at least a doubling of the vehicle movements through the northern entrance and increasing the risk to pedestrians on the other areas of industrial used by the applicant's traffic.

Advice

Planning permission was granted at the site in September 2004 for the change of use of land to a waste transfer station, erection of a building to house waste sorting operations and the construction of three external storage bays (Ref - 13/04/0321). The current application is for an extension to the existing building within the operational area of the site and is required to provide cover for external waste storage to improve the sorting process and to help to keep material dry from adverse weather conditions.

The majority of waste at the site is commercial and building waste such as hardcore materials, wood, plastic and metals. The remaining volume is derived from general household clearance and some garden waste. The applicant has confirmed the number of Heavy Goods Vehicles visiting the site on average is between 35 - 40 movements and the site processes approximately up to 50,000 tons of recyclables/waste per year. The majority of this material is immediately processed and then transported off site for recycling purposes. The applicant has stated only a very small amount of waste received at the site has to be sent to landfill due to the type of waste not being suitable for recycling.

National Planning Policy for Waste requires that waste materials should be managed at the highest level possible within the waste hierarchy. The site operations assist in recycling wastes into useful products therefore moving the management of such wastes higher in the waste hierarchy. Policy CS7 of the Lancashire Minerals and Waste Core Strategy Development Plan Document (DPD) seeks to manage waste as a resource, while Policy CS8 of the Core Strategy Development Plan Document (DPD) seeks to ensure an adequate provision of suitable waste facilities across the county to ensure that waste can be managed as a resource.

The National Planning Policy Framework and the Joint Minerals and Waste Local Plan recognises that waste developments have the potential to give rise to adverse impacts on the quality of life of people for a variety of reasons including noise and dust. More specifically, Policy DM2 of the Joint Minerals and Waste Local Plan supports development for 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.

Policy ENV6 of the Pendle Local Plan states the Council will support the provision of sufficient, well-located waste management facilities, as required by the Joint Lancashire Minerals and Waste Local Plan by:

- Safeguarding existing waste management facilities, transfer stations and any additional sites located in Pendle that are identified in the Joint Lancashire Minerals and Waste Local Plan (JLMWLP), unless compensatory site provision is made elsewhere.

- Supporting the more efficient use of existing waste management facilities and transfer stations.
- Exploring local opportunities for the co-location of complementary activities so that their outputs (e.g. heat/materials) can be harnessed to generate low carbon energy.
- Considering the sustainable transport of waste where it cannot be treated at source (e.g. via rail and water).

The policy requires that all new developments will be encouraged to follow the waste hierarchy and that sustainable waste management processes will be required that seek to reduce the generation of waste and prepare waste for reuse, recycling or other forms of recovery, only requiring disposal as a last resort.

The proposal would meet with the objectives of the waste hierarchy and other waste reduction policies by allowing greater volumes of waste to be removed from the waste stream and allowing greater recycling rates.

The building would be of a scale and appearance that is similar to the applicant's existing waste transfer station building and to other buildings elsewhere on the industrial estate. Enclosing areas of the site currently used for external storage would also improve the visual appearance of the site and to help to reduce litter issues. The design of the proposal is therefore considered acceptable in terms of Policy ENV 2 of the Borough Local Plan.

Paragraph 111 of the National Planning Policy Framework states that development should only be 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 site is located within the Eden Works Industrial Estate which accommodates similar industrial operations. The access to the site is from the A56 which is a route carrying a significant number of vehicles.

One objection has been received raising concerns regarding impacts on pedestrian safety on the internal site roads between the site entrance and the A56. The applicant has confirmed the proposed development would not facilitate an increase in vehicle numbers as the purpose of the building is to provide a covered area for waste that is already imported to the site rather than allowing an increase in throughputs. The amount of waste that the applicant can accept is controlled through the existing Environment Agency permit which is not being varied as part of the proposed development. The distance between the site entrance and the junction with the A56 is only 83 metres and therefore there is limited scope for vehicles to attain a considerable speed on the internal site roads. There is also an existing speed bump over the access into this site which should reduce traffic speeds in this area. The landowner's comments about the one way system internal to the industrial estate are noted. However, to require the applicant to follow this circulatory system would necessitate his vehicles passing more occupiers on the estate than is currently the case and could increase traffic hazards. Given these factors, the impact on pedestrian safety is considered to be acceptable.

Lancashire County Council (LCC) Highways have been consulted on the application and have commented on the parking capacity at the site for staff. The applicant has confirmed there are currently eight parking spaces at the site, and they are proposing to increase this to 11 spaces. Lancashire County Council (LCC) Highways have stated the additional three parking spaces should be marked out prior to the development being brought into use. This matter can be controlled through condition.

The nearest residential properties are situated 150m to the north of the site located on Colne Road and it is considered that there would be no adverse impact on local or residential amenity. Paragraph 188 of the National Planning Policy Framework states that the focus of planning policies and decisions should be on whether 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). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities. Enclosing greater areas of the process within a building is likely to reduce the impacts of the operation on local amenity.

Overall it is considered that the development is acceptable within the context and use of the existing site. It is unlikely that there would be any unacceptable impacts arising from the development. The site operations assist in the recovery and re-use of waste which reduces reliance on landfill and moves the management of waste up the waste hierarchy. Overall it is considered that the development accords with the requirements of the National Planning Policy Framework (NPPF) and the Development Plan.

In view of the scale, 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 planning permission be Granted subject to the following conditions:

Time Limits

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

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

Working Programme

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

a) The Planning Application received by the County Planning Authority on 13 August 2021.

b) Submitted plans received by the County Planning Authority:

Drawing No - EWR - 15 - 12 - 20 - D / Location Plan

Drawing No - EWR - 15 - 12 - 20 - A / Existing Site Plan

Drawing No - EWR - 15 - 12 - 20 - D / Proposed Building

Drawing No - EWR - 15 - 12 - 20 - BP / Proposed Site 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 policies NPPF1, DM1 of the Joint Lancashire Minerals and Waste Local Plan and policy ENV2 of the Pendle Local Plan.

Highway Matters

3. The development shall not be brought into use until the parking spaces have been marked out in the positions shown on Drawing No - EWR - 15 - 12 - 20 - BP / Proposed Site Plan . The additional parking spaces shall thereafter remain available for the parking of vehicles and not used for storing skips or plant.

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

Drainage

4. The development shall be carried out in accordance with the submitted flood risk assessment by T J Booth Associates (Doc ref: rep-tjba-blackburn skips-eden recycling centre-FRA-060421.docx).

The development should be carried out in accordance with the following :

- Finished floor levels shall be set no lower than 140.58 metres above Ordnance Datum (AOD)

- If required, services such as water, gas and electrical sockets etc shall be installed no lower than 600mm above the finished floor level which equates to a level of 141.18 metres above Ordnance Datum (AOD).

These measures shall be implemented prior to occupation and retained and maintained thereafter throughout the lifetime of the development.

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform with Policies SDP1 and ENV1 of the Pendle 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 / Ext
LCC/2021/0003	November 2021	Faiyaz Laly / 01772 538810

Reason for Inclusion in Part II, if appropriate

N/A

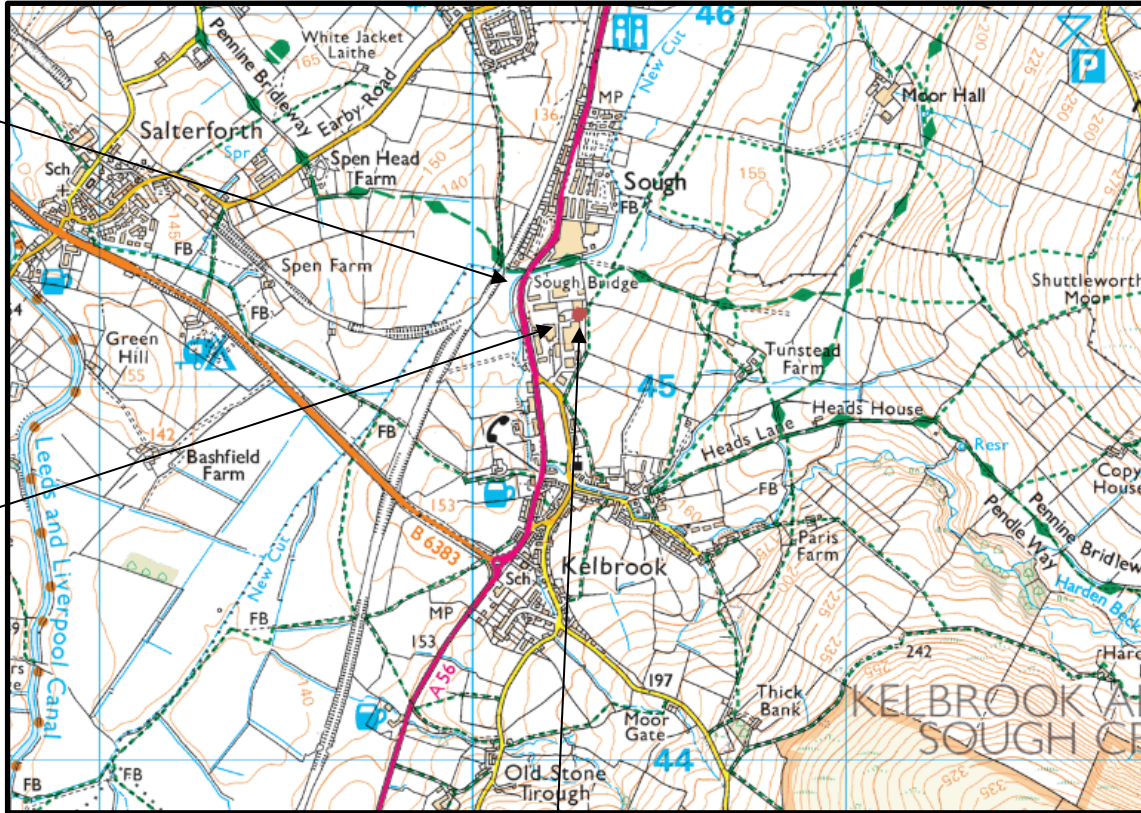
Planning Application - LCC/2021/0003

EWR Skips, Eden Works Industrial Estate, Colne Road, Kelbrook.

Extension to the Existing recycling building.

LCC/2021/0003 - Location

A56 Colne Road

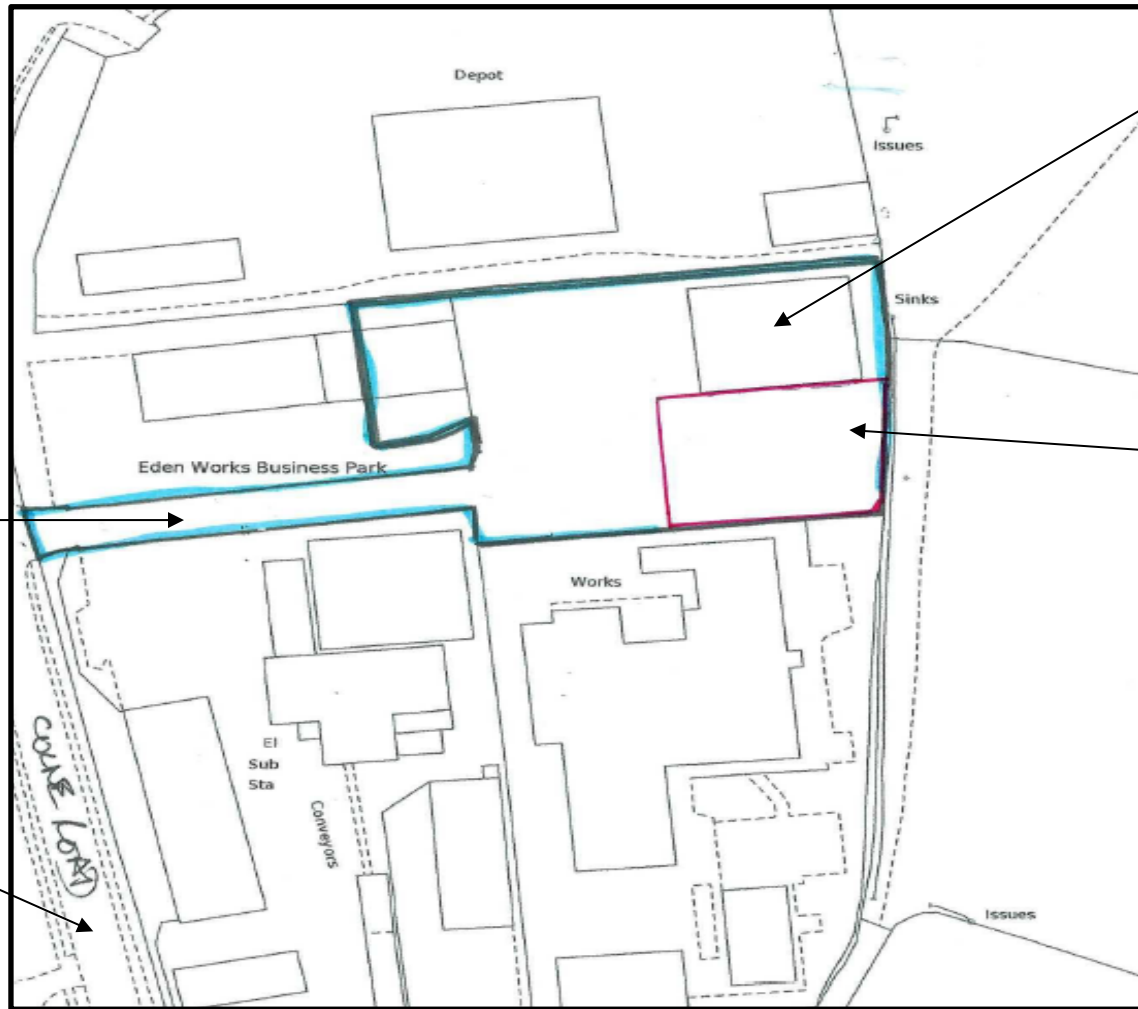


Page 32

Eden Works
Business Park

Application
Site

LCC/2021/0003 - Location Plan



Applicant's Existing waste transfer building

Application Site

Site Access

A56

CANE LANE

Depot

Issues

Sinks

Eden Works Business Park

Works

El Sub Sta

CONVEYORS

Issues

LCC/2021/0003 - Arial Photograph



Site access

Applicant's
Existing waste transfer
building

Application Site

LCC/2021/0003 - Proposed Site Plan



Existing waste transfer building

Proposed Building

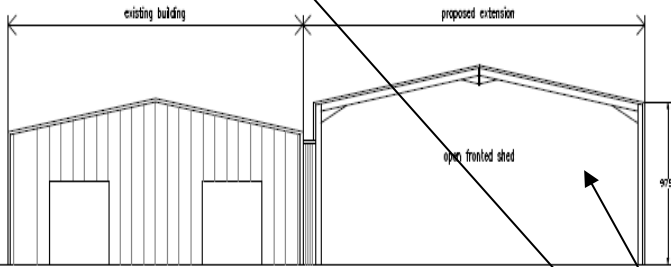
Car Parking Area

LCC/2021/0003- Elevations

roof to be clad with plastic coated corrugated steel (sample to be approved)
loured panel to promote ventilation
rear and side elevations to be clad with plastic coated corrugated steel (sample to be approved)

elevation facing east

elevation facing north



elevation facing west

elevation facing south

Proposed building

Photographs - Site access from A56



Photographs - Site of Proposed Building



Location of proposed building

Agenda Item 7

Development Control Committee

Meeting to be held on 8 December 2021

Electoral Division affected: Wyre Rural East

Wyre Borough : application number. LCC/2021/0042

Permanent vehicular access from Bilsborrow lane for operational access to below ground wastewater infrastructure and associated landscaping, land off Bilsborrow Lane, Bilsborrow, Preston (Retrospective application)

Contact for further information:

Jonathan Haine, 01772 534130

DevCon@lancashire.gov.uk

Executive Summary

Application - Permanent vehicular access from Bilsborrow Lane for operational access to below ground wastewater infrastructure and associated landscaping, land off Bilsborrow Lane, Bilsborrow, Preston (Retrospective application).

Recommendation – Summary

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

Applicant's Proposal

The proposal is for the retention of a new stone and geogrid access road to serve new below - ground wastewater infrastructure. The access road is approximately 200 metres in length by 4 metres in width. Approximately 120 metres of the road has a stone surface with the remainder of the road (where it is adjacent to the underground infrastructure) formed from a plastic grid material with the grid being infilled with fine aggregate.

The proposal also includes proposals for landscaping which involve planting of a hedgerow along both sides of the access track together with some larger blocks of planting located to the north of the access road .

The access track and underground works were undertaken in winter 2020 and therefore the application is retrospective.

Description and Location of Site

The application site is located in an agricultural field located to the north of Bilsborrow Lane and to the east of the A6 in Bilsborough 10 km north of Preston. The field is located on a higher level than the A6 and has hedgerows on all sides.

The access is taken off Bilsborrow Lane via the car park serving St Hilda's Church. There are a number of properties located off Bilsborrow Lane opposite the site access together with a further property on the southern boundary of the site. There are also a number of properties located on the western side of the A6 which are approximately 30 metres from the site of the new underground infrastructure.

To the north of the site is a playing field/amenity space forming part of Bilsborrow John Cross Primary School.

There is a grade II listed milestone on the eastern side of the A6 which is immediately adjacent to the site boundary.

The access road crosses the centre of the site from Bilsborrow Lane and then curves to the south parallel to the A6 and ending in a turning head which is adjacent to the new underground infrastructure. This is marked by a number of manhole covers, set within a stone covered area enclosed by post and wire fencing. A further stone area on the northern side of the site measuring approximately 30 metres by 30 metres is the site of the former construction compound and has been retained for use as a car park by the adjacent school. This is the subject of a separate planning application and is outside of the current application boundary.

Background

History : There is no relevant planning history.

Planning Policy

National Planning Policy Framework: The following paragraphs are particularly relevant: 11 (presumption in favour of sustainable development), 130 (design), 180 (biodiversity), 102 (heritage impacts).

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

Policy DM2 Development Management

Wyre Borough Local Plan

Policy SP2 Sustainable Development

Policy SP4 Countryside Areas

Policy CDMP1 Environmental protection

Policy CDMP3 Design

Policy CDMP4 Environmental Assets

Policy CDMP5 Historic Environment

Policy CDMP6 Accessibility and transport

Consultations

Wyre Borough Council: Objects to the application. Part of the site is green infrastructure as designated in policy CDMP4 of the local plan. The development would involve the partial loss of this land and it has not been demonstrated that the functionality and interconnectivity of the green infrastructure would be maintained. The proposal is therefore not sustainable development contrary to Policy SP2 which requires green infrastructure to be protected and enhanced. The Borough Council also consider that a response to climate change has not been demonstrated.

Bilsborrow Parish Council: No response received.

Lancashire County Council (LCC) Ecology Service: The site lies within a site of special scientific interest (SSSI) impact zone and therefore Natural England should be consulted. The Lancashire County Council (LCC) Ecologist notes that the works are retrospective and site clearance works have already taken place. However, based upon the submitted ecological information together with a review of ecological records, it seems reasonable unlikely that there will any significant ecological impacts. The extent of the hedgerow replanting is acceptable, but several comments are made on the detail of the planting proposals which should be the subject of a revised landscaping plan.

Lancashire County Council (LCC) Historic Environment Service: Records show that the line of a possible roman road runs across the centre of the site. The proposed development therefore has the potential to disturb and damage any surviving remains of the road. No objection is raised but the development should be accompanied by a programme of archaeological work to monitor topsoil stripping and to record any traces of the road which may be present. This should be made the subject of a planning condition.

Lancashire County Council (LCC) Highways Development Control: No objection. The proposal will not be a peak time traffic generator and the highway authority is of the view that the size and nature of the proposals should have a negligible impact on highway safety and highway capacity. Highways request conditions in relation to wheel cleaning facilities during the period of construction activities and for the first five metres of the road from the car park to be paved in tarmacadam or other hard material.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. One objection to the application has been received raising concerns in relation to the present condition of the site which is considered to be full of weeds. The resident requests that the land is resown with a wildflower seed mix. The resident also requests that Natural England be consulted and that the recommendations of the Lancashire County Council (LCC) Ecologist be followed.

One letter of support has been received.

County Councillor Shaun Turner has commented that he lives adjacent to the site and welcomes the proposal in climate change terms as it will help to resolve a flooding issue. He requests that a condition be applied to reflect the comments of the LCC

Ecologist and to ensure that the land is reinstated to its previous condition which will require the land to be recultivated and reseeded.

Advice

The proposed development is associated with a civil engineering project to provide additional storm water storage in the area. The project forms part of united Utilities Asset Management Plan 7 programme which is a programme of works to refurbish and upgrade wastewater assets across the north west as agreed with the Environment Agency and OFWAT.

There is a historical issue of properties on Garstang Road being affected by flooding from the sewer network during high rainfall events. This is due to the local sewer having insufficient capacity during storms. The proposal at this site involves the construction of a below ground storm tank which will accept excess flows during storm periods and then return them to the network once the storm has subsided. The development would reduce the flood risk to a 1 in 20 year storm return period.

The storm tanks, associated pipework and connection chambers are all underground and are covered by the applicant's permitted development rights under Part 13 of the General Permitted Development Order 2015. However, planning permission is required for the access road, turning head and timber bollards.

The site was previously a small agricultural grazing field. The development did not require the removal of any of the vegetation on the perimeter of the field apart from a short section of hedgerow alongside Bilsborrow Lane where a new sewer was laid to connect the new underground tank into the existing sewer under the highway.

Wyre Borough Council have objected to the application due to conflict with Policy CDMP4 of the Borough Local Plan. The site is allocated as Green Infrastructure in the local plan and Policy CDMP4 requires that development of such areas will not be permitted unless it is demonstrated that the development would not result in the loss of the space, the site is surplus to requirements, the impact on the green space can be mitigated or compensated for by the provision of green infrastructure elsewhere or that the need for or benefits arising from the development demonstrably outweigh the harm caused and the harm is mitigated for.

The development subject to this planning application is only for the access track and turning heads. Whilst the character of the previously open field has changed, the development only occupies a small portion of the overall field area and the previous open character is maintained. The location of the underground tank which the access track serves was limited by the alignment of the existing sewers and hydraulic design considerations. The site was the only location in the area that fulfilled requirements with sites on the west side of the A6 being limited due to the proximity of existing buildings and the canal. In addition, the development would have significant benefits in terms of local amenity from a reduction in flooding events which would be sufficient to outweigh any impacts on the green infrastructure. The objection from the Borough Council is therefore not supported.

The proposal includes landscaping proposals which comprise a new hedgerow on the southern side of the access road and a new block of tree and shrub planting on the northern side of the site. The access track is not readily visible from the A6 as the application site is on a significantly higher level. The landscaping proposals have been modified since submission to amend the planting mixes as requested by the Lancashire County Council (LCC) Ecologist and to increase the hedgerow planting in the area visible from Bilsborrow Lane and the church car park. Subject to a condition requiring implementation in the current planting season, the landscaping proposals will be sufficient to ensure that the visual impacts of the new access road are acceptable and comply with Policy CDMP3 of the Local Plan.

The former construction compound on the northern boundary of the site has been retained as the adjacent school wish to retain it as an area for additional car parking. The area is not included within this planning application and is the subject of a separate application to the Borough Council. The wider field area is not within the boundary of this planning application. The field was not a wildflower meadow before these sewer improvements occurred and for these reasons it is considered that there is no justification for requiring the field to be reseeded as part of this application. The field has been reseeded and is considered to be in acceptable condition and capable of being used for agricultural grazing uses.

The comments of the Lancashire County Council (LCC) Historic Environment Service with regard to the roman road alignment are noted. These issues were discussed with the developer at pre application stage including the mitigation measures that would be likely to be needed. The developer carried out a watching brief during soil stripping works and a report providing details of these works has subsequently been provided to the County Council. No evidence of a roman road was found during the works.

In view of the location, scale 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:

Working Programme

1. The development shall be carried out in accordance with the following documents:
 - a) The Planning Application received by the County Planning Authority on 17 August 2021.
 - b) Submitted Plans and documents:
 - Drawing 97 -DR-T-0005 Rev PO1 - Location Plan
 - Drawing 97-DR-T-0006 Rev PO8 - Site Layout
 - Drawing 97 - NA-T-00015 Rev 002 - Cross Sections
 - Drawing 97-NA-T-00016 Rev PO2 - Stockproof fencing
 - Drawing 97-NA-T-00017 Rev PO1 - Site cross sections

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 and policies CDMP1,3,4,5 and 6 of the Wyre Borough Local Plan.

2. The landscaping works shown on Drawing 80061558-01-ADP-52604-XX-DR-L-00003 Rev PO6 - Landscaping proposals shall be implemented before the expiration of the first planting season following the date of this planning permission.

The planting works shall thereafter be maintained for a period of five years following the date of implementation including weed control, maintenance of protection measures and replacement of dead and dying plants.

Reason: To ensure the proper landscaping of the site and to conform with policies CDMP1 and CDMP3 of the Wyre Borough Local Plan.

Definitions

Planting Season: The period between 1 October in any one year and 31 March in the following year.

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

Paper	Date	Contact/Directorate/Ext
LCC/2021/0042	November 2021	Jonathan Haine, Planning and Environment 01772 543130

Reason for Inclusion in Part II, if appropriate

N/A

Planning Application - LCC/2021/0042

**Permanant vehicular access from Bilsborrow Lane
for operational access to below ground waste
water infrastructure and associated landscaping**

Land off Bilsborrow Lane, Bilsborrow

LCC/2021/0042 - Location

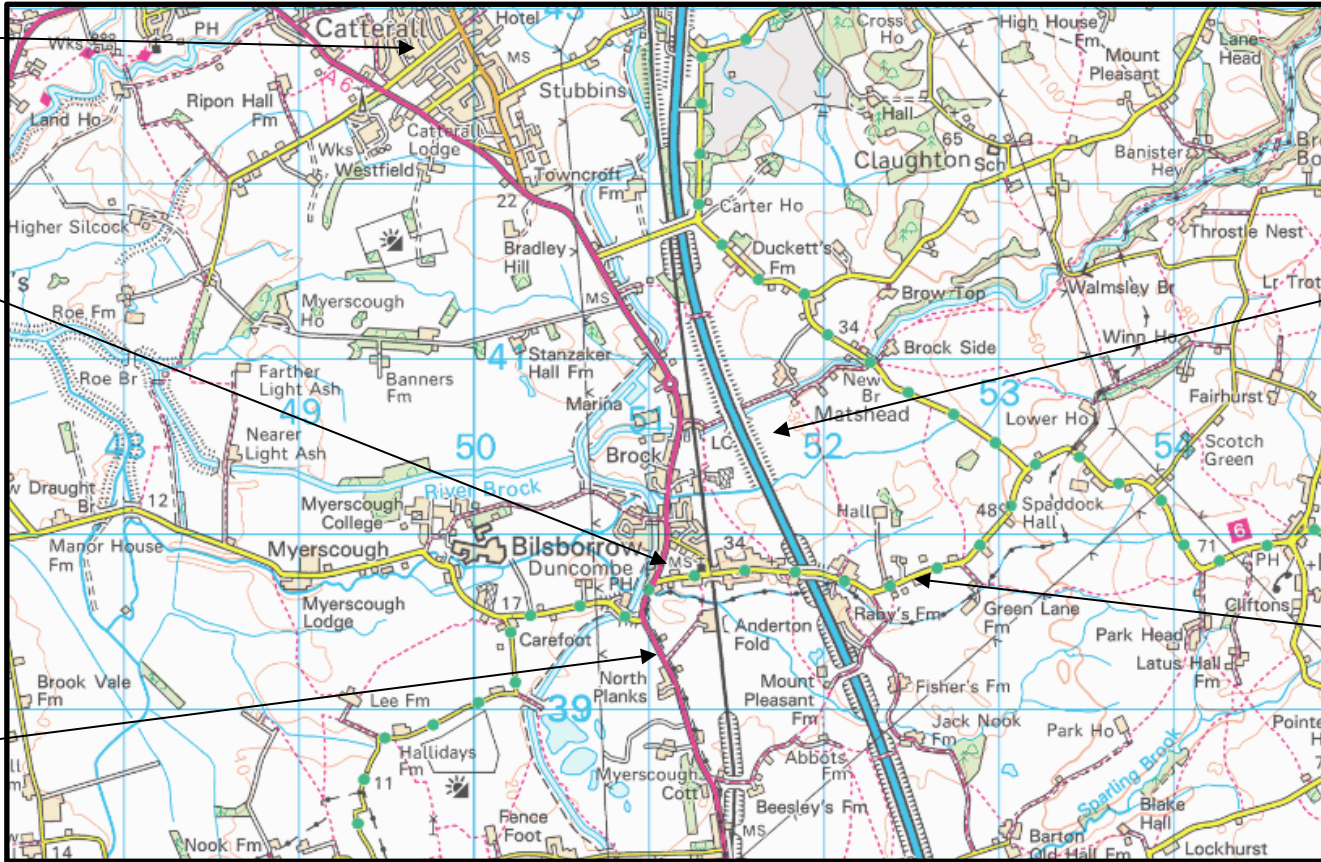
Garstang

Application Site

M6

Bilsborrow Lane

A6



LCC/2021/0042 - Location

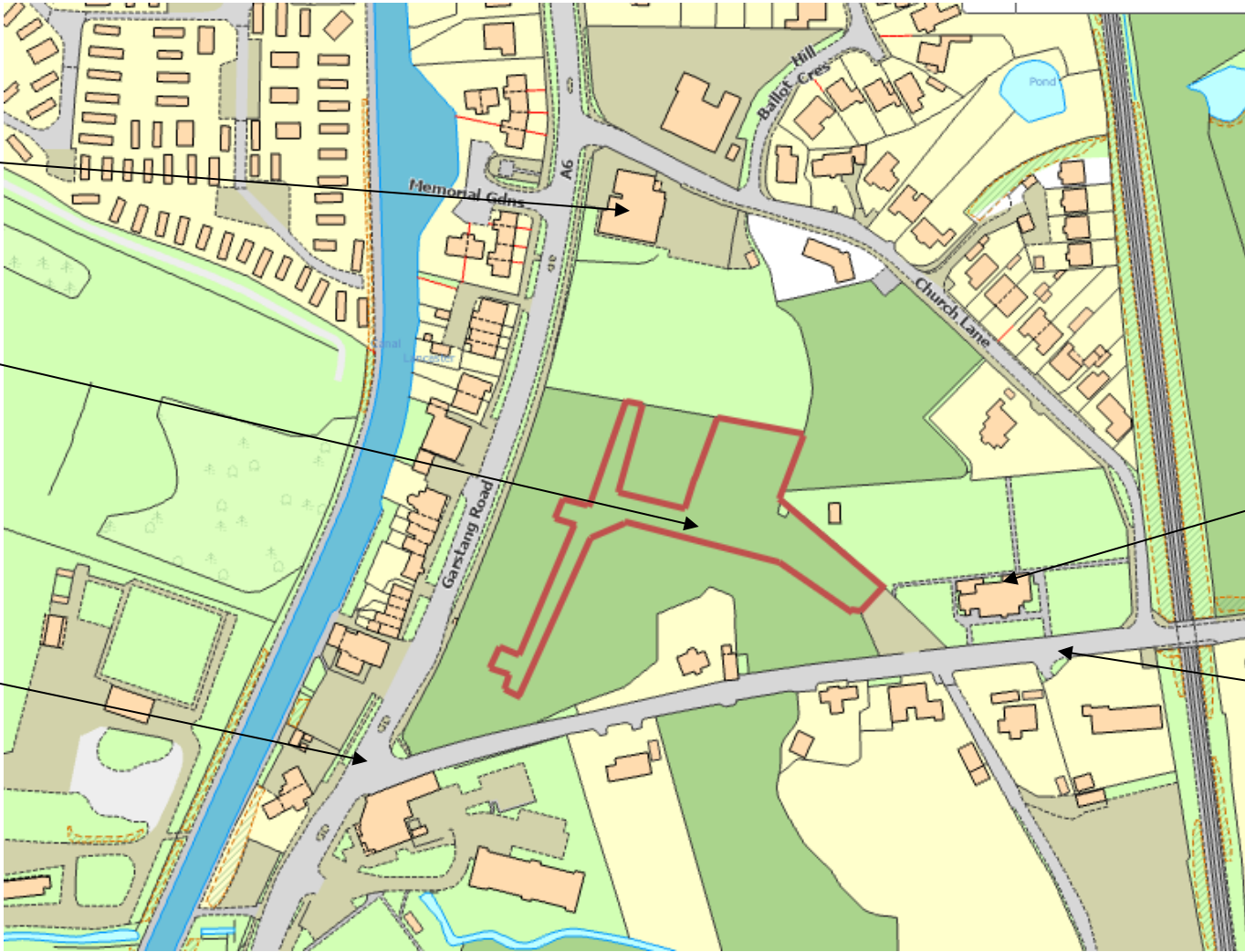
Bilsborrow
Primary
School

Application
site

A6

St Hilda's
church

Bilsborrow
Lane



Planning application LCC/2021/0044



Bilsborrow
Primary
School

Bilsborrow
Lane

Application
site

A6/ Bilsborrow
village

Page 48

LCC/2021/0042- Site Layout

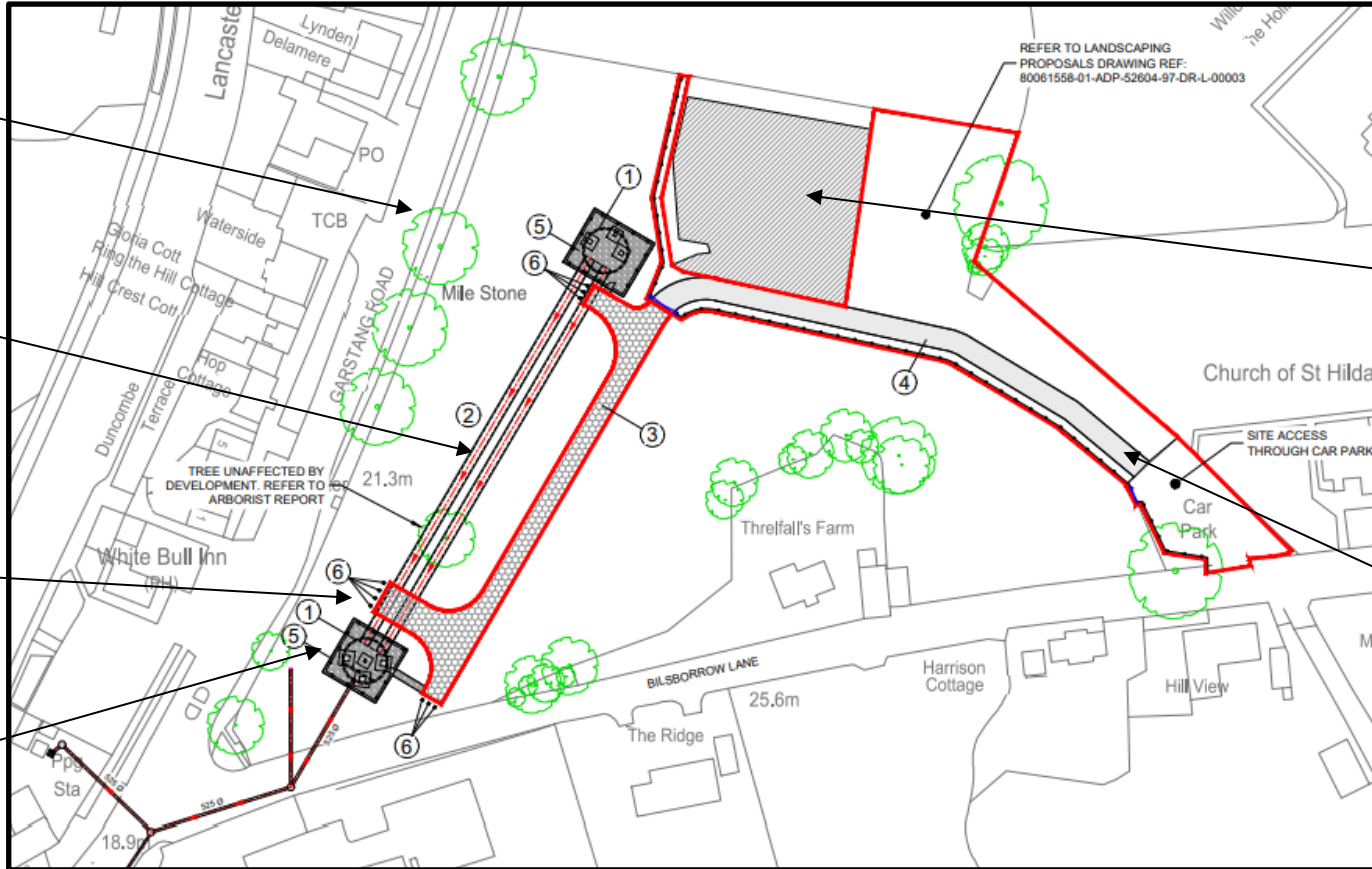
A6

Underground storage tank

Page 49

Bollards

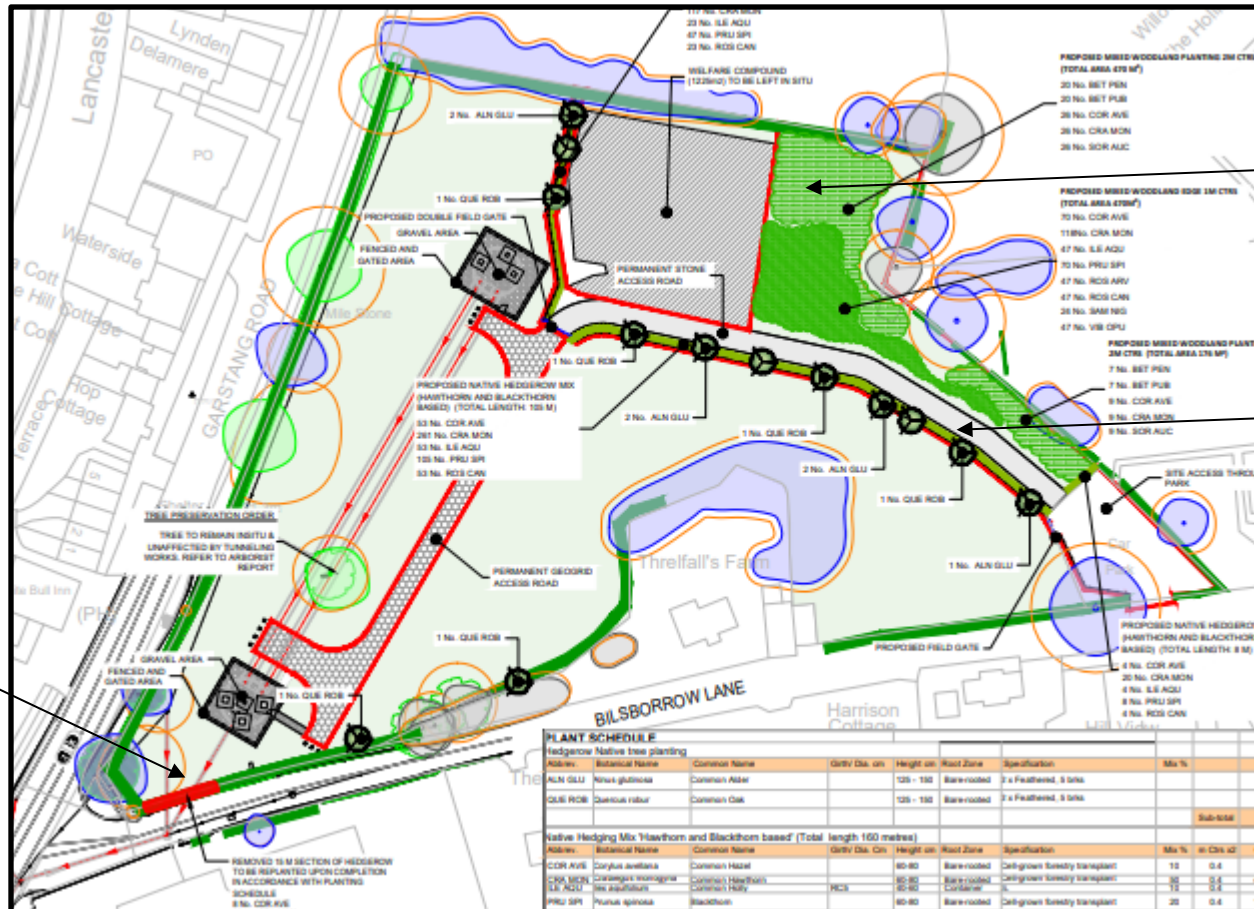
Surface manholes



Former site compound (proposed as school car park)

Access road

Planning application LCC/2021/0042 – Landscaping proposals



New block planting

New hedgerow alongside access road

Replacement hedge

Blue areas are retained vegetation



Development Control Committee

Meeting to be held on 8 December 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 20 October 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/2021/0041

Wray Primary School Playing Field, Recreation Ground, Wray

To install 2no teaching pods.

Wyre

Application: No. LCC/2020/0031/1

Foggs Farm, Hobbs Lane, Claughton On Brock

Application for the approval of details reserved by conditions 4, 6 and 7 of permission LCC/2020/0031 relating to electric vehicle charging / cycle storage, building materials and drainage.

Ribble Valley

Application: No. LCC/2021/0005/1

Submission Following Enforcement Appeal, Chatburn Old Road, Chatburn
Application for the approval of details reserved by clause 1.6 of section 106 agreement relating to final planting schedule of the compensation measures.

Preston

Application: No. LCC/2021/0040

County Hall, Preston

Removal of one 8 metre high flagpole and replacement with two 6 metre high flagpoles.

Application: No. LCC/2021/0047

Ashton Community Science College, Aldwych Drive, Preston

Erection of a new 2 classroom block extension, adjoining the recently approved assembly hall.

Application: No. LCC/2021/0046

Sir Tom Finney Community High School, Ribbleton Hall Drive, Preston

New car park, lighting columns, 3m tall security fencing and re-formed mound.

South Ribble

Application: No. LCC/2021/0021NM1

Plot 3.3 Badger Road, Lancashire Business Park, Leyland

Non material amendment for a new access point from Lancashire Road, addition of pedestrian crossing points, extension of ramp, erection of canopy and loading doors.

Application: No. LCC/2021/0021/1

Plot 3.3 Badger Road Lancashire Business Park Leyland

Compliance with conditions 3,7 and 8 of planning permission LCC/2021/0021 relating to external materials, surface water drainage and remediation strategy.

Hyndburn

Application: No. LCC/2020/0026/3

Northcliffe Building, Blackburn Old Road, Great Harwood, Blackburn

Compliance with condition 5 of planning permission LCC/2020/0026 - proposed highway works.

Application: No. LCC/2021/0043

Broadfield Specialist School, Fielding Lane, Oswaldtwistle

Provision of two temporary classrooms along with a safe space, lobby and WC facilities.

Burnley

Application: No. LCC/2021/0038

Burnley and Pendle Day Service, Temple Street, Burnley

To construct a 2m high security fence on top of the existing 700mm perimeter brick wall with full height gates to existing vehicle and pedestrian entrances.

Recommendation

That the report be noted.

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

None

