

Lancashire County Council

Development Control Committee

**Minutes of the Meeting held on Wednesday, 19th January, 2022 at 10.30 am
in Committee Room 'A' - The Tudor Room, County Hall, Preston**

Present:

County Councillor Matthew Maxwell-Scott (Chair)

County Councillors

P Rigby	M Pattison
L Cox	J Potter
M Dad BEM JP	E Pope
A Kay	B Yates
G Mirfin	S Clarke

1. Apologies for absence

There were no apologies for absence.

County Councillor Khan joined the meeting virtually.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

No pecuniary or non-pecuniary interests were disclosed.

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

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

4. Update Sheet

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

5. Lancaster City: application number LCC/2021/0060 Variation of condition 1 of permission LCC/2016/0065 to extend the operational lifetime of the solar farm until the 31 December 2055, Lancaster Wastewater Treatment Works, Stodday Lane, Lancaster

A report was presented on an application for the variation of condition 1 of permission LCC/2016/0065 to extend the operational lifetime of the solar farm until the 31 December 2055, at Lancaster Wastewater Treatment Works, Stodday Lane, Lancaster.

The applicant had proposed an end date for all facilities including the solar array at Lancaster Wastewater Treatment Works of 31 December 2055, approximately fourteen years longer than provided for by the current permission.

The report included the views of Lancashire County Council Ecology and National Grid Gas and Electricity and an objection from Aldcliffe-with-Stodday Parish Council. No observations had been received from Lancaster City Council or the Environment Agency. Three representations objecting to the application had been received, the details of which were provided in the report.

The Development Management Officer presented a Powerpoint presentation showing a location plan of the application site and Lancaster waste water treatment works, and photographs of the site, the nearest residential properties and the view from Low Wood.

Resolved: That planning permission be **granted** subject to conditions controlling time limits, working programme, noise, landscaping and management and site restoration, as set out in the Committee report.

**6. West Lancashire Borough: application number LCC/2021/0045
Retrospective change of use of haulage yard to waste recycling
(skips) on land at 410 Southport Road, Scarisbrick**

A report was presented on an application for the retrospective change of use of haulage yard to waste recycling (skips) on land at 410 Southport Road, Scarisbrick. The Chair reminded Committee that a note was being prepared by Officers on retrospective applications.

The application had been made under section 73A of the Town and Country Planning Act 1990, which provided for applications for the granting of planning permission for development that had already been carried out.

The report included the views of the Environment Agency and LCC Highways Development Control and details of an objection from Scarisbrick Parish Council. No observations had been received from West Lancashire Borough Council at the time of writing the report. 29 representations had been received comprising of 23 in support of the application and 6 objections, the details of which were provided in the report.

The Development Management Officer presented a Powerpoint presentation showing a location plan of the application site, aerial view of the site and nearest residential properties, diagram of the site layout and photographs of the site entrance, sorting and storage area, containers for the waste and views of the site from surrounding areas.

The Officer drew attention to the Update Sheet which provided details of a further representation received from a local resident and the two additional conditions proposed in view of the concerns raised regarding waste water issues and drainage at the site.

The Committee were informed that an objection had been received shortly before the meeting from the Environmental Protection and Community Safety Manager at West Lancashire Borough Council, the details of which were circulated to Members. It was reported to Committee that the issues raised had been covered in the report.

County Councillor Pope proposed that the application be deferred pending further investigation by West Lancashire Borough Council's Planning Department.

County Councillor Kay expressed concern about the waste water issues and proposed that the application be deferred and a site visit be arranged.

County Councillor Yates expressed concern that the application site was located within the Green Belt. Members were advised by officers that the current application was seeking planning permission for a change of use of the land and that the wider site already benefitted from a planning permission for industrial use of this site within the Green Belt. Further details on the Green Belt issues had been provided in the report. County Councillor Yates asked for West Lancashire Borough Council to check their local plan and provide details on why planning permission was already in place for the site to be on Green Belt land.

County Councillor Potter pointed out that this was already an industrial site. He considered that the conditions applied to the planning permission were satisfactory and proposed that the application be approved.

County Councillor Clarke expressed concern about rubble from the site vehicles being transferred onto the main road. Committee were informed that conditions had been put in place to mitigate this.

County Councillor Dad seconded County Councillor Potter's proposal but expressed concerned that the application was retrospective.

Following a discussion, it was Moved and Seconded that:

"The application be deferred and a site visit be arranged."

Upon being put to the vote, the Motion was Lost.

Following further discussion, it was Moved and Seconded that:

"The application be deferred pending further investigation by West Lancashire Borough Council."

Upon being put to the vote, the Motion was Carried.

Resolved: That the application be **deferred**, pending further investigation by West Lancashire Borough Council.

7. 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 December 2021, six 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.

8. Urgent Business

There were no items of Urgent Business.

9. Date of Next Meeting

Resolved: That the next meeting of the Committee be held on Wednesday 2 March 2022 at 10.30am, County Hall, Preston.

L Sales
Director of Corporate Services

County Hall
Preston

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Update Sheet

Item 6 – West Lancashire Borough: application number LCC/2021/0045 Retrospective change of use of haulage yard to waste recycling (skips) on land at 410 Southport Road, Scarisbrick

Representations

A further representation has been received to express disappointment that the application is recommended for approval. The resident also wishes to raise concern that waste water is entering an open ditch on the site, which then runs across their property to empty into an open ditch bordering their property and a neighbouring farm. It is also stated that the skip business functions six days a week, with noisy machinery picking through the tipped skips to sort the waste. This should not be approved in a residential area in green belt.

A number of photographs have been submitted showing the perimeter of the existing wider site.

Advice

In the first instance the resident has been advised to contact the Environment Agency's incident hotline with any concerns regarding waste water pollution. The Environment Officer for the site has also been made aware.

The committee report already recommends a number of controls on operations at the site to minimise local disturbance while also recognising that the site has a history of storage, parking and haulage yard use. The site operator will also need an Environmental Permit to continue with waste management activities and this would include further assessment and scrutiny of waste handling and pollution control.

Nevertheless, in view of the concerns regarding waste water issues and drainage at the site, two additional conditions are recommended as follows:-

8. Provision shall be made for the collection, treatment and disposal of all water entering or arising on the site to ensure that there shall be no discharge of contaminated or polluted drainage to ground or surface waters.

Reason: To safeguard local watercourses and drainage and avoid the pollution of any watercourses or groundwater resource or adjacent land, and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

9. All foul water drainage shall be discharged to a public sewer or else to a sealed watertight tank.

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.