

Lancashire County Council

Development Control Committee

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

Present:

County Councillor Matthew Maxwell-Scott (Chair)

County Councillors

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| P Rigby | M Pattison |
| S Clarke | E Pope |
| A Hindle | S Rigby |
| S Holgate | J Berry |
| A Kay | D Westley |

1. Apologies for absence and Welcome

Apologies were received from County Councillor Dad.

County Councillor Westley replaced County Councillor Yates.

County Councillor Berry was welcomed to her first meeting of the Committee.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

County Councillor Pattison declared a non-pecuniary interest in Items 5 and 6 as she was a Lancaster City Councillor.

3. Minutes of the last meeting held on 7 September 2022

Resolved: That the minutes of the last meeting held on Wednesday 7th September 2022 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/2021/0006 Extension of existing leisure fishery, including change of use of existing agricultural land; excavation/formation of two new lakes; formation of a new bund/embankment to the west boundary adjacent to the M6, associated

formation of site access roads/paths and landscaping; improvements to existing site access point at north east corner of the site; installation/extension of otter exclusion fence to enclose new site. Land to the north of Clear Water Fisheries, Kellet Lane, Over Kellet, Carnforth

A report was presented on an application for the extension of the existing leisure fishery on land to the north of Clear Water Fisheries, Kellet Lane, Over Kellet, Carnforth.

The application included a change of use of existing agricultural land; excavation/formation of two new lakes; formation of a new bund/embankment to the west boundary adjacent to the M6, associated formation of site access roads/paths and landscaping; improvements to the existing site access point at the north-east corner of the site and installation/extension of the otter exclusion fence to enclose the new site.

The applicant wished to expand the current business due to high demand. The proposed fishing lakes would increase the capacity of the facility and the extension to the bund would improve the visual and acoustic amenity of the site. It was estimated that the construction period would be 6-8 months.

The report included the views of Lancaster City Council, Borwick Parish Council, Jacobs UK Ltd (Ecology consultation), the Environment Agency, National Highways, LCC Highways Development Control and the Lead Local Flood Authority. No representations had been received.

The Development Management Officer presented a Powerpoint presentation showing a location plan and aerial view of the site, existing fishery and the nearest residential properties. A proposed site location was also presented, together with diagrams of the bund and otter fencing, photographs of the views from Kellet Lane, the temporary northern access and the existing bund.

Committee's attention was drawn to the Update Sheet which contained further clarification from National Highways on the conditions they had requested, the information that would be required in order to satisfy their requirements and the applicants response.

The Development Management Officer answered questions from Committee.

Resolved:

That planning permission be **granted** subject to conditions controlling screening bund construction, fishing lake construction, landscaping implementation and management, highway safety, ecological mitigation measures, arboricultural matters and surface water drainage, as set out in the Committee report.

- 6. Lancaster City: application number LCC/2022/0036 Proposed multi use games area located on secondary field. Morecambe Road School, Morecambe Road, Morecambe**



A report was presented on an application for a proposed multi-use games area located on the secondary field at Morecambe Road School, Morecambe Road, Morecambe.

Morecambe Road School was a community special school for children aged 3-16 years old. There were 192 children on roll. The school catered for pupils with special educational needs including physical difficulties, autism, hearing and visual impairments, speech, language and communication needs and social, emotional and mental health difficulties.

The proposed multi-use games area would measure 36 metres by 23 metres and would be surfaced with artificial grass, and enclosed by a 2 metre high wire fence.

The report included the views of Lancaster City Council, United Utilities, Sport England and County Councillor Edwards. No representations had been received.

The Development Management Officer presented a Powerpoint presentation showing a site location plan, aerial view of the existing playing field where the proposed multi-use games area would be located and the nearest residential properties, proposed elevations and photographs of the views of the site from the north, the view towards the site from the school entrance and the view towards Stanhope Court from the playing field.

Committee's attention was drawn to the Update Sheet which contained further comments from Sport England and the applicant's response.

Sport England had objected to the proposals stating that they were not considered to accord with any of the exceptions to Sport England's Playing Fields Policy, or Paragraph 99 of the National Planning Policy Framework. However, the school had confirmed that the field was unusable for large parts of the year due to drainage issues and that the multi-use games area would provide for sports facilities to be used all year round and that a considerable area of grass would be retained.

Ms Fiona Gill, applicant, addressed the Committee and made the following points:

Morecambe Road School had had an increase in pupils on roll from September 2022, and the majority of pupils were secondary school age. The schools Governing Body had approved the installation of a multi-use games area, in order to increase access to sports facilities as part of curriculum delivery. The school field could not be used for 2 terms out of 3 due to drainage issues and the only other area used for sports was the school hall which was used as a dining area so could not be accessed for sports at breaks and lunchtimes. Only 27% of the school field would be used for the multi-use games area which would provide a safe space for the children outside with a suitable, all year round surface for mobility. The school was a member of Lancaster & Heysham Sports Network and the multi-use games area complied with the aims and objectives of this group. Many of the pupils did not socialise out of school and had limited access to community sports facilities due to their special needs and/or a lack of social confidence.



Ms Gill highlighted the privilege of working with all of the pupils at Morecambe Road and invited Committee Members to visit the school.

Committee noted that the facility would be funded by the school and available for use by after school clubs, Saturday and holiday clubs and other primary schools in the area who had minimal or no outdoor space. Sufficient car parking was available on the school site as the multi-use games area would not be used by the wider community.

The Development Management Officer answered questions from Committee.

On behalf of the Committee, the Chair expressed thanks to Ms Gill and her colleagues for all their efforts in supporting children with special educational needs and disabilities.

Resolved: That subject to the Secretary of State confirming that the application will not be called in for his own determination, that planning permission be **granted** subject to conditions controlling materials, surface water drainage, floodlighting and tree protection, as set out in the Committee report.

7. South Ribble Borough: application number LCC/2022/0039 Erection of temporary inert waste processing and washing plant with a concrete base and export of recycled materials off-site at Lydiate Quarry, Lydiate Lane, Farington, Lancashire

A report was presented on an application for the erection of temporary inert waste processing and washing plant with a concrete base, and export of recycled materials off-site at Lydiate Quarry, Lydiate Lane, Farington, Lancashire.

The purpose of the plant would be to enable a proportion of the imported inert waste materials to be washed and processed, to produce a variety of recycled fine and coarse aggregates for resale into the construction market. Residual waste materials and soils would be used for restoration of the worked-out areas of the quarry back to agricultural land. The internal access track would be concreted and the plant would require an Environmental Permit. Final restoration would be achieved by 2031.

The report included the views of South Ribble Borough Council, Farington Parish Council, the Environment Agency, LCC Highways Development Control and United Utilities. Four representations objecting to the proposal had been received.

The Development Management Officer presented a Powerpoint presentation showing a site location plan and aerial view of the existing sand processing and washing plant and storage areas, nearest residential properties, and location of the new plant. A site layout plan, cross sections, computer generated images of the plant and photographs of the site entrance, properties on Bristol Avenue, site access towards the office, weighbridge and wheel bath, existing sand and aggregate processing and stockpiles and the application site with existing sand storage were also presented.



Committee were informed that, should the application be approved, a condition was recommended requiring the construction of a concrete track, prior to the commencement of recycling operations.

The Development Management Officer answered questions from Committee.

It was reported that the application had been accompanied by a noise assessment which had concluded that there would be no significant or unacceptable adverse noise impacts as the dominant noise in the area was from the M6 and M65 and other local routes. The distance from the site to residential properties, the bunding and the positioning of the plant within the site would all result in further noise reduction. Any specific controls required would be contained within the Environmental Permit.

Resolved: That planning permission be **granted** subject to conditions controlling commencement, time limits, working programme, access track, hours of working, reversing alarms, stockpile heights and restoration, as set out in the Committee report.

- 8. South Ribble Borough: application number LCC/2022/0044 Application for outline planning permission (with all matters reserved save for access from the public highway and strategic green infrastructure/landscaping) for a mixed-use development including the provision of employment use (Use Classes B2/B8/E(g)); retail (Use Class E(a)); food, drink and drive-through restaurant use (Use Class E(b)/Sui Generis drive-through); hotel use (Use Class C1); health, fitness and leisure use (Use Classes E(d)/F(e)/F2(b)); creche/nursery (Use Class E(f)); car showrooms (Use Class Sui Generis Car Showroom); residential use (C3) the provision of associated car parking, access, public open space, landscaping and drainage. Cuerden Strategic Site, East of Stanifield Lane, North of Clayton Farm, West of Wigan Road, Lostock Hall**

A report was presented on an application for outline planning permission (with all matters reserved save for access from the public highway and strategic green infrastructure/landscaping) for a mixed-use development at Cuerden Strategic Site, East of Stanifield Lane, North of Clayton Farm, West of Wigan Road, Lostock Hall.

The application included the provision of employment use, retail, food, drink and drive-through restaurant use, hotel use, health, fitness and leisure use, creche/nursery use, car showrooms, residential use, the provision of associated car parking, access, public open space, landscaping and drainage.

The Development Management Officer presented a Powerpoint presentation showing the application boundary, a site location plan, an aerial view of the site, proposed site parameters and strategic landscaping.

The Development Management Officer answered questions from Committee.

Committee were informed that the application was in a green field site which was predominantly agricultural land, with scattered residential areas around the edge and



a major road network infrastructure. It was an allocated site within the South Ribble local plan for such use as indicated in the application.

As the application was for a major development of a green field site which would have a number of significant potential impacts, it was considered that a site visit would provide the Committee with a clearer understanding of the development proposal and the relationship of the site to the surrounding area before determining the application.

Resolved: That the Committee visits the site before determining the application.

9. South Ribble Borough: application number LCC/2022/0048 Proposed cricket facility comprising 2 no. cricket ovals and associated pavilion building and spectator seating, covered cricket nets, access, parking, landscaping and associated works (including temporary event overlay facilities on ticketed match days), and realignment of public rights of way. Land at Woodcock Estate, Stanifield Lane, Farington, Leyland

A report was presented on an application for a proposed cricket facility on land at Woodcock Estate, Stanifield Lane, Farington, Leyland, comprising 2 cricket ovals, associated pavilion building and spectator seating, covered cricket nets, access, parking, landscaping and associated works (including temporary event overlay facilities on ticketed match days), and realignment of public rights of way.

The proposed cricket facility would be used alongside Lancashire Cricket's existing facility at Emirates Old Trafford stadium in Manchester.

The Development Management Officer presented a Powerpoint presentation showing a site location plan and diagram of the proposed facility and the nearest residential properties.

This was an application for a major new sport and recreation facility on a green field site within Green Belt.

The Development Management Officer answered questions from Committee.

In view of the scale of the development and its location, it was considered that the Committee should visit the site before considering the application. Due to the proximity of the site to the Cuerden Strategic Site (Item 8), it was proposed that the site visits for both applications take place on the same day.

Resolved: That the Committee visits the site before determining the application.

10. 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 7th September 2022, seven 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.

11. Urgent Business

There were no items of Urgent Business.

12. Date of Next Meeting

Resolved: That the next meeting of the Committee be held on Wednesday 7th December 2022, at 10.30am in Committee Room A – The Tudor Room, County Hall, Preston.

L Sales
Director of Corporate Services

County Hall
Preston



Development Control Committee 19 October 2022

Update Sheet

Item 5: Application number LCC/2021/0006 - Lancaster City: application number LCC/2021/0006 Extension of existing leisure fishery, including change of use of existing agricultural land; excavation/formation of two new lakes; formation of a new bund/embankment to the west boundary adjacent to the M6, associated formation of site access roads/paths and landscaping; improvements to existing site access point at north-east corner of the site; installation/extension of otter exclusion fence to enclose new site. Land to the north of Clear Water Fisheries, Kellet Lane, Over Kellet, Carnforth

National Highways: have provided further clarification on the conditions they have requested, and the information that will be required in order to satisfy their requirements:

- A temporary fence should be erected along the motorway boundary to ensure that the motorway boundary fence (and the motorway itself) is protected during construction.
- The construction management plan should detail how the contractor will ensure that works next to the motorway can be carried out safely and without damage to the motorway. It needs to demonstrate how the motorway would be protected during construction and include a method statement for how the earthworks themselves will be approached.

The applicant has clarified the following:

- A bentonite lining will be used if local conditions prevent excavations from flooding naturally.
- Some pumping of water may be required during construction depending on weather and ground water conditions at the time of construction. Water would be pumped into the existing north west lake if required.

Advice

Condition 9 as drafted already covers the matters requested by National Highways

Item 6: Application number LCC/2022/0036 - Lancaster City: application number LCC/2022/0036 Proposed multi use games area located on secondary field. Morecambe Road School, Morecambe Road, Morecambe

Sport England have provided further comments in response to the additional supporting information provided by the school and in respect of the ground conditions of the site. They maintain their objection to the proposal and make the following comments:

- Sport England's statutory role is to protect natural grass turf playing fields and requires the necessary information to robustly demonstrate that a proposal can meet one of the five policy exceptions as set out in the Sport England's Playing Field Policy. Unfortunately, the letter provided by the school does not provide sufficient information.
- It is unclear as to whether the school will enter into a community use agreement.
- No existing and proposed plans have been provided showing how the school can still meet its summer and winter sports provision that takes place on the playing field.
- No technical specification of the proposed multi use games area has been provided, therefore it is unclear if the proposal is of an appropriate size and design.
- The proposal would affect the functional playing field, and there appear to be other locations within the school grounds where it could be located without having an adverse effect.
- The orientation (east west) is not in accordance with Sport England guidance (north south) and the positioning would result in areas around it being unusable.
- The proposal should have regard to the Lancaster Playing Pitch Strategy.

In response to these comments the applicant wishes to make the following observations:

- Sport England have failed to recognise that this is a Special Needs School and the benefits that this development will have upon the school.
- The proposal will considerably increase the PE provision for the school and enable the provision to be tailored to meet the specific needs of the pupils.

The other issues relating to the loss of part of the existing grass pitch are addressed in the report.