

Lancashire County Council

Development Control Committee

**Minutes of the Meeting held on Wednesday, 6th March, 2024 at 10.30 am in
Committee Room 'B' - The Diamond Jubilee Room, County Hall, Preston**

Present:

County Councillor Matthew Maxwell-Scott (Chair)

County Councillors

B Yates	M Pattison
J Berry	E Pope
S Clarke	P Rigby
M Dad BEM JP	S Rigby
A Hindle	D Westley

1. Apologies for absence

Apologies were received from County Councillor Holgate.

Temporary replacements

County Councillor S Rigby replaced County Councillor Cullens.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

No pecuniary or non-pecuniary interests were disclosed.

3. Minutes of the last meeting held on 17 January 2024

Resolved: That the minutes of the meeting held on 17th January 2024 be confirmed and signed by the Chair.

Matters Arising

In relation to the Bank Farm applications which had both been refused at the last meeting, County Councillor Pope stated that he was aware that one of the companies was moving to Burscough Industrial Estate and asked whether there was any progress in relation to the other one. Rob Hope, Principal Planner, reported that the other company was in the process of moving stockpiles and that the site was due to be visited this week.



4. Update Sheet

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

5. Wyre Borough: application number LCC/2023/0031 Planning application for amendment to conditions 3, 8 and 9 of planning permission LCC/2020/0061 to permit amended hours of operation, to allow up to 75,000 tonnes of green waste, waste timber or other waste materials for the purposes of producing compost to be imported per annum and to amend the limitation on the numbers of heavy goods vehicles (HGVs) exporting compost to an average of five per day over a 12-month period. Iron House Farm, Lancaster Road, Out Rawcliffe

A report was presented on an application for an amendment to conditions 3, 8 and 9 of planning permission LCC/2020/0061 which related to a green waste composting operation at Iron House Farm. These would permit amended hours of operation, to allow up to 75,000 tonnes of green waste, waste timber or other waste materials for the purposes of producing compost to be imported per annum and to amend the limitation on the numbers of heavy goods vehicles (HGVs) exporting compost to an average of 5 per day over a 12-month period.

The report included the views of Out Rawcliffe Parish Council. Wyre Borough Council and the Environment Agency had no comments to make and no representations had been received.

Committee's attention was drawn to the Update Sheet which included comments from Lancashire County Council Highways.

The Head of Development Control presented a Powerpoint presentation showing site location plans, an air photograph of the application site, and photographs of the site access off Lancaster Road and the site for the proposed building.

The legal officer read out the following written representation from County Councillor John Shedwick, local county councillor, Thornton and Hambleton division:

'I support the objection to the application by the Out Rawcliffe Parish Council on the grounds of impact on the rural environment and public nuisance. I also consider that the local road network is inadequate and that there is insufficient information in relation to frequency of vehicle movements. I am also concerned about a loss of seasonality with greater impact on the residents, an increase in plastic waste as evidenced from local hedgerows and a likely increase in mound heights which frequently exceed the permitted levels.'

After a discussion, it was:

Resolved: That planning permission be **granted** subject to conditions controlling time limits, working programme, highway issues, tonnage restrictions, hours of



operation, noise and dust, drainage and landscaping as set out in the Committee report.

6. Ribble Valley Borough: application number LCC/2023/0039 Variation of Condition 1 of Planning Permission LCC/2022/0057 to allow mineral working to continue until 1 July 2026 and final restoration to be completed by 1 July 2027 at Waddington Fell Quarry, Slaidburn Road, Waddington

A report was presented on an application for a variation of condition 1 of Planning Permission LCC/2022/0057, to allow mineral working to continue until 1 July 2026 and final restoration to be completed by 1 July 2027 at Waddington Fell Quarry, Slaidburn Road, Waddington.

The report included the views of Ribble Valley Borough Council, Newton-In-Bowland Parish Council, Waddington Parish Council, the Environment Agency and LCC Highways Development Control. Two representations objecting to the application had been received.

The Principal Planner presented a Powerpoint presentation showing a site location plan, aerial views of the site, the current approved final restoration and remaining mineral reserves. Also shown were photographs of the site, the remaining reserve area, site entrance, Slaidburn Road heading down to Waddington, Waddington village, Slaidburn Road at the top of Waddington Fell, Slaidburn Road heading towards Newton and Hallgate Hill rising up from Newton.

Mr Chris Sullivan, local resident, addressed the Committee. Mr Sullivan made it clear that his observations had been made prior to becoming a Parish Councillor and that his views were not being presented on behalf of the Parish Council. Mr Sullivan said the following:

"I live on Clitheroe Road which is the main route for vehicles in and out of the quarry. I was rather hoping by the end of 2022 that vehicles would have stopped. Clearly that extension was granted for a year. Because of the link between the quarry and the arisings from the HARP (Haweswater Aqueduct Resilience Programme) project, we've rather got a Hobson's choice in Waddington, which is without the quarry as a receptacle for all the arisings, we would have a village through which large numbers of vehicles would have to pass.

The thing that I want to discuss today are the absolute fine detail of the timings of HARP. Sadly, over the last few years I've become a little bit of an anorak as far as the traffic management plan is concerned with HARP. And just to let everybody know that during the first 12 to 18 months of HARP, there will be vehicles using both Clitheroe Road and West Bradford Road to construct the river crossings over the River Ribble and over the Hodder at Newton. This will not involve vehicles with any arisings, because that can't take place until the construction camps are in place and those crossings are in place across the Ribble.

This proposal proposes that there will be vehicles leaving the quarry with minerals heading for Hanson Cement, and the shortest route to Hanson Cement is via West Bradford Road, which goes past the school with all its complications around traffic,



and what I am proposing is that any link to the HARP scheme will be linked to the commencement of HARP, not to the commencement of the arisings from the tunnelling - and that's for a good reason. The traffic management plan, which has been proposed but not as yet accepted by highways, assumed there will be no outflow of minerals from the quarry, so what it could do is render that traffic management plan inaccurate.

So my request today is that what you do is link the planning permission to the start of the HARP programme, not the period from which they start taking arisings because there will be 18 months of large vehicles with machinery to affect those river crossings at Newton and at Waddington.'

It was reported that United Utilities had suggested the HARP scheme would not commence until late 2025 or early 2026. On that basis, Committee were informed they may consider it reasonable to amend condition 1 and, instead of tying it to the first deposit of aqueduct arisings, make this prior to the commencement of the HARP scheme. Committee noted that the latest end date for quarry operations was 1st July 2026, which could be brought forward with this condition, if required. It was considered that this amendment would give residents more assurance that quarrying activities would stop prior to construction vehicles activity.

The officer answered questions from Committee.

After a discussion it was Proposed and Seconded:

'That the application be approved, subject to condition 1 being amended to reflect that the mining operations cease prior to the commencement of development of works associated with the Haweswater Aqueduct Resilience Programme.'

Resolved: That planning permission be **granted**, subject to the following amendment to condition 1:

1. The mining operations authorised by this permission shall cease not later than 1st July 2026 or prior to the commencement of development of works associated with the Haweswater Aqueduct Resilience Programme (authorised under planning permissions 3/2021/0660 or 3/2021/0661) whichever is the earlier.

The site shall be progressively restored in accordance with the conditions of this permission with restoration being completed in its entirety by 1st July 2027.

Reason : Imposed pursuant to schedule 5 of the Town and Country Planning Act 1990 and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008 – 2028.

7. **Planning decisions taken by the Director of Environment and Planning in accordance with the County Council's Scheme of Delegation**



It was reported that, since the last meeting of the Development Control Committee on 17th January 2024, eight decisions had been taken on development control matters by the Director of Environment and Planning, 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 24 April 2024 at 10.30am in Committee Room B – The Diamond Jubilee Room, County Hall, Preston.

H MacAndrew
Director of Law and Governance

County Hall
Preston



Development Control Committee – 6th March 2024

Update Sheet

Item 5 – Planning Application LCC/2023/0031 – Iron House Farm

Consultations

Lancashire County Council Highways : No objections. The proposed change to condition 3 would have no impact on highway safety. In relation to condition 8, the proposed amendment would not give rise to an increase in HGVs that would have an impact on highway safety. The proposed amendment to condition 9 would allow more than 5 HGVs exporting material on any one day but given the nature of the business it is reasonable to assume there would be little variation to this level. There are no recorded injury accidents in the vicinity of the access to the site and therefore the application is unlikely to have a material impact on highway safety.

Representations :

A letter has been received from County Councillor John Shedwick – to be read out by Nicola Hardman.

