

# Lancashire County Council

## Development Control Committee

Wednesday, 7th September, 2016 at 10.00 am in Cabinet Room 'B' - The Diamond Jubilee Room, County Hall, Preston

### Agenda

#### Part I (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 13 July 2016** (Pages 1 - 12)  
The committee are asked to agree that the Minutes of the last meeting held on 13 July 2016 be confirmed and signed by the Chair.
4. **Chorley Borough: application number LCC/2016/0059** (Pages 13 - 18)  
**Extension to the area of phased extraction of sand, gravel and clay, followed by infilling with inert waste for restoration purposes back to agriculture, woodland, and nature conservation including a 5m high screen bund at Sandons Farm, Sandy Lane, Adlington, Chorley**
5. **Preston City: Application number. LCC/2016/0050** (Pages 19 - 26)  
**Single storey modular unit extension to existing modular unit, nursery school. Little Acorns pre-school, c/o Kennington Primary School, Kennington Road, Preston.**
6. **Planning Applications determined by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation.** (Pages 27 - 28)
7. **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.

**8. Date of Next Meeting**

The next meeting of the Development Control Committee will be held on Wednesday 19 October 2016 at 10.00 a.m. in Cabinet Room B - the Diamond Jubilee Room, County Hall, Preston.

I Young  
Director of Governance,  
Finance and Public Services

County Hall  
Preston

# Agenda Item 3

## Lancashire County Council

### Development Control Committee

**Minutes of the Meeting held on Wednesday, 13th July, 2016 at 10.00 am in Cabinet Room 'B' - The Diamond Jubilee Room, County Hall, Preston**

#### **Present:**

County Councillor Munsif Dad (Chair)

#### **County Councillors**

T Aldridge	M Johnstone
B Dawson	N Penney
M Green	P Rigby
P Hayhurst	A Schofield
C Henig	K Sedgewick
S Holgate	D Westley
D Howarth	B Yates

County Councillors Stephen Holgate and Chris Henig replaced County Councillors K Snape and K Ellard on the Committee.

#### **1. Apologies for absence**

None Received.

#### **2. Appointment of Chair and Deputy Chair**

The committee was informed that the County Council had appointed County Councillors M Dad and K Ellard as Chair and Deputy Chair respectively of the committee for the ensuing year.

**Resolved:-** That the appointment of County Councillors M Dad and K Ellard as Chair and Deputy Chair of the committee be noted.

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

**Resolved:-** That the Constitution, Membership and Terms of Reference of the Committee be noted.

#### **4. Disclosure of Pecuniary and Non-Pecuniary Interests**

County Councillor P Hayhurst declared a non pecuniary interest in agenda Item 8 as a member of Fylde Borough Council.

County Councillor T Aldridge declared a non pecuniary interest in agenda item 9 as a member of West Lancashire Borough Council.

County Councillor Yates and Howarth and Green declared a non pecuniary interest in agenda item 10 as members of South Ribble Borough Council.

County Councillor Green also declared a non pecuniary interest in agenda item 10 as he is acquainted with two borough councillors who had raised objections to the application.

**5. Minutes of the last meeting held on 25 May 2016**

**Resolved:** That the Minutes of the meeting held on the 25 May 2016 be confirmed and signed by the Chair.

**6. Preston City: application number. LCC/2015/0070  
Variation of condition 3 of permission 06/10/0169 to vary the hours of operation of the shredder to 07.30 to 17.30 Monday to Friday (except bank holidays) 7.30 to 13.00 on Saturdays with no metal processing operations to be undertaken by the shredder recycling plant at any time on Sundays and public holidays.  
Recycling Lives, Longridge Road, Preston**

A report was presented on the variation of condition 3 of permission 06/10/0169 to vary the hours of operation of the shredder to 07.30 to 17.30 Monday to Friday (except bank holidays) 7.30 to 13.00 on Saturdays with no metal processing operations to be undertaken by the shredder recycling plant at any time on Sundays and public holidays at Recycling Lives, Longridge Road, Preston.

The Committee was reminded that a report relating to this planning application was originally presented to the Development Control Committee on 2<sup>nd</sup> March 2016. At that meeting it was resolved to refuse planning permission with the application being brought back to the following meeting to confirm the precise reasons for refusal.

A report then followed to the meeting on 13<sup>th</sup> April 2016 which outlined possible reasons for refusal. However, following consideration of the report, it was resolved that the application be deferred in order to allow further discussions with the applicant as to the mitigation measures that might be employed to address the concerns of the committee regarding the environmental impacts of the additional hours of operation.

The committee was informed that following the Committee meeting on 13<sup>th</sup> April 2016, the applicant had submitted further information outlining the mitigation measures proposed to further address any noise, dust and other amenity impacts resulting from the operation of this site.

The Development Management Officer reported orally that the applicant had made a number of comments in relation to the list of recommended conditions appended to the report. These were set out in the Update Sheet circulated at the meeting (copy set out at Annex A to the Minute Book and published as a supplementary report to the agenda).

The Officer advised that the proposed changes to the conditions set out in the Update Sheet were acceptable. The committee was also advised that the applicant had agreed to accept the recommended hours of operation of the pre-shredder as set out at Condition 2 to the planning permission.

Following questions to the officers with regard to the mitigation measures proposed it was:

**Resolved:** That planning permission be **Granted** subject to the conditions set out in the report to committee and the inclusion of the amended conditions as set out in the Update Sheet.

**7. Fylde Borough: Application number LCC/2016/0013  
Erection of a detached office building and an open sided extension to the existing waste transfer building to cover a conveyor belt and two outside storage bays. (Retrospective application). Land at Lidun Park Industrial Estate, Off Boundary Road, Lytham.**

A report was presented on a retrospective application for the erection of a detached office building, and an open sided extension to the existing waste transfer building to cover a conveyor belt and two outside storage bays on land at Lidun Park Industrial Estate, Off Boundary Road, Lytham.

The report included the views of Fylde Borough Council, the County Council's Highways Development Control, the Environment Agency, Natural England and details of two letters of representation received.

The Committee visited the site on the 8 July 2016.

The Development Management Officer presented a PowerPoint presentation which included an aerial photograph of the site and the nearest residential properties. The committee was also shown photographs of the site from various viewpoints and an illustration of the site layout plan and landscaping scheme.

The officer reported orally that a number of comments had been received in relation to this and the linked planning application at agenda item 8. These included the response of the applicant to the comments of Fylde Borough Council's Environmental Health Officer, a further representation from a local resident and officer advice in relation to such. These were set out in the Update Sheet circulated at the meeting (copy set out at Annex A to the Minute Book and published as a supplementary report to the agenda).

A local resident addressed the committee in relation to this application and the linked planning application at agenda item 8. The committee was informed that local residents had complained about the noise levels created by the operations on the site; that the development severely affected their amenity; and that further development on this site would only add to this. It was felt that the loading of skips onto the back of HGV's should be viewed as a waste transfer operation and

should take place within the permitted hours of operation. It was claimed that the applicant was in breach of planning conditions by operating outside permitted hours and by sorting/processing materials outside of the buildings. The Committee was asked to protect residents from the noise generated by this development.

The applicant addressed the committee and advised that a dust suppression system was in place and that the company proposed to introduce further mitigation measures to reduce the noise levels created by the operations on site. Details of the proposed mitigation measures were set out in the Update Sheet.

Officers responded to concerns raised by the Members in relation to the noise levels following which it was:

**Resolved:** That planning permission be **Granted** subject to the conditions set out in the report to the Committee.

**8. Fylde Borough: Application No. LCC/2016/0014  
Change of use of land and building as an extension to the existing adjacent waste transfer station and for the storage of skips (Retrospective application). Land at Lidun Park Industrial Estate, Off Boundary Road, Lytham.**

A report was presented on a retrospective application for the change of use of land and building as an extension to the existing adjacent waste transfer station and for the storage of skips on land at Lidun Park Industrial Estate, Off Boundary Road, Lytham.

The Committee was reminded that a report on this application was presented to their last meeting on the 25<sup>th</sup> May 2016. At that meeting it was resolved that consideration of the application be deferred to allow the Committee to visit the site.

The Committee visited the site on the 8 July 2016.

The Development Management Officer presented a PowerPoint presentation which included an aerial photograph of the site and the nearest residential properties. The Committee was also shown an illustration of the site layout plan and landscaping scheme and photographs of the site from various viewpoints.

The officer reported orally that a number of comments had been received in relation to this and a linked planning application at agenda item 7. These included the response of the applicant to the comments of Fylde Borough Council's Environmental Health Officer, a further representation from a local resident and officer advice in relation to such. These were set out in the Update Sheet circulated at the meeting (copy set out at Annex A to the Minute Book and published as a supplementary report to the agenda).

A local resident and the applicant addressed the committee in relation to this application and the linked planning application at agenda item 7. Details of the representations made in respect of both applications are set out in the Minute to item 7.

Officers responded to concerns raised by the Members in relation to the noise generated by the operations on the site, following which it was Moved and Seconded that:

"The application be granted subject to the imposition of additional conditions requiring:

- The access road to be resurfaced
- Covers to be fitted on lifting chains on all HGV skip wagons to reduce noise during movement".

On being put to the vote the Motion was Lost

Following further debate and advice from the Officers, it was Moved and Seconded that:

"The application be granted subject to the imposition of an additional condition requiring covers to be fitted on lifting chains on all HGV skip wagons to reduce noise during movement."

On being put to the vote the Motion was Carried

The additional condition is included in the Minutes for completeness:

- '11. Within two months of the date of this planning permission, details of measures to be employed to reduce noise arising from skip lifting chains fitted to HGV's shall be submitted to the County Planning Authority for approval in writing.

The measures contained in the approved scheme shall be fitted to all HGV's removing skips from the land subject to this permission and the land permitted for waste transfer uses by virtue of planning permission ref 5/08/0326. The approved measures shall be implemented within one month of the date of the approval of the details by the County Planning Authority and shall thereafter be employed and maintained in working condition at all times.

*Reason: To safeguard the amenities of adjacent properties and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.*

Conditions 11 and 12 to be renumbered accordingly'.

**Resolved:** That planning permission be **Granted** subject to the conditions set out in the report to the Committee and the additional condition as set out above.

**9. West Lancashire Borough: Application Number LCC/2016/0022  
Change of use of land and buildings to a waste transfer station and  
for the storage of skips, the provision of three metal corrugated  
cabins for use as staff toilets and a kitchen, and 25 car parking  
spaces. Units 11 - 13 Simonswood Industrial Estate, Stopgate Lane,  
Simonswood, Kirkby**

A report was presented on an application for a change of use of land and buildings to a waste transfer station and for the storage of skips, and the provision of three metal corrugated cabins for use as staff toilets and a kitchen, and 25 car parking spaces at Units 11 - 13 Simonswood Industrial Estate, Stopgate Lane, Simonswood, Kirkby.

The report included the views of West Lancashire Borough Council, Simonswood Parish Council, the County Council's Highways Development Control and the Environment Agency.

It was reported that following the publication of the agenda report, further views had been received from Simonswood Parish Council. They indicated that whilst they still had concerns about the activities on the industrial estate as a whole, they had withdrawn their objection to the application.

The Development Management Officer presented a PowerPoint presentation which included an aerial photograph of the site and the nearest residential properties. The committee was also shown a site layout plan.

**Resolved:** That planning permission be **Granted** subject to the conditions set out in the report to the Committee.

**10. South Ribble Borough: application number. LCC/2016/0035  
Variation of condition 1 of permission 07/11/0739 to allow the  
development to continue until 01 June 2031 and variation of  
condition 26 of permission 07/11/0739 to allow site operations from  
06.30am Mondays to Fridays, in relation to the extraction of sand  
and restoration to agricultural land by the importation of waste at  
Lydiate Lane Sand Quarry, Lydiate Lane, Farington, Leyland.**

A report was presented on an application for the variation of condition 1 of permission 07/11/0739 to allow the development to continue until 01 June 2031 and variation of condition 26 of permission 07/11/0739 to allow site operations from 06.30am Mondays to Fridays, in relation to the extraction of sand and restoration to agricultural land by the importation of waste at Lydiate Lane Sand Quarry, Lydiate Lane, Farington, Leyland.

The report included the views of South Ribble Borough Council, the County Council's Highways Development Control, the County Ecological Service, the Environment Agency, Highways England, and details of 12 letters of



representation received including letters from the borough councillors for Farington East in South Ribble.

The Committee visited the site on the 8 July 2016.

The Development Management Officer presented a PowerPoint presentation which included an aerial photograph of the site, the nearest residential properties and the adjacent Cuerden Strategic Site. The committee was also shown photographs of the site and various site layout and site location plans.

The Officer reported orally that a number of comments had been received in relation to the Committee report and the applicant's slope stability assessment. The comments and the officer advice in relation to such and in relation to Public Footpath numbers 6, 7 and 9, Cuerden were set out in the Update Sheet. (Copy set out at Annex A to the Minute Book and published as a supplementary report to the agenda).

The Planning Director of Turley addressed the committee on behalf of his client. The Committee was informed that a time extension at the quarry could have a negative impact on the development of the adjacent Cuerden Strategic Employment Site. The Director reiterated the concerns raised in the report and in the Update Sheet with regard to slope stability. He requested that the Committee defer determination of the application until a full and detailed geo-technical assessment had been submitted by the applicant or preferably, until the applicant had agreed to carry out, on an annual basis, further assessment work including a topographical survey. It was hoped this would provide an appropriate level of certainty. It was suggested that this could be done through the imposition of the proposed additional conditions set out in the Update Sheet.

The agent for the applicant addressed the committee and spoke in support of the application. The Committee was advised that:

- The principle of quarrying and restoring the site had already been established.
- The applicant currently carried out topographical surveys on an annual basis.
- The applicant had submitted a geo-technical assessment that satisfactorily demonstrated that the previously approved and currently proposed extraction boundaries were not be likely to lead to any slope failure beyond the site boundary.

**Resolved:** The planning permission be **granted** subject to the conditions set out in the report to the Committee.

- 11. Chorley Borough: Application Number. LCC/2016/0037  
Proposed new three form entry primary school for pupils aged 4-7 including single storey building, car parking area, hard surface play area, grass playing pitch and 1.5m and 2.4m high perimeter fencing. Trinity CE Methodist Primary School, Brookwood Way, Buckshaw**

## **Village, Chorley.**

A report was presented on an application for a proposed new three form entry primary school for pupils ages 4-7 including single storey building, car parking area, hard surface play area, grass playing pitch and 1.5m and 2.4m high perimeter fencing at Trinity CE Methodist Primary School, Brookwood Way, Buckshaw Village, Chorley.

The report included the views of the County Council's Specialist Advisor (Ecology), Sport England, Natural England, the County Council's Specialist Advisor (Landscape), the LCC Lead Local Flood Authority, the County Council's Developer Support (Highways) and details of one letter of representation received.

The Committee visited the site on the 8 July 2016.

The Development Management Officer presented a PowerPoint presentation which included an aerial photograph of the site and the nearest residential properties. The Committee was also shown photographs of the site from various viewpoints and an illustration of the site layout plan and the proposed buildings.

The officer reported orally that in response to issues raised by Members at the site visit, the applicant had submitted a plan showing an indicative location and design of a drop off area for parents at the front of the school facing Brookwood Way.

The Committee was advised that the drawing was indicative of the type of drop off facility that could be provided. It was considered that a condition should be imposed to require a plan to be submitted for approval showing the design of the drop off area as follows:-

9. No development apart from ground contouring works necessary to provide a development platform shall take place until a scheme and programme showing the layout and design of a drop off area for parents has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall show the following:-
  - a) The layout of the drop off / pick up area including number of spaces to be provided.
  - b) Details of pedestrian access and segregation
  - c) Details of the design of the vehicular access to and egress from the drop off / pick up area to / from Brookwood Way

The drop off / pick up area shall be constructed in accordance with the approved scheme and programme and made available for use prior to the school being brought into use.

*Reason: In the interests of highway safety and to conform with Policy 3 of the Central Lancashire Core Strategy*

It was proposed that Part a) of condition 6 could be deleted as it would be superseded by condition 9.

Officers responded to questions raised by the Members with regard to the drop off zone, the adjacent biological heritage site, the School Travel Plan and additional road safety measures.

Officers advised that traffic regulation orders relating to parking controls and pedestrian safety measures could not be imposed by way of a planning condition. However, a condition could be imposed requiring the relevant statutory bodies to be consulted on any proposed safety measures, the subject of a traffic regulation order.

Following further debate, it was Moved and Seconded that:

"Planning permission be granted subject to inclusion of condition 9 above and an additional condition as follows:

The school building shall not be occupied until statutory consultation upon a proposal to make a traffic regulation order relating to parking controls and pedestrian safety measures on Brookwood Way has been completed.

On being put to the vote the Motion was Carried.

The additional condition is set out in full below for completeness:

10. The school building shall not be occupied until statutory consultation upon a proposal to make a traffic regulation order relating to parking controls and pedestrian safety measures on Brookwood Way has been completed.

*Reason: In the interests of highway safety and conform with Policy 3 of the Central Lancashire Core Strategy.*

**Resolved:** That planning permission be **Granted** subject to the conditions set out in the report to the Committee and the additional conditions as set out above.

12. **Chorley Borough: Application Number LCC/2016/0039**  
**Single storey extension to provide 3 additional classrooms, a studio, a staff room, a new visitor reception and lobby area, storage space, two cloakroom/ toilet areas for the teaching areas and circulation corridors, a relocated and smaller 17 space car park with associated lighting columns, conversion of the existing grassed playing field into an all-weather pitch with 3.6m high weld mesh fencing, and revised junior playground area and extended infant playground area. St. Georges Primary School, Carr Lane, Chorley.**

A report was presented on an application for a single storey extension to provide 3 additional classrooms, a studio, a staff room, a new visitor reception and lobby area, storage space, two cloakroom/ toilet areas for the teaching areas and circulation corridors, a relocated and smaller 17 space car park with associated lighting columns, conversion of the existing grassed playing field into an all-weather pitch with 3.6m high weld mesh fencing, and revised junior playground area and extended infant playground area at St. Georges Primary School, Carr Lane, Chorley.

The report included the views of the County Council's Highways Development Control, the Coal Authority, Sport England, the County Council's Specialist Advisors (Lighting, Landscape & Ecology) and details of two letters of representation received.

The Development Management Officer presented a PowerPoint presentation which included an aerial photograph of the site and the nearest residential properties. The Committee was also shown photographs of the access road and the site from various viewpoints and an illustration of the site layout plan and the proposed buildings.

The Officer reported orally that Sport England had now withdrawn their objection to the proposal and therefore condition 3 could be deleted and replaced with the following condition:

The all-weather pitch shall be constructed in accordance with drawing L102 – General External Works Proposals – Synthetic Grass Pitch and Car Parking and drawing L105 Detailed External Works Proposals – Synthetic Grass Pitch.

*Reason: To provide good quality school outdoor open space and sport and recreational facilities, and to protect the visual amenities of the area, and to conform with Policies BNE1 and HW2 of the Chorley Local Plan 2012-2026 Site Allocations and Development Management Policies Development Plan Document, and Policies 14 and 24 of the Central Lancashire Adopted Core Strategy Local Development Framework.*

**Resolved:** That planning permission be **Granted** subject to the conditions set out in the report to the Committee and subject to the replacement of condition 3 with the condition set out above.

**13. Preston City: Application number. LCC/2016/0046  
Development of new highways including Preston Western  
Distributor, Cottam Link Road and East West Link Road.**

A report was presented on an application for a Development of new highways including Preston Western Distributor, Cottam Link Road and East West Link Road. The proposals included a new motorway junction to the M55 together with temporary soil storage and contractor areas, cycle track alongside all highways, water attenuation ponds, diversion/stopping up of public rights of way,

landscaping and ecology mitigation areas, construction of two bridges, two viaducts, two underpasses and a cattle creep on land in Lea, Cottam and Bartle and to the west and north of the existing built up area of Preston.

The Development Management Officer advised that the new highways would be a major piece of strategic transport infrastructure which would inevitably have some impacts on the local environment. In order to appreciate the location and design of the proposed routes as well as the local environmental impact, it was considered that Members should visit the route of the proposed highways before considering the planning application.

**Resolved:** That the Development Control Committee visits the route of the proposed highways before determining the applications.

**14. Planning Applications determined by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation.**

It was reported that since the last meeting of the committee, five planning applications had been granted planning permission by the Head of Service Planning and Environment in accordance with the County Council's Scheme of Delegation.

**Resolved:** That the report be noted.

**15. Urgent Business**

There were no items of urgent business.

**16. Date of Next Meeting and timetable of meetings for 2016/17**

**Resolved:** That the scheduled of meetings for 2016/17 be noted.

**17. Update Sheet**

The Update Sheet contained information that was not available when the agenda was dispatched.

I Young  
Director of Governance, Finance  
and Public Services

County Hall  
Preston



# Agenda Item 4

## Development Control Committee

Meeting to be held on 7 September 2016

Electoral Division affected: Chorley Rural East, Chorley West
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### **Chorley Borough: application number LCC/2016/0059**

**Extension to the area of phased extraction of sand, gravel and clay, followed by infilling with inert waste for restoration purposes back to agriculture, woodland, and nature conservation including a 5m high screen bund at Sandons Farm, Sandy Lane, Adlington, Chorley**

Contact for further information:

Robert Hope, 01772 534159

[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

### **Executive Summary**

Application – Extension to the area of phased extraction of sand, gravel and clay, followed by infilling with inert waste for restoration purposes back to agriculture, woodland, and nature conservation including a 5m high screen bund at Sandons Farm, Sandy Lane, Adlington, Chorley.

### **Recommendation – Summary**

That the Development Control Committee visits the site before determining the application.

### **Applicant's Proposal**

The application is for an extension of the sand extraction area within the south eastern area of the existing quarry. The existing quarry covers an area of approximately 11ha. The proposed extension would provide for the extraction of approximately 80,000m<sup>3</sup> of sand, gravel and clay to a maximum depth of approximately 10m below existing ground levels.

An estimated 30,000 tonnes of the extracted mineral would be clay, which would be used to line the site prior to the proposed importation of approximately 75,000m<sup>3</sup> of construction, demolition and excavation waste and soil forming material. It is proposed to restore the void along with the restoration of the existing quarry.

Permission is currently in place at the existing site until 2020. The applicant anticipates that the extension would release approximately 2 years additional supply of sand, would provide 12 months of additional restoration works and that the site restoration would still be completed within the existing permitted time period.

The extension land is contained within the original red line boundary of the existing quarry site (09/05/0018) and falls within an approved restoration and planting plan area. The restoration and afteruse for the site would be meadow/species rich grassland and woodland.

### **Description and Location of Site**

The proposed development area covers approximately 2.1 hectares within the existing Sandons Sand Quarry site. The site is located off Sandy Lane in Adlington approximately 4km south of Chorley town centre and is accessed via a concrete haul road taken from the A5106 Wigan Lane. The nearest residential properties are located approximately 50m from the closest edge of the proposed extended extraction area and 30m from proposed screening bunds.

The quarry and proposed extension area are located within the Green Belt. Footpaths numbers 11 and 12 run along the southern and eastern boundaries of the site.

### **Background**

#### History

Two planning applications were initially submitted for the existing quarry site. The first for the phased extraction of sand and gravel followed by infilling of inert waste for restoration purposes back to agriculture (ref 09/05/0018) and the second for the phased extraction of sand and gravel followed by low level restoration without landfilling (ref 09/06/0867). Both were refused planning permission by Lancashire County Council's Development Control Committee. However, planning permission was granted on appeal by the Planning Inspectorate in December 2008 following a public inquiry. The applicant implemented planning permission 09/05/0018 and operations commenced in June 2008.

On 17 April 2013 planning permission was granted to allow for the sorting, treating, crushing and screening of imported construction, demolition and excavated soil/waste with re-usable/recyclable material exported off-site and the remainder for use in the restoration of the quarry (ref. 09/13/0133).

On 20 May 2015 planning permission was granted for a northerly extension to the area of phased extraction of sand and gravel and infilling with inert waste for restoration purposes, back to agriculture and conservation (ref. LCC/2015/0014).

### **Advice**

Sandons Farm Quarry is a substantial sand quarry and inert landfill site. The current application would result in an extension of the site closer to neighbouring residential properties from a previously approved distance of approximately 100m to 50m. Consequently, it is considered that a site visit would provide the Committee with a clearer understanding of the development proposal, any issues raised, and the relationship of the site to the surrounding area before the application is determined.



## **Recommendation**

That the Development Control Committee visits the site before determining the application.

## **Local Government (Access to Information) Act 1985**

### **List of Background Papers**

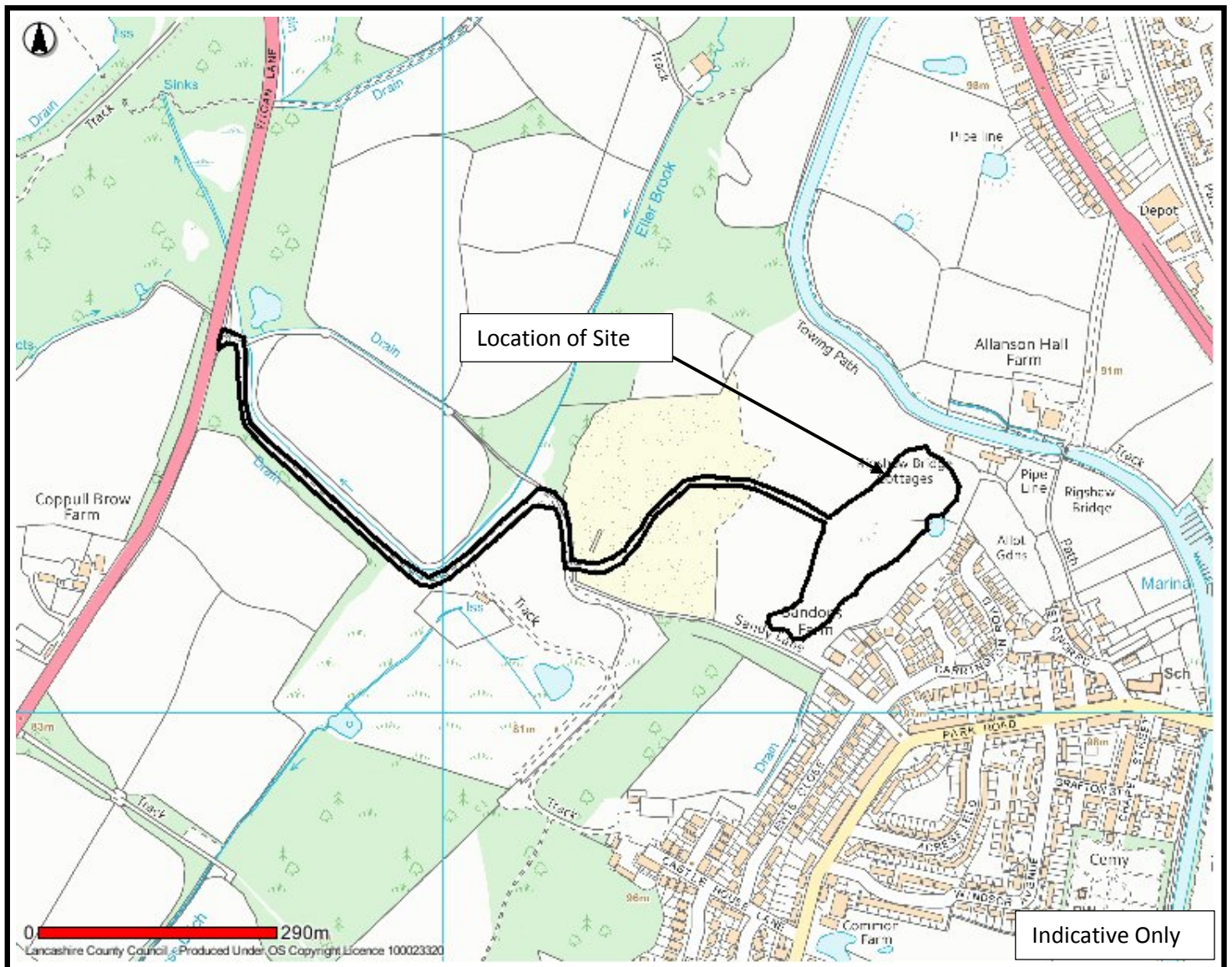
<b>Paper</b>	<b>Date</b>	<b>Contact / Ext</b>
LCC/2016/0059	Aug 2016	R Hope/34159

Reason for Inclusion in Part II, if appropriate

N/A



**APPLICATION LCC/2016/0059 EXTENSION TO THE AREA OF PHASED EXTRACTION OF SAND, GRAVEL AND CLAY, INFILLING WITH INERT WASTE FOR RESTORATION PURPOSES, BACK TO AGRICULTURE, WOODLAND, AND NATURE CONSERVATION INCLUDING A 5M HIGH SCREEN BUND LAND AT SANDONS FARM, SANDY LANE, ADLINGTON, CHORLEY**



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# Agenda Item 5

## Development Control Committee

Meeting to be held on 7th September 2016

Electoral Division affected: Preston North East
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**Preston City: Application number LCC/2016/0050**  
**Single storey modular unit extension to existing modular unit, nursery school.**  
**Little Acorns pre-school, c/o Kennington Primary School, Kennington Road,**  
**Preston.**

Contact for further information:  
Faiyaz Laly, 01772 538810  
[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

### Executive Summary

Application - Single storey modular unit extension to existing modular unit nursery school. Little Acorns pre-school, c/o Kennington Primary School, Kennington Road, Preston.

### Recommendation - Summary

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

### Applicant's Proposal

Planning permission is sought for a single storey extension to an existing modular unit located at Kennington Primary School. The proposed extension is for the existing Little Acorns Pre-School Nursery which has been operating at the school since 2000. The existing modular building is formed by three modular units joined together, with a flat roof. The rear elevation of the existing modular building, facing the playing fields has retained the original painted flat panels whilst the other three sides have been cladded with stained vertical timber boarding.

The proposed extension would measure approximately 11.95m x 3.60m with a maximum height of 2.92m. The proposed development would be located to the rear elevation of the existing modular building and would provide an additional 42m<sup>2</sup> of floor space at the nursery. The external elevations of the proposed extension would be made from ivory plastisol coated steel panels, grey flat membrane roof and white UPVC windows.

### Description and Location of Site

Kennington Primary School is located off Kennington Road in a primarily residential area, 2.4km north of Preston town centre. The proposed site is surrounded by

residential properties with the closest being located approximately 50m to the east on Beechway. Kennington Road is a one-way road located along the front (southern) boundary of the school whilst Beechway is single two way road located east of the proposed extension site. The proposed extension would be located on a small grassed area utilised by the nursery away from the school playing field.

## **Background**

The site is an established educational facility.

Planning permission was granted in October 2000 for a single storey mobile unit to provide an after school club to include toilets, cloaks and storeroom. (06/00/0607)

Planning permission was granted in August 2003 for a proposed single storey extension. (06/03/0530)

Planning permission was granted in February 2007 for a new single storey pitched roof office extension and new linked entrance new vehicular access and extend and alter car park for the provision of 10 car parking spaces and 2 disabled spaces and the relocation of the existing pond. (06/06/1173)

Planning permission was granted in October 2012 for the erection of a canopy. (06/12/0711)

## **Planning Policy**

National Planning Policy Framework (NPPF)

Paragraphs 6 - 17, 56 - 68 and 72 - 73 of the NPPF are relevant with regard to the definition of sustainability, purposes of the planning system, need for good design and the need for additional school places.

Central Lancashire Core Strategy

Policy 14 - Education

Policy 17 - Design of New Buildings

Preston Local Plan

Policy EN8 - Development and Heritage Assets

Policy EN9 - Design of New Development

## **Consultations**

Preston City Council - No objection to proposal, but it should be noted that Historic England are considering including Kennington Primary School within the Statutory List of Buildings of Special Architectural or Historic Interest. Should the school be included within the List and the modular building be installed subsequent to this listing, Listed Building Consent for the development would also be required.

LCC Highways Development Control - No objection - the increased numbers attending the school as a result of this expansion should not impact significantly on the highway network in terms of vehicle movements.

Historic England - No observations to make.

Representations - The application has been advertised by site notice and neighbouring residents informed by individual letter. Three representations have been received objecting to the proposal for the following summarised reasons:

- Staff from the school park all day on residential streets making it difficult for carers and emergency services to access houses when required.
- Due to amount of vehicles using the road, resident's cars are being damaged.
- The surrounding streets cannot accommodate parking for more people.

### **Advice**

Little Acorns Pre-School currently provides nursery facilities for children aged 2-5 years old within a modular building located at the rear of Kennington Primary School. The nursery site is located in a well established residential area, where the majority of children can walk to the school and nursery. There has been an increase in demand for places in the nursery which has resulted in the need for further floor space for a rest area for children to sleep in. The proposed development would provide an additional 42m<sup>2</sup> of floor space but would only increase the capacity of the nursery by three children at any one time (a maximum capacity of 18 children)

The National Planning Policy Framework (NPPF) states (paragraph 72) that great importance is attached to ensuring that a sufficient choice of school places is available to meet the needs of existing communities, giving great weight to the need to create, expand and alter schools to do so. Policy 14 of the Central Lancashire Core Strategy seeks to work in partnership with the education authority in any modernisation programme or new construction and to enable educational facilities to be built in locations where they are accessible by the communities they serve. Due to the need for the nursery accommodation in the surrounding area the proposed development would accord with these policies.

Policy EN9 of the Preston Local Plan requires that applications will be approved where they take the opportunity to make a positive contribution to the character and local distinctiveness of the area through high quality design that responds to its context. The proposed extension would be single storey and would not exceed the height of the adjacent nursery buildings.

The proposed extension would be small in scale and would be built from materials and to a design which is acceptable in terms of the existing modular building to which it would be attached. Whilst the new development would increase the scale and massing of the nursery building, due to the small scale of the development compared to the large size of the school grounds, it is considered that the proposal would not have a detrimental effect on the nearest neighbouring residential properties which are located approximately 50m away.

Three representations have been received relating to parking and traffic issues on Beechway. LCC Highways Development Control have raised no objection to the development as they do not consider that the extension would have a detrimental impact on the surrounding highway network. Whilst it is recognised that there may be existing on street parking associated with the nursery, the proposed extension would only result in an additional three places at the nursery and therefore would not lead to a significant increase in on street parking. The applicant has stated there would be no increase in staff numbers due to the proposed development.

Preston City Council have raised no objection to the proposed development but state that Historic England are considering including Kennington Primary School within the Statutory List of Buildings of Special Architectural or Historic Interest. Policy EN8 of the Preston Local Plan states that proposals affecting a heritage asset or its setting will be permitted where they have consideration for the scale, layout and appearance of the heritage asset. The proposed development is a small scale single storey modular extension and would be built from materials and to a design reflective of the existing modular building to which it would be attached. The proposed building would be located to the rear of the school away from the main school building and therefore would not detract from the design or impact on its architectural merits. Historic England have no comments to make on the application. It is therefore considered that the proposal is acceptable in terms of the impact on heritage assets and complies with the policies of the NPPF and the Development Plan.

In view of the nature, design and location 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 in accordance with the following documents:
  - a) The Planning Application received by the County Planning Authority on 19th August 2016.
  - b) Submitted Plans and documents:

Drawing No - 1474.1 - Proposed Site Plan / Block Plan

Drawing No - 17008 - Extension Building to Pre-School Open Plan Unit



*Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy EN9 of the Preston Local Plan.*

## **Notes**

The applicant's attention is drawn to the requirements of the Equality Act 2010 and the British Standards Institution Code of Practice for Design of Buildings and their approaches to meet the needs of Disabled People (BS8300:2009). The design of the building will also need to comply with Part M of the Building Regulations 2010. In the case of educational buildings, the applicant's attention is drawn to the Special Educational Needs and Disability Act 2001 and the guidance prepared by the Department of Education and Skills Building Bulletin 91 (Access for the Disabled to School Buildings) and Building Bulletin 94 (Inclusive School Design).

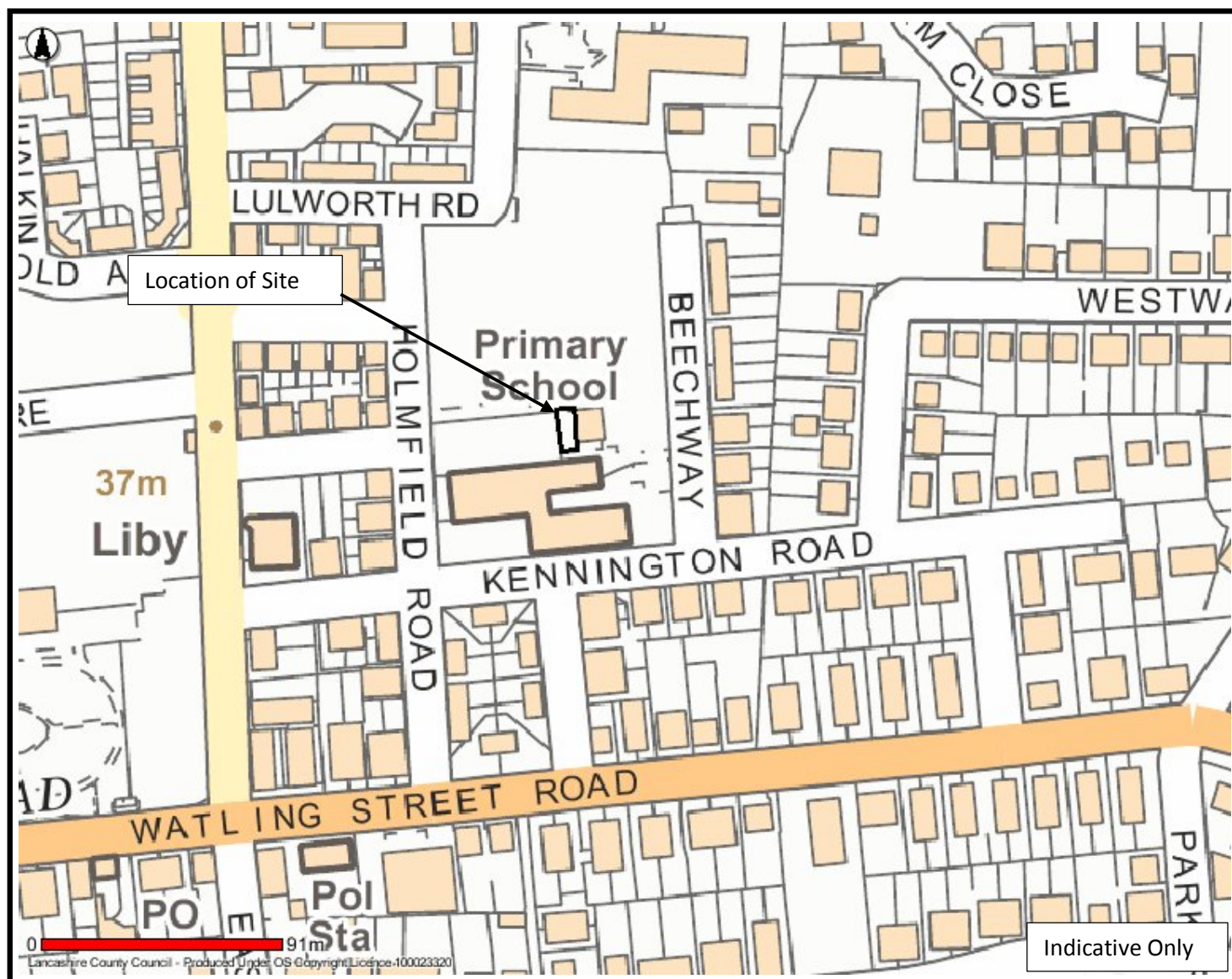
## **Local Government (Access to Information) Act 1985 List of Background Papers**

Paper	Date	Contact/Directorate/Ext
LCC/2016/0050 Environment / 01772 538810	August 2016	Faiyaz Laly / Planning and

Reason for Inclusion in Part II, if appropriate  
N/A



**APPLICATION LCC/2016/0050 SINGLE STOREY MODULAR UNIT EXTENSION TO EXISTING MODULAR UNIT NURSERY SCHOOL. LITTLE ACORNS PRE-SCHOOL, C/O KENNINGTON PRIMARY SCHOOL, KENNINGTON ROAD, PRESTON.**



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# Agenda Item 6

## Development Control Committee

Meeting to be held on 7 September 2016

Electoral Division Affected: All
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### Planning applications determined 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

Planning applications determined 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 13 July 2016, the following planning applications have been granted planning permission by the Head of Planning and Environment in accordance with the County Council's Scheme of Delegation.

#### Wyre

Application: No. LCC/2016/0047  
St Hilda's C E School, Bispham Road, Poulton-Le-Fylde  
Installation of a canopy to rear of school

#### Lancaster City

Application: No. LCC/2016/0040  
Trumacar Nursery and Community Primary School, Combermere Road, Higher Heysham, Morecambe  
Variation of condition 7 of permission LCC/2015/0090 to allow the retention of part of the haul road

#### Preston

Application: No. LCC/2016/0048  
Lea Endowed C of E Primary School, Lea Road, Lea, Preston  
Erection of a canopy

Application: No. LCC/2016/0045

Fishwick Primary School, Dowing Street, Preston  
Erection of 2.4m high security fencing to part of the school boundary

Application: No. LCC/2016/0044  
Cottam County Primary School, Haydocks Lane, Preston  
Erection of a modular building to accommodate the pre-school nursery

Application: No. LCC/2016/0043  
Ingol County Primary School, Whitby Avenue, Preston  
Erection of a covered canopy with roller shutters to the eastern elevation of the school

### **South Ribble**

Application: No. LCC/2016/0049  
Leyland Methodist Junior School, Canberra Road, Leyland  
Removal of existing steel containers and erect a new timber clad shed

### **Pendle Borough**

Application: No. LCC/2016/0033  
Pendle View Special Primary School, Gib Field Road, Colne  
Single storey extension to provide additional teaching accommodation and extension of the existing car park

### **Recommendation**

That the report be noted.

### **Local Government (Access to Information) Act 1985**

#### **List of Background Papers**

Paper

Contact/ /Ext

Susan Hurst, Ext: 34181

LCC/2016/0047	LCC/2015/0045
LCC/2015/0040	LCC/2016/0044
LCC/2016/0043	LCC/2016/0049
LCC/2016/0033	LCC/2016/0048