

## Lancashire County Council

### Development Control Committee

**Minutes of the Meeting held on Wednesday, 13th December, 2017 at 10.00 am in Committee Room 'B' (The Diamond Jubilee Room) - County Hall, Preston**

#### **Present:**

County Councillor Barrie Yates (Chair)

#### **County Councillors**

M Barron	S Holgate
S Clarke	J Marsh
J Eaton	J Parr
K Ellard	M Pattison
D Foxcroft	A Schofield
P Hayhurst	

County Councillors J Eaton and J Parr replaced County Councillors P Rigby and M Dad on the Committee respectively.

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

None received.

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

County Councillor P Hayhurst declared a non pecuniary interest in agenda item 4 as a member of Fylde Borough Council. He also declared a non pecuniary interest in agenda item 5 as a member of Fylde Borough Council and as the County Councillor for the area concerned.

#### **3. Minutes of the last meeting held on 25 October 2017**

In response to a question raised in respect of item 5 of the Minutes, the Development Management Officer advised that the applicant had until 1 May 2018 before the current planning permission expired.

**Resolved:** That the Minutes of the meeting held on 25 October 2017, be confirmed and signed by the Chair of the Committee.

#### **4. Fylde Borough Council: application number. LCC/2014/0096NM1 Non material amendment of permission LCC/2014/0096 to allow up to a maximum of nine single convoy deliveries or removals to be carried out outside the hours specified in condition 19 provided they**

**are carried out only in relation to works phases c), d), e) or f) as set out in planning condition 3.  
Preston New Road Exploration site near Kirkham**

A report was presented on a non-material amendment to planning application LCC/2014/0096.

The report included the views of the Fylde Borough Council, the County Council's Highways Development Control, Lancashire Constabulary, Westby with Plumpton's Parish Council, Medlar-with-Wesham Town Council and 106 letters of representation. The report also included the views of Friends of the Earth and County Councillors Oades and Dowding.

The Development Management Officer presented a PowerPoint presentation showing an aerial photograph of the site and the nearest residential properties. The Committee was also shown photographs of the site and evidence of protester activity on the access road.

The Officer reported orally that since the publication of the committee report, four additional letters of support had been submitted raising the following issues:-

- The protests disrupt the routines of local people and businesses
- Preston New Road is regularly fully or partially blocked. This has caused delays to visitors, local residents, businesses and even the emergency services. The additional hours would be an easy solution to an increasing problem.
- The noise from the night time traffic movements will just be part of the general traffic noise in the area and the night time deliveries are preferable as they will cause less disruption to local commuters at peak times.

The Officer also reported that the applicant had submitted an email from the North West Ambulance Service to the Police which confirmed that on at least 2 occasions, ambulances had been unable to get to emergencies in Wrea Green and therefore had to return to the M55 and go via junction 3. The email also confirmed that there had also been occasions where patient transport vehicles have had to collect or take home patients by a longer route due to the A583 being closed.

The Officer advised that it was proposed to amend the third bullet point of Condition 19b so that it reads 'No more than 30 HGVs shall enter the site and no more than 30 HGVs shall leave the site in any one period between 18.30 and 07.30 hours'.

Four members of the public including a representative of Friends of the Earth addressed the Committee. They reiterated the objections set out in the committee report in relation to the increase in night time noise levels, light pollution levels and the impact on local residents. They also raised the following issues:

- The proposal is not non material as it has significant implications for local residents and the highway network.
- The proposal should be the subject of an environmental impact assessment.
- The application is an example of incremental changes to the permission which should not be allowed; the applicant should not be allowed to amend this key condition set by the Planning Inspector or in any way dilute the effectiveness of the conditions.
- There have been many changes, the Traffic Management Plan is now on version 11.
- The extended hours would not necessarily mean an end to protestor activity and associated road closures.
- Undertaking operations at night would increase the risk of accidents.
- More information should be sought in relation to whether the permitted Lmax noise levels have been breached.
- No new issues to justify the change, protestor activity was entirely foreseeable.
- Businesses supporting this application are not particularly local.
- It's bad enough having this operation locally without it being 24/7.
- Cuadrilla and the police should not be allowed to interpret the conditions.

The Committee was urged to refuse the proposed amendment.

The applicant addressed the Committee and spoke in support of the proposal. It was maintained that the proposal would help prevent closures and other disruption to the A583. The proposal therefore had considerable support from the local business community and from a number of local residents. It was also felt that the proposal was unlikely to generate such an impact on neighbouring properties given the scale of the proposal. The proposal would also mean that the police were involved in the delivery operation for a much shorter period of time. Night deliveries would only be made if absolutely necessary.

Officers responded to concerns raised by the Committee with regard to the non material amendment, the recent protester activity, traffic issues, noise levels and the potential detrimental impact on local residents.

Following lengthy debate it was:

**Resolved:** That subject to the inclusion of the amendment to 19b as reported above, that the non material amendment to condition 19 of planning permission LCC/2014/0096 be approved and that condition 19 is reworded as set out in the report to the Committee.

5. **Fylde Borough: application number. LCC/2014/101  
Development of a site for drilling up to four exploratory wells, hydraulic fracturing of the wells, testing for hydrocarbons, abandonment of the wells and restoration, including provision of access roads and improvement of accesses onto the highway,**

**security fencing, lighting and other uses ancillary to the exploration activities, including the construction of a pipeline and a connection to the gas grid network and associated infrastructure.**

**Land west, north and east of Roseacre Wood and between Roseacre Road, Roseacre and Inskip Road, Wharles.**

**Report to determine the need for a site visit in respect of additional information received on revised access routes.**

A report was presented on a proposal to visit the revised access routes with regard to the proposed Roseacre Wood exploration well site.

The Committee was informed that a report detailing the planning and highways implications of the revised access routes including the results of the consultation exercise, would be reported to the next meeting of the Development Control Committee on 24<sup>th</sup> January 2018. The conclusions of the Committee after considering that report would form the basis of any evidence presented by the County Council to the reopened public inquiry.

The Development Management Officer advised that a site visit would provide the Committee with a clearer understanding of revised access routes. It was therefore proposed that the Committee should visit the site and the proposed access roads prior to considering the proposal at the next meeting on the 24 January, 2018.

**Resolved:** That the Development Control Committee visit the site and the proposed access routes prior to considering the proposal at the next meeting on the 24 January 2018.

**6. West Lancashire Borough: Application number LCC/2017/0060 Retrospective application for the siting of an enclosure to house a 300kW biomass boiler with a 5.8m high exhaust stack and the provision of an associated fuel silo and ash bin. City Centre Commercials, Tower House, Simonswood Industrial Estate, Stopgate Lane, Simonswood, Kirkby**

A report was presented on a retrospective application for an enclosure to house a 300kW biomass boiler with a 5.8m high exhaust stack and the provision of an associated fuel silo and ash bin at City Centre Commercials, Tower House, Simonswood Industrial Estate, Stopgate Lane, Simonswood, Kirkby.

The report included the views of West Lancashire Borough Council, Knowsley Metropolitan Borough Council and the County Council's Highways Development Control. It was noted that no letters of representation had been received.

The Development Management Officer presented a PowerPoint presentation showing an aerial photograph of the site and the nearest residential properties. The Committee was also shown photographs of the enclosure and the plant.

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

**7. West Lancashire Borough: Application Number. LCC/2017/0078  
Retrospective planning application for the erection of two sections  
of fencing and gate. West Lancashire Community High School,  
School Lane, Skelmersdale**

A report was presented on a retrospective application for the erection of two sections of fencing and gate at West Lancashire Community High School, School Lane, Skelmersdale.

The report included the views of West Lancashire Borough Council, the County Council's Highways Development Control and details of one letter of representation received.

The Development Management Officer presented a PowerPoint presentation showing an aerial photograph of the site and the nearest residential properties. The Committee was also shown photographs of the fencing and gate.

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

**8. 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 on 25 October 2017, nine 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.

**9. Urgent Business**

There were no items of urgent business

**10. Date of Next Meeting**

**Resolved:** That the next meeting of the Committee be held on Wednesday 24 January 2018.

L Sales  
Director of Corporate Services

County Hall

Preston