

Development Control Committee - 7th October 2020

Update Sheet

Item 6. Application LCC/2020/0042 – Land opposite 107 - 119 Moor Road, Croston

Applicant's Proposals

When the report was written, the applicant had verbally agreed to make a number of changes to the application to meet some of the objections from residents. A plan has now been submitted to formalise these changes which include reduction in width of the access to 5.5 metres and removal of the pavements along the site frontage.

Representations

Since the report was finalised a further representation has been received from a resident of Moor Road.

The resident states that he has made numerous requests for face to face meetings with LCC staff from planning and highways and from United Utilities to discuss a better option for the access than is proposed particularly re: use of the existing field access. This would negate the need to remove the hedgerow. Planning officers have listened to the residents' concerns but have not agreed to a meeting or required the application to be modified in a way with addresses the issues raised. The residents have not yet had an opportunity to see any modified drawings and without an opportunity to express their views, the resident does not see how the application can be considered. The resident would like proof that these comments have been made available to the Committee members.

Advice

The residents comments should be noted but are addressed at length in the report.

Conditions:

To reflect the amended access layout plan the following changes to the conditions are required:-

Condition 2 b – Replace drawing PC1036-RH-PD-H1-DR-D-0102 Site Access Plan with Drawing PC1036-RH-PD-H1-DR-D-1050 Rev P14 – General Arrangement.

Condition 7 – Replace with the following condition:

7. The access from Moor Road shall be constructed in the position and to the dimensions shown on Drawing no. PC1036-RHD-PD-H1-DR-D-1050 Rev P14 – General Arrangement.

Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 15metres into the site from the boundary of the public highway shall be paved in tarmacadam, concrete or other approved materials.

Reason: In the interests of highway safety and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

9. Insert additional part d) The design and materials for the gates across the access into the site.

Written submissions

As a result of the Covid-19 outbreak, members of the public who have formally requested to speak at the committee meeting and who meet the criteria, have been invited to give their views in the form of a written statement to be read out in full by officers at the meeting.

The written statements in respect of Items 5 and 6 are set out at Annex A and B respectively.

Item 5 – Fogg's Farm – Applicant statement

We are a family business set up near Garstang in 1996. We make innovative products for dairy farming which recycle and minimise waste; reduce costs and increase profit; and improve animal health and welfare. Our products are;

- EnviroBed - the first animal bedding made from recycled waste paper;
- OptiSile” – an inoculant to improve silage; and
- SlurryBugs” - an inoculant to improve slurry

We support 162 farmers in Lancashire and use many local companies for supplies and services. We employ a skilled local workforce, and support training and apprenticeships with Myerscough college and graduate research at Lancaster University.

We have grown incrementally from our head office at Barton opened in 2003, with firstly, an adjacent laboratory research and production facility in 2012 and secondly, the animal bedding facility at Fogg's Farm in 2017. We have operated like this for three years but have now reached the point where split-site production cannot be sustained and our initial investment at Fogg's Farm cannot meet customer expectations

This planning application to improve the facility at Fogg's Farm therefore has two purposes;

- 1) To remove the need for several vehicle journeys per day between our sites by relocating laboratory research, quality control and production to Fogg's Farm.
- 2) To provide space and facilities to improve the efficiency and quality of the animal bedding production process

The application does not increase our animal bedding production capacity. It simply means the product can be made, stored, packaged and dispatched more quickly, efficiently and to a higher standard, to meet customer timescales and quality expectations.

We hoped that the previous planning permission for our second phase of investment at Fogg's Farm would be adequate but the equipment we need to install means a 10 metre longer and 1 metre taller building is needed.

We have supplied evidence to demonstrate the need for development and its substantial economic, social and environmental benefits in the public interest. We have demonstrated that there is no adverse traffic impact and no alternative options

available to us outside the AONB. Whilst we very much want to stay in Lancashire, we would be forced to relocate to Deeside if we cannot develop at Fogg's Farm.

We have also minimised the scale of development as far as possible following officer advice and have mitigated its impact by using traditional materials, colours and extensive landscaping which screens views from all directions and the nearby public footpath.

We believe there are exceptional circumstances to justify our application in the AONB and NPPF and Wyre Local Plan policy tests are met.

We hope you are able to support the proposal and our continued development and investment in Lancashire.

Item 6 – Moor Road - Statement by local resident

I understand that such a development is needed but the application submitted is not acceptable at this time, this may be able to be resolved by adding conditions to the application. I wish to point out, what I believe to be, problems with the application.

First of all the habitat report submitted has not made accurate recommendations based on the construction work to be undertaken on the site as the report mentions several times 'The future plans at the site is currently unknown' this, in my opinion, means an accurate habitat survey has not been undertaken as the recommendations in the report do not necessarily apply to the development work proposed. Further recommendations may need to be made due to the nature of works to be undertaken. I would also like to refer to section 3.3.5 of the report, this area of the report is about the presence of foxes/badgers/rabbits. The report states 'no badger, fox or rabbit holes were recorded on the site however some areas were not accessible due to the presence of dense scrub vegetation; it is therefore possible that mammal holes and/or evidence are present'. This, I believe, makes that area of the report inaccurate and not suitable to base decisions on.

Next, I wish to raise my concerns about the proposed footpath running adjacent to the site. This was requested by LCC highways. I think the path is unacceptable and was not properly thought through by LCC highways. The footpath will end on a bend where it is unsafe to cross. Therefore, the path will not be used or will be used but will put the users in danger when they reach the end. In the interests of safety, the footpath must not be allowed to be constructed.

In addition, I would like to raise concerns about the disruption to residents. No work whatsoever shall be carried out at weekends due to the excessive noise that the construction will generate. I also request that work should only be carried out between the hours of 9 and 5:30 on weekdays for the same reason. The site is situated in a rural area with very little light pollution; therefore no flood lights should be permitted on site to minimize the light pollution and disturbance to nearby properties.

Finally, I would like to request that any gates that will be permanently situated on site should be a standard field gate and not anything else to fit in to the rural street scene of the area.

To conclude, unless all the issues mentioned above can be dealt with by the means of adding conditions to the application I think, and so should the members of the committee, that the application should be refused.