

Lancashire County Council

Development Control Committee

Minutes of the Meeting held on Wednesday, 27th April, 2022 at 10.30 am in Cabinet Room 'B' - The Diamond Jubilee Room, County Hall, Preston

Present:

County Councillor Matthew Maxwell-Scott (Chair)

County Councillors

P Rigby	M Pattison
L Cox	J Potter
M Dad BEM JP	E Pope
A Kay	B Yates
G Mirfin	S Clarke

1. Apologies for absence

Apologies were received from County Councillor Khan.

2. Disclosure of Pecuniary and Non-Pecuniary Interests

No pecuniary or non-pecuniary interests were disclosed.

3. Minutes of the last meeting held on 2 March 2022

It was noted that the minutes should read 'County Councillor Maxwell-Scott declared a pecuniary and non-pecuniary interest in Item 8 as he was a Director of Lancashire County Developments Ltd Board'.

Resolved: That the minutes of the last meeting held on Wednesday 27 April be confirmed, noting the amendment above and signed by the Chair.

4. Update Sheet

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

5. West Lancashire Borough: application number LCC/2022/0003 Demolition of existing building and erection of purpose built building (and ancillary structures) to house high temperature treatment facility for the management of medical waste. Land at Tower House, Simonswood Industrial Estate, Stopgate Lane, Kirkby

A report was presented on an application for the demolition of the existing building, and erection of a purpose built building (and ancillary structures) to house a high temperature treatment facility for the management of medical waste on land at Tower House, Simonswood Industrial Estate, Stopgate Lane, Kirkby.

This was an application for a thermal treatment facility accepting hazardous and non-hazardous wastes from medical and health care establishments. The application was accompanied by an Environmental Statement as it fell within schedule 1 of the Environmental Impact Assessment Regulations 2017.

The Development Management Officer presented a Powerpoint presentation showing a map of the application site and nearest residential properties and a plan of the access road through the industrial estate, the proposed building and combustion plant.

The application had been subject to publicity by way of site and press notice, and local residents on Stopgate and Sidings Lane had been notified by letter. To date, over 1100 representations had been received, objecting to the application on grounds of health and air pollution and traffic. West Lancashire Borough Council and Knowsley Council had also raised objections to the application.

Although this development was relatively small in scale, it was for the management of hazardous wastes and, in view of the level of public representation, it was considered that members of the Committee should visit the site before considering the application. It was noted that the full report would possibly be considered at Committee's meeting in July, with the site visit potentially being scheduled for Monday 18th July.

County Councillor Mirfin asked if a briefing could be provided to Committee Members on the process for burning medical waste and what constituted medical waste, prior to the site visit taking place. It was explained that, although external briefings outside the planning process could not be provided, all the information required in order for Committee to make an informed decision would be contained within the full report which would be available 1 week prior to the Committee meeting in July.

Due to the unavailability of some Committee Members on Monday 18th July, it was noted that an alternative date for the site visit may need to be considered.

County Councillor Mirfin asked whether the report would contain examples of how medical waste was burned on other sites in Lancashire, for contextual purposes. Committee were informed that officers would ensure that all relevant information was provided in the full report, and that any contextual information would be included as required. It was important to note that each application needed to be considered on its individual merits.

Resolved: That the Committee visit the site before considering the proposal.

- 6. Preston City: application number LCC/2021/0059 Variation of condition 2 of permission LCC/2017/0019 to allow the continuation of mineral, landfill and waste transfer activities until 31 December 2029 with restoration by 31 December 2031. Bradleys Sand Pit, Lightfoot Green Lane, Fulwood, Preston**

A report was presented on an application for the variation of condition 2 of permission LCC/2017/0019, to allow the continuation of mineral, landfill and waste transfer activities until 31 December 2029 with restoration by 31 December 2031 at Bradleys Sand Pit, Lightfoot Green Lane, Fulwood, Preston.

Bradleys Sand Pit was a long standing sand and gravel quarry, landfill site and waste transfer station, the quarrying operations having commenced over 30 years ago. The operations at the site included mineral extraction, inert landfill and waste transfer and recycling.

The applicant had stated that the time extension was necessary, as the current permitted scheme had not been completed. In the western part of the site there remained in-situ sand to be worked and a significant area to infill and restore. The estimated quantity of sand to be quarried was c.30,000 tonnes with c.211,000 cubic metres of void space remaining to fill, which was anticipated would require a further eight years. In addition, the applicant continued to operate a waste transfer facility and to recycle inert waste materials into aggregates, which would continue to provide an important contribution to the aggregates market.

The report included the views of Preston City Council, Woodplumpton Parish Council, LCC Ecology Service, the Environment Agency and LCC Highways. Representations comprising of three letters of objection had been received, the details of which were provided in the report.

The Development Management Officer presented a Powerpoint presentation showing the site location plan, the present aerial view of the site showing the quarry, the nearest residential properties and areas used for waste processing and restored landfill, with a comparison to an aerial view of the site in 2017. A layout plan of the 125 dwelling residential development along Lightfoot Green Lane was also provided, together with photographs of the quarry access on Lightfoot Green Lane, areas of working within the site, the aggregate recycling facility, area of restored land on the eastern part of the site, the view along Lightfoot Green Lane towards the site entrance and the site entrance.

Committee's attention was drawn to the Update Sheet providing details of an amended recommendation and additional condition, following the applicant now proposing an agricultural and amenity after use for the site, and not the golf course after use that had originally been proposed. It was therefore no longer necessary to deal with the aftercare of the site through a Section 106 Agreement, which could be achieved through a planning condition.

The Chair asked what would happen if a further extension was requested and stated that local residents may be unhappy with this. It was reported that any extension would need to be considered at the time and that it was often unpredictable how long site operations would take. However, officers considered that residents' amenities had been protected adequately through the conditions proposed and it was noted that the applicant had put additional measures in place to ensure that mud and dust were not carried onto the highway network.

Resolved: That planning permission be **granted**, subject to:

(i) conditions controlling time limits, working programme, site operations, soils and overburden, safeguarding of watercourses and drainage, highway matters, hours of working, control of noise, dust, soil stripping in the proposed western extension area, ecological mitigation measures, restoration and monitoring, as set out in the Committee report.

(ii) The addition of Condition 37 to deal with the aftercare of the site, the details of which were provided on the Update Sheet.

**7. Ribble Valley Borough: application number LCC/2021/0004
Construction of a new wastewater treatment works, access track,
bridge, 3 no. culverts, outfall, partial demolition of existing works
and landscaping. Chipping Wastewater Treatment Works, Longridge
Road, Chipping, Preston**

A report was presented on an application for the construction of a new wastewater treatment works, access track, bridge, 3 culverts, outfall, partial demolition of existing works and landscaping at Chipping Wastewater Treatment Works, Longridge Road, Chipping, Preston.

A report in relation to a planning application ref: LCC/2021/0004, to construct a new wastewater treatment works at Chipping had been reported to the Development Control Committee at its meeting on 16 June 2021. This report had been provided at Appendix 'A'.

At the time of the June 2021 meeting, there had been an outstanding objection from the Environment Agency. The Environment Agency had had no objections to the principle of the development, but still had concerns about the modelling of the flood risks and the design of various parts of the development in terms of flooding issues. The Development Control Committee had therefore resolved to approve the application, subject to the Environment Agency confirming their satisfaction with flooding matters and associated design issues.

It was reported that, since the June 2021 meeting, the applicant had had continued discussions with the Environment Agency, in order to resolve their concerns about the assessment of flood risk. The flood risk model had now been updated and the Environment Agency now considered it was fit for purpose. However, the Environment Agency had stated that the development would only be acceptable if a planning condition was attached to any permission, requiring the development to be carried out in accordance with the Flood Risk Assessment and that compensatory flood storage be provided. Details of the condition requested were provided in the report.

The Development Management Officer presented a Powerpoint presentation showing a map of the application site, nearest residential properties, existing treatment works, location for new works, details of the applicants proposals and a diagram of the flood mitigation area.

Resolved: That planning permission be **granted**, subject to conditions controlling time limits, working programme, highway matters, site preparation and construction works, flood mitigation and landscaping and management, as set out in the Committee report.

**8. West Lancashire Borough: application number LCC/2021/0062
Change of use of site to storage of reclaimed material mounds as an extension to the existing waste transfer station. Tower House, Stopgate Lane, Simonswood**

It was noted that this item had been withdrawn.

9. 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 2 March 2022, eight 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.

10. Urgent Business

There were no items of Urgent Business.

11. Date of Next Meeting

Resolved: That the next meeting of the Committee be held on Wednesday 8 June 2022 at 10.30am in Committee Room B, County Hall, Preston.

L Sales
Director of Corporate Services

County Hall
Preston