

Development Control Committee

Meeting to be held on 20 July 2022

| |
|--|
| Electoral Division affected: St Annes North |
|--|

Fylde Borough: application number LCC/2022/0030

Continuation of sand winning, including the winning and working of sand from the foreshore, exportation of sand off site and the retention of associated infrastructure including site access, secure compound and stockpiling area. Land at St Annes Foreshore, Clifton Drive North, Lytham St Annes

Contact for further information:

Jonathan Haine, 01772 534130

DevCon@lancashire.gov.uk

Executive Summary

Application - Continuation of sand winning, including the winning and working of sand from the foreshore, exportation of sand off site and the retention of associated infrastructure including site access, secure compound and stockpiling area.

Land at St Annes Foreshore, Clifton Drive North, Lytham St Annes.

Recommendation – Summary

That the Committee visit the site before determining the application.

Applicant's Proposal

The application is for a continuation of sand extraction from the beach at St Annes for a further 15-year period.

The proposal includes the following elements:

- Extraction of sand from the inter tidal area. Sand would be worked during low tide periods at a maximum rate of 100,000m³ per year (equating to 150,000 tonnes per annum). The sand would be worked by hydraulic excavator to a maximum depth of 0.6 metres and then transported by dump truck to a stockpiling area.
- The stockpiling area would be located on the upper beach adjacent to the dunes. Stockpiles would be limited to 2 metres in height with the total amount of sand being stockpiled at any one time being limited to 5,000 tonnes. The stockpiles are needed to allow the sand to dry out before export for use in the construction industry.
- An existing compound area and weighbridge used for storing the excavation plant and staff welfare facilities would be retained. The compound is located adjacent to the access road which runs through the dunes to the junction with the main road network.

A full description of the site operations and associated mitigation measures will be provided when the application is presented for information.

Description and Location of Site

The application site with a total area of around 170 hectares is located off the Fylde coast, 1km west of St Annes and 3km south of Blackpool South Shore.

The proposed extraction area is located on an area of beach between the mean low and high tide lines known as Salter's Bank. The beach at this point is very flat without any major physical features and forms part of the wider Ribble Estuary area, the main channel of which is around 1km to the south of the proposed extraction area.

The stockpiling area would be located on the beach approximately 1.5km north east of the extraction area. It would be located above the highwater line and adjacent to the sand dunes that run along the top of the beach. In this area there is a gap in the coastal dunes that contains an access track leading to a junction with the A584 mid-way between Blackpool and St Annes.

The nearest houses are located off the A584, around 300 metres to the north and south of the site access. There is also a residential care home and a block of residential apartments located between the A584 and the coastal dunes approximately 70 metres to the north of the site access.

The site is subject to a number of environmental designations. The proposed extraction area is located within the Ribble Estuary Special Protection Area which is an international designation for its value for over wintering birds and associated habitats. It also forms part of the Ribble Estuary Site of Special Scientific Interest (SSSI). The offshore area is also a Marine Conservation Zone, designated for its value for smelt (a fish species).

The coastal dunes are also designated as a Site of Special Scientific Interest for their geological interest and an area of dunes to the south of stockpiling area is also a Biological Heritage Site, designated for its sand dunes habitat. The area of dunes around the compound area is also a Geological Heritage Site.

Advice

The working of sand from the beach at St Annes has historically been an important contributor towards the supply of construction aggregate materials in Lancashire. The original planning permission for this operation was granted in 1989 but it has been concluded that this permission is no longer valid and on this basis the sand winning operation ceased in 2019.

The current application is to allow the continuation of sand extraction for a further period of 15 years but at a reduced volume and slightly smaller area from that operated previously.

As the operation also includes land below the mean high tide mark, the operation also requires a Marine Licence from the Marine Management Organisation. To support both the planning application and marine licence application a single Environmental Impact Assessment (EIA) has been undertaken. The EIA covers issues such as the

ecological impacts of the operation, the impacts on sediment flows and deposition in the Ribble Estuary, landscape, transport, noise, water environment, cultural heritage and impacts on beach safety.

The application is subject to a number of planning constraints and raises a range of environmental issues. It is therefore considered that members of the Committee should visit the site before considering the application.

Recommendation

That Members of the Committee visit the site before determining the planning application.

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

| Paper | Date | Contact/Directorate/Ext |
|---------------|-----------|--|
| LCC/2022/0030 | July 2022 | Jonathan Haine Planning and Environment (01772) 534130 |

Reason for Inclusion in Part II, if appropriate

Not applicable.