

## **Development Control Committee – 20 July 2022**

### **Update Sheet**

#### **Item 5 – Application LCC/2022/0016 – Ravenhead Quarry**

##### **Consultations:**

Health and Safety Executive: Updated comments have been received from the Health and Safety Executive. They have confirmed that their National Quarries Inspection Team have no comments on the proposals. They also advised that the application should be further assessed under Phase 2 of their web-based planning advice programme. This concludes that they do not advise against the development.

Natural England: Updated comments have been received from Natural England. They advise that they consider that the proposed development will not have significant adverse impacts on designated sites and therefore have no objections to the proposals.

**Recommendations:** It is proposed to amend condition 1 as follows:

1. The winning and working of minerals authorised by this permission shall cease not later than 22 February 2042.

Area A (Phases 1,2 and 3) shall be restored in accordance with the scheme and programme approved under the requirements of condition 25 within four years of the date of commencement of Phase 3 notified to the County Planning Authority under the provisions of condition 2 below.

The final restoration of all areas of the site outside of Area A, Phases 1, 2 and 3 shall be completed in accordance with the scheme and programme approved under the requirements of condition 25 by not later than 22 February 2043.

*Reason: To ensure the working and restoration of the site within a reasonable timescale in the interests of visual amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.*

It is also proposed an additional condition as follows:

2. Notification in writing shall be provided to the County Planning Authority of the commencement of development of Phase 3 within 7 days of such commencement.

*Reason: In order to ensure the proper restoration of the site in the interests of visual amenity and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.*

#### **Item 6 – Application LCC/2022/0018 – Manor Beach County Primary School**

A copy of the Flood Risk Assessment and Drainage Strategy has been provided to United Utilities for their consideration, however no further comments have been received. The officer recommendation and proposed conditions remain as in the report.

## **Item 9 – Application LCC/2022/0029 – Thorney Bank Industrial Estate**

**Representations:** An additional fifteen representations have been received objecting to the application for the following reasons:

- The proposal is located in a highly residential area on a busy road where there have been a number of accidents. The additional HGV movements would have a significant impact on this road
- How will all the activities be accommodated within the building?
- How will the hours of operation be monitored?
- There is an existing animal feeds business in an adjacent unit and adding a waste company will increase existing vermin problems
- The site will create litter and odour issues
- Will there be an air quality management system in place? - fine dust is serious health concern.
- There are other locations further from residential properties which are more suitable.
- Risk to wildlife
- In the past there were fires at the site which used to blow smoke over the nearest properties. The noise from the previous sand blasting operations could also be heard a long way from the site.
- The site is in the Green Belt
- The existing skip storage area is a mess
- Hapton village is downwind of the site and the development would result in noise and smells at the local pub and in the village
- The development should be on a large industrial estate
- There is no guarantee that the skips will not contain hazardous materials
- If the business grows it will take over adjacent units
- The view from Hameldon Hill would be ruined

**Advice:** These issues are addressed in the report.