

**Lancashire County Council**

**Development Control Committee**

**Minutes of the Meeting held on Wednesday, 4th September, 2024 at 10.30 am  
in Committee Room 'B' - The Diamond Jubilee Room, County Hall, Preston**

**Present:**

County Councillor Matthew Maxwell-Scott (Chair)

**County Councillors**

B Yates	S Holgate
J Berry	M Pattison
S Clarke	P Rigby
A Cullens BEM	D Westley
A Hindle	

**1. Apologies for absence**

Apologies for absence were received from County Councillor Pope and County Councillor Serridge.

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

County Councillor Pattison declared a non-pecuniary interest in Item 7 as she was a Lancaster City Councillor.

**3. Minutes of the last meeting held on 17 July 2024**

In relation to the Round O Quarry resolution on page 10, a discussion took place around the meaning of an independent drainage report. It was clarified that an independent report would be produced by a consultant commissioned by the applicant.

The amended Resolution was therefore:

'That the application be deferred, and that the applicant be requested to submit an **independent** drainage report.'

**Resolved:** That the minutes of the meeting held on 17 July 2024 be confirmed and signed by the Chair, subject to the amendment to the Round O Quarry Resolution as detailed above.



#### 4. Update Sheet

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

#### 5. Burnley Borough: LCC/2023/0037 Construction of a 3m high wooden acoustic fence along the eastern side of the access road at Hapton Valley Transfer Station, Hapton Valley Estate, Accrington Road, Burnley

A report was presented on an application for the construction of a 3m high wooden acoustic fence along the eastern side of the access road at Hapton Valley Transfer Station, Hapton Valley Estate, Accrington Road, Burnley.

The report included the views of LCC Development Control Highways and 2 representations objecting to the application, the details of which were provided in the Committee report. No comments were received from Burnley Council or Hapton Parish Council.

The Head of Development Control presented a revised Powerpoint presentation (copy attached) showing a site location plan and aerial view of the site and photographs of the access road and existing fence line.

Committee had undertaken a site visit to the Hapton Valley Estate in November 2023.

An extra condition to be attached to the planning permission was suggested by the officer that required the fencing to be retained and maintained during the period of the waste management operations on the site, to ensure there was no deterioration of the fence, over the period of the lifetime of the site.

The officer answered questions from Committee.

It was Proposed and Seconded that the wooden acoustic fence be **up to 3 metres** high, rather than stipulating it should be 3 metres high. After a discussion, the Amendment was Withdrawn.

It was therefore:

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

- (i) conditions controlling commencement, working programme, and construction working hours, as set out in the Committee report.
- (ii) The following additional condition:
  4. The fencing shall be retained and maintained throughout the duration of waste management operations on the Hapton Valley site.

*Reason : In the interests of local amenity and to conform with Policy NE5 of the Burnley Local Plan.*



**6. West Lancashire Borough: LCC/2023/0043 Continuation of mineral extraction and restoration of Ravenhead Quarry through the infilling with imported of non-hazardous material. Ravenhead Quarry, Chequer Lane, Up Holland**

A report was presented on an application for the continuation of mineral extraction and restoration of Ravenhead Quarry, Chequer Lane, Up Holland, through infilling with imported non-hazardous material.

The proposed development was subject to an Environmental Impact Assessment and the application was accompanied by an Environmental Statement and Non-Technical Summary.

The report included the views of West Lancashire Council, Wigan Council, the Environment Agency, Natural England, LCC Ecology, LCC Landscape Advisor, LCC Highways, LCC Lead Local Flood Authority, LCC Public Rights of Way, the Health and Safety Executive, United Utilities, the Coal Authority, Up Holland Parish Council, and Merseyside and West Lancashire Bat Group. No comments had been received from the Ramblers Association. 12 representations objecting to the application had been received and a further 4 letters asking a number of queries, the details of which were provided in the Committee report.

Committee's attention was drawn to the Update Sheet which included an amendment to the final bullet point on page 24 of the report which should have read 'western' instead of 'eastern' and amendments to conditions 2 and 6.

In addition, further amendments to the Update Sheet were reported as follows:

(i) 'Policy LF2' to be added under the heading 'Joint Lancashire Minerals and Waste Local Plan' on page 27 of the Committee report.

(ii) Condition 32 (f) to be added:

'Provision for management of the SSSI in accordance with the submitted and approved Geological SSSI Management Scheme dated September 2022.'

The Senior Planner presented a Powerpoint presentation showing site location plans and an aerial view of the site, existing approved restoration scheme, proposed restoration, proposed cross sections, and photographs of the access off Chequer Lane, properties at the junction of Chequer Lane and Ravenhead Way, views across the quarry looking south and south east, view across the brickworks stockpiling area and view across the quarry towards the housing estate to the north east (photograph from 2009).

Committee had undertaken a site visit to Ravenhead Quarry in July 2024.



Richard Lord, applicant, addressed the Committee and said the following:

'We at Booth Ventures have operated Ravenhead Quarry on behalf of Ibstock Brick since 2018. During our tenure, we've managed the operation to extract both shales and the fire clay at the bottom of the geological sequence for brickmaking at the factory. This involves removing the quantity of material surrounding these layers, which are unsuitable for brick making, and these have been recovered for use in local construction projects. Over time, this work has created a quarry void which can fill with water if unmanaged, presenting a safety risk from stability and to future site users. In previous summers with hot weather the water has attracted antisocial behaviour and as a result we're now proposing to commence the final restoration of the site back to the original ground levels which involve filling the void with imported materials. We're mindful that part of the site is a Site of Special Scientific Interest and we've worked really hard with Natural England to agree a management scheme, which will leave certain precious geological features exposed in the quarry faces. Once the restoration is completed, the area will be landscaped with various plant and tree species to create biodiverse habitats for wildlife. The import will be regulated by the Environment Agency via a permit, the materials imported to the site will mainly be soils and construction rubble. This material will be generated by local construction companies on building sites, usually as they level the site for development or dig footings for foundations. To be absolutely clear, materials usually associated with the term landfill, such as hazardous food, bin, organic or hospital waste will not be imported to the site, therefore the site will not generate an odour, produce gas or attract vermin such as seagulls. The quarry was operated alongside the adjacent brick factory until its closure during the summer of 2023. Throughout its tenure, the activities have required a dual operation with HGVs importing clays to the brickworks and unsuitable materials being exported. We don't envisage any noticeable change to the local residents in what they're currently used to. The documents submitted to support this application represent hundreds of hours of investment in design, modelling, surveying and risk assessment by our consultants. They've been prepared to facilitate Ibstock's high aspirations for ecology, habitat, aesthetics and future uses. We strongly believe that this proposal will comply with the plan requirement to restore the site, address the current site risks and hand back a valuable asset to the local community. We kindly request that the Members today support the officers recommendation and approve this application.'

The Senior Planner answered questions from Committee.

**Resolved:** After first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, that planning permission be **granted** subject to:

- (i) conditions including controlling commencement, duration of development, working programme, construction environmental management plan, reversing alarms, surface water drainage, landscaping, habitat management, ecological mitigation and restoration and aftercare, as set out in the Committee report.



- (ii) The following amendment to conditions 2 and 6:

Condition 2.

2. Written notification of each of the following events shall be provided to the County Planning Authority within 7 days of the occurrence of each event:

- a) The resumption of winning and working of minerals at Ravenhead Quarry.
- b) Commencement of importation of infill materials to the site.

Condition 6 :Reword to:

The winning and working of minerals at Ravenhead Quarry shall cease within one year of the date of their resumption as notified to the County Planning Authority under the requirements of condition 2a above.

- (iii) The following additional condition:

Condition 32 (additional part f)

f) provision for management of the SSSI in accordance with the submitted and approved Geological SSSI Management Scheme (dated September 2022).

**7. Lancaster City: LCC/2024/0012 and LCC/2024/0013 LCC/2024/0012 Amendment to conditions 1, 2, 4, 6, 41 and 43 of permission ref 1/09/360 to permit the deepening of the quarry to -37m Above Ordnance Datum (AOD), continued working of the quarry until 31/12/2077 with restoration by 31/12/2078 and amendments to the working scheme and restoration. Back Lane Quarry, Carnforth**

**LCC/2024/0013 - Amendment to conditions 1, 2, 4, 6, 40 and 41 of planning permission 1/03/1185 to permit the deepening of the quarry to -37m Above Ordnance Datum (AOD), continued working of the quarry until 31/12/2064 with interim restoration by 31/12/2065 and final restoration by 31/12/2078 and consequent amendments to the working scheme and restoration. Leapers Wood Quarry, Carnforth**

A report was presented on applications for:

The amendment to conditions 1, 2, 4, 6, 41 and 43 of permission ref 1/09/360, to permit the deepening of Back Lane Quarry, Carnforth to -37m Above Ordnance Datum, continued working of the quarry until 31/12/2077 with restoration by 31/12/2078, and amendments to the working scheme and restoration.

The amendment to conditions 1, 2, 4, 6, 40 and 41 of planning permission 1/03/1185, to permit the deepening of Leapers Wood quarry to -37m Above



Ordnance Datum, continued working of the quarry until 31/12/2064 with interim restoration by 31/12/2065 and final restoration by 31/12/2078, and consequent amendments to the working scheme and restoration.

The planning applications were accompanied by Environmental Statements and a full description of the proposed developments would be provided when the applications were reported for determination.

The Head of Development Control presented a Powerpoint presentation showing a site location plan and aerial view of the sites.

It was reported that there two errors on the 2<sup>nd</sup> paragraph of page 76 of the report which should have read 'At Leapers Wood Quarry, the deepening would release an additional 26 **million metric** tonne of limestone aggregate reserves. At Back Lane Quarry, the additional reserve would total approximately 40 **million metric** tonne.'

**Resolved:** That the Committee visits the sites before determining the applications.

#### **8. Planning decisions taken by the Director of Environment and Planning in accordance with the County Council's Scheme of Delegation**

It was reported that, since the last meeting of the Development Control Committee on 17 July 2024, four decisions had been taken on development control matters by the Director of Environment and Planning, 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 16 October 2024 at 10.30am in Committee Room B – The Diamond Jubilee Room, County Hall, Preston

H MacAndrew  
Director of Law and Governance

County Hall  
Preston

