

## **Development Control Committee**

Meeting to be held on 7 September 2016

Electoral Division affected: Chorley Rural East, Chorley West
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### **Chorley Borough: application number LCC/2016/0059**

**Extension to the area of phased extraction of sand, gravel and clay, followed by infilling with inert waste for restoration purposes back to agriculture, woodland, and nature conservation including a 5m high screen bund at Sandons Farm, Sandy Lane, Adlington, Chorley**

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#### **Executive Summary**

Application – Extension to the area of phased extraction of sand, gravel and clay, followed by infilling with inert waste for restoration purposes back to agriculture, woodland, and nature conservation including a 5m high screen bund at Sandons Farm, Sandy Lane, Adlington, Chorley.

#### **Recommendation – Summary**

That the Development Control Committee visits the site before determining the application.

#### **Applicant's Proposal**

The application is for an extension of the sand extraction area within the south eastern area of the existing quarry. The existing quarry covers an area of approximately 11ha. The proposed extension would provide for the extraction of approximately 80,000m<sup>3</sup> of sand, gravel and clay to a maximum depth of approximately 10m below existing ground levels.

An estimated 30,000 tonnes of the extracted mineral would be clay, which would be used to line the site prior to the proposed importation of approximately 75,000m<sup>3</sup> of construction, demolition and excavation waste and soil forming material. It is proposed to restore the void along with the restoration of the existing quarry.

Permission is currently in place at the existing site until 2020. The applicant anticipates that the extension would release approximately 2 years additional supply of sand, would provide 12 months of additional restoration works and that the site restoration would still be completed within the existing permitted time period.

The extension land is contained within the original red line boundary of the existing quarry site (09/05/0018) and falls within an approved restoration and planting plan area. The restoration and afteruse for the site would be meadow/species rich grassland and woodland.

### **Description and Location of Site**

The proposed development area covers approximately 2.1 hectares within the existing Sandons Sand Quarry site. The site is located off Sandy Lane in Adlington approximately 4km south of Chorley town centre and is accessed via a concrete haul road taken from the A5106 Wigan Lane. The nearest residential properties are located approximately 50m from the closest edge of the proposed extended extraction area and 30m from proposed screening bunds.

The quarry and proposed extension area are located within the Green Belt. Footpaths numbers 11 and 12 run along the southern and eastern boundaries of the site.

### **Background**

#### History

Two planning applications were initially submitted for the existing quarry site. The first for the phased extraction of sand and gravel followed by infilling of inert waste for restoration purposes back to agriculture (ref 09/05/0018) and the second for the phased extraction of sand and gravel followed by low level restoration without landfilling (ref 09/06/0867). Both were refused planning permission by Lancashire County Council's Development Control Committee. However, planning permission was granted on appeal by the Planning Inspectorate in December 2008 following a public inquiry. The applicant implemented planning permission 09/05/0018 and operations commenced in June 2008.

On 17 April 2013 planning permission was granted to allow for the sorting, treating, crushing and screening of imported construction, demolition and excavated soil/waste with re-usable/recyclable material exported off-site and the remainder for use in the restoration of the quarry (ref. 09/13/0133).

On 20 May 2015 planning permission was granted for a northerly extension to the area of phased extraction of sand and gravel and infilling with inert waste for restoration purposes, back to agriculture and conservation (ref. LCC/2015/0014).

### **Advice**

Sandons Farm Quarry is a substantial sand quarry and inert landfill site. The current application would result in an extension of the site closer to neighbouring residential properties from a previously approved distance of approximately 100m to 50m. Consequently, it is considered that a site visit would provide the Committee with a clearer understanding of the development proposal, any issues raised, and the relationship of the site to the surrounding area before the application is determined.

## **Recommendation**

That the Development Control Committee visits the site before determining the application.

## **Local Government (Access to Information) Act 1985**

### **List of Background Papers**

<b>Paper</b>	<b>Date</b>	<b>Contact / Ext</b>
LCC/2016/0059	Aug 2016	R Hope/34159

Reason for Inclusion in Part II, if appropriate

N/A