



Minutes

DEVELOPMENT MANAGEMENT COMMITTEE

Date:	Thursday, 1 December 2016
Venue:	Town Hall, St Annes
Committee Members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Alan Clayton, Peter Collins, Linda Nulty, Liz Oades, Sandra Pitman, Ray Thomas.
Officers Present:	Mark Evans, Andrew Stell, Lyndsey Lacey-Simone.
Other Attendees:	3 members of the public were present at the meeting.

1. Declarations of interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members.

The Chairman, Councillor Trevor Fiddler declared a personal interest in item 3 on the agenda relating to the comments on LCC application to discharge details for planning conditions at the shale gas site, Plumpton Hall Farm, Preston New Road, Little Plumpton.

2. Substitute members

The following substitutions were reported under Council procedure rule 25:

Councillor Alan Clayton for Councillor Jan Barker.

Councillor Peter Collins for Councillor Heather Speak.

Councillor Ray Thomas for Councillor Barbara Nash.

Councillor Sandra Pitman for Councillor Neil Harvey.

Decision Item

3. Comments on LCC Application to Discharge Details for Planning Conditions at Shale Gas Site, Plumpton Hall Farm, Preston New Road, Little Plumpton

The Chairman, Councillor Trevor Fiddler introduced the report. In doing so, he stated that Lancashire County Council had received an application from Cuadrilla Resources Ltd to discharge the details associated with a number of the planning conditions on the planning permission that had been granted for exploratory shale gas extraction at Little Plumpton.

The Chairman then invited Andrew Stell (Development Manager) to present the report in full. Mr Stell advised that as part of their consideration of this application, LCC had undertaken consultation with various bodies, including the parish councils around the site, and with Fylde Council. He added that the views of the committee were sought to enable them to be put forward on behalf of the council in response to the consultation.

In brief, Mr Stell provided an overview of the background/ planning history of the site (including relevant photographs) and invited members to consider in detail the individual conditions.

Following detailed consideration of this matter, it was RESOLVED:

1. That no observations be made in relation to the proposed details submitted for condition 43 (Archaeology).
2. That the following observations be made in respect of the other conditions:
 - Condition 8 - Access Arrangements
 - The consideration of traffic lights to allow for a right turn to prevent traffic going through Kirkham and Wesham and passing via residential properties and for those traffic lights to only operate when vehicles need to leave the site. If that is not deemed acceptable by the County Council, then it would be appropriate for a deceleration lane to be introduced at the approach to the site access to facilitate left turn in and that any such lane should be provided within the highway in order to avoid the removal of the adjacent hedgerow.
 - Clarification be sought on the National Grid point access/egress arrangements.
 - Condition 10 - Wheel Cleaning Facilities
 - The provision of the wheel cleaning facility to be reviewed (and removed if necessary) as concerns were raised about the likelihood of this facility being noisy and counterproductive due to the largely hard surface nature of the site.
 - Condition 11 - Traffic Management Plan
 - To be cross referenced with condition 8 regarding access arrangements. Prefer to see direct access to and from Junction 4 as that shortest route and one that avoids residential areas. If this not agreed by the County Council, then all the routing of HGVs be via Kirkham and Wesham should be restricted to movements outside the am/ pm peak hours.
 - That the Inspector's definition of HGVs be adhered to.
 - That Cuadrilla signage is applied to all HGV/vehicles that service the site.
 - Condition 12 - Construction Method
 - LCC to ensure that the details do not refer to the stopping of HGVs on the A583.
 - LCC to ensure that the details do not refer to removal of soil from the site.

- Condition 13 - Baseline Highway Survey
 - If the alternative routing (suggested in conditions 8 and 11 above) is agreed then both sides of the A583 should be monitored all the way to junction 4 of the M55.
- Condition 26 - Noise Management
 - To require an on-site contact to be in place to address for any matters relating to the monitoring and enforcement of noise complaints.
 - The submission of further details is required to meet the stated extent of details required for condition 26 in full.
 - Any damage to the acoustic fence be immediately repaired.
- Condition 28 - Noise Monitoring
 - Seek the views of Dr McKenzie /LCC re the appropriateness and siting of the monitoring points at the site.
- Condition 32A - Control of Dust
 - The dust monitoring regime gives inadequate clarity over the actions to be taken should the planned mitigation prove to be inadequate and so is likely to lead to justifiable complaints being received. Further information on this may provide greater confidence that the developer can manage this situation should it arise.
 - Draw attention to issues associated with sand and sand particulates/silica from the site.
- Condition 33 - Lighting
 - The details submitted do not cover all the requirements of this conditions and so further information is needed to ensure the condition is satisfied.
- Condition 34 - Equipment Colour
 - The security fencing should not be retained in its galvanised steel form, but should be painted RAL 6005 green to reflect the finish to the acoustic barrier. In addition, clarification should be sought over the finish to the taller items as the stated use of 'Light grey / white to blend into clouds' provides insufficient clarity over which colours are to be used and to what particular areas.
 - The solid lower height structures should be in a camouflage finish.
- Condition 36 - Security Fencing
 - The security fencing should not be retained in its galvanised steel form, but should be painted RAL 6005 green to reflect the finish to the acoustic barrier.
- Condition 37 - Ecology
 - LCC Ecologist is best placed to comment on this aspect of the submission but seek to minimise the removal of the hedgerows.
- Condition 40 - Landscaping

- To require a range of size of trees to be planted at an early stage as part of the landscape scheme.
- Condition 48 - Community Liaison
 - It would be appropriate for the Community Liaison Group to be chaired and organised by a County Council representative, rather than by a Cuadrilla employee, and that its membership be selected by this chair (and an initial group of Cuadrilla, parish council representative, borough council representative), rather than by Cuadrilla. If the Kirkham traffic route is progressed then it would be appropriate for the membership of that group to be extended to the wider community to include representatives of Kirkham and Wesham parish councils and appropriate borough councillor(s)

3. In the event of additional information being received from the County Council in relation to the discharge of the conditions, any further comments be delegated to the Head of Planning and Regeneration in consultation with the Chairman and Vice-Chairman and Councillors Liz Oades and Paul Hayhurst.

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