

Item B. 2	08/01027/CTY	No objection to LCC Reg 3/4 Application
Case Officer	Miss Lyndsey Cookson	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Variation of condition 1 and 28 of pp 09/04/1272 to allow landfilling operations to continue until Sept 2011 and amendments to final levels,	
Location	Little Quarries Hill Top Lane Whittle-Le-Woods Chorley PR6 7QR	
Applicant	Ruttle Properties Ltd	
Proposal	The Council has been consulted on a County application, which relates to the variation of condition 1 and 28 of planning permission 04/01272/CTY to allow landfilling operations to continue until Sept 2011 and amendments to final levels at Little Quarries, Hill Top Lane, Whittle-le-Woods.	
Location	The site area is some 6.68 hectares, bounded by Hill Top Lane to the south and east, Birchin Lane to the north and Chorley Old Road to the west. It is located to the east of the main settlement of Whittle-le-Woods, to the west of the M61, and to the north of Whittle Hills Quarry, in an area designated as Safeguarded Land.	
Background	The site was formerly used as a sandstone quarry, until an application was allowed in 1996 for tipping 400,000m ³ of waste materials over a 7-year period, with the aim to stabilise the quarry face and provide recreational facilities. In 1998 permission was granted to restore the site as a dry ski slope and associated highway alterations, extending landfill operations until 1 st September 2005. This was further extended in 2004 until 1 st September 2008.	
Summary	The main issues to consider are visual amenity and resultant impact on the landscape, impact on residential amenity, and highway safety. It is calculated that some 35,000 cubic meters of material will be required to achieve the proposed landform. Sections provided show the proposed contour lines following a similar level to those previously approved, in terms of the slopes and floor bottom. There is some variation of levels at the site boundary, and a condition requiring additional landscaping is recommended to provide screening for residents where existing mounding is to be omitted. Continued tipping will prolong comings and goings to the site for a further three years, however the applicant has indicated the volume of material available is less, which suggests there will be fewer number of vehicles accessing the site at any one time. Highway alterations previously agreed were deemed sufficient to accommodate the associated traffic, and LCC highways will be consulted on this matter.	
Policy	PPS10, EP20, DC3.19	
Planning History	94/00786/CTY- County Matters Application for Backfilling to	

Sandstone Quarry with Inert Waste to Form Land Fill. Refused.
96/00234/CTY - Restoration of quarry, including importation of 400,000 cubic metres of inert waste material and retention of office and store buildings. Permitted.
96/00235/CTY - Removal of condition to allow permanent retention of office & store building beyond the period of 24 months following cessation of mining operations. Permitted.
97/00905/CTY - Construction of a dry ski slope. Refused.
98/00841/CTY - Construction of dry ski slopes and alterations to highway. Permitted.
04/01272/CTY - Variation of Condition 1 of planning permission 9/98/841 - to allow land filling operations to continue to 1st September 2008. Permitted.

Assessment

Applicant's Case: The additional period of time for importing material is required to achieve the necessary contours for site safety and to implement the approved after use (dry ski slope). The rate of infill has not been sufficient to complete the landform by 1 September 2008, due to the reduction in housebuilding/other construction projects and material being diverted to allow completion of another site. The approved landform has not proved stable when depositing material, resulting in a significant slip of materials on at least two occasions. Therefore, it is also proposed to alter the levels by depositing additional material on the higher levels to counter the tendency to slip and ensure that sufficient mass can be retained abutting the unstable quarry face. To compensate for this, reductions are proposed on the finished levels elsewhere on the site. Alterations to the final contours of the proposed restoration and landscaping are shown in relation to those previously approved.

A breakdown of loads tipped this year has been provided, which peak at 1857 loads in April 2008 and drop to 621 loads in June 2008. They consider tipping will be reduced below this over the following months; an extension of time should allow for the landform to be completed at the reduced infill rates expected.

Visual Amenity: A technical assessment on whether they are exceeding what can be considered to be reasonable will be made by LCC. Looking at the amendments, the proposed contour lines do follow a similar level to those previously agreed, both in terms of the slopes created and the floor bottom. The more noticeable differences are at the site boundaries where the quarry face would be stabilised. Existing mounding along the westerly boundary would be lost, and therefore it is considered appropriate to recommend additional landscaping along here to provide screening for residents. Additional material would raise finished levels adjacent to the north and east boundaries. The overall visual impact would not be considerably different from the previously approved scheme, and the finished levels would not detract from the open landscape to a greater extent.

Impact on Residential Amenity: Residential properties along Chorley Old Road would not be adversely affected by the level amendments, subject to additional landscaping along the westerly boundary. Raising the finished levels along the north and east boundaries would not impact on residential properties along Hill Top Lane and St Helens Road, including no.14 which would be most affected. Levels along the southerly boundary adjacent to Heather Hill Cottage would remain unchanged. It is appreciated

many residents in this area have concerns with the amount of traffic generated from the tipping activities, and extending the time frame for a further three years would prolong noise and other disturbance associated with such comings and goings. However, the applicant has indicated the volume of material available is anticipated to be less, as it is only partly in their control, which suggests there would be fewer vehicles on the roads at any one time.

Impact on Highway Safety: LCC Highways will be consulted for their expertise on whether the existing highway network is adequate to continue supporting the associated traffic visiting the site.

Conclusion: The proposal would not be so adverse in terms of the impact on visual amenity, residential amenity and highway safety to justify an objection given the existing circumstances, although a landscaping condition is recommended to safeguard visual and residential amenity.

Recommendation: No objection to LCC Reg 3/4 Application Conditions

1. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development to implement the permitted after use, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the County Planning Authority gives written consent to any variation.

Reason: In the interest of residential amenity and the appearance of the locality and in accordance with PPS10 and Policy No GN5 and EP20 of the Adopted Chorley Borough Local Plan Review.

2. Prior to development works commencing to implement the permitted after use, a scheme of landscaping along the westerly boundary of the site shall be submitted to and approved in writing by the County Planning Authority. The scheme shall indicate all existing trees and hedgerows along the boundary; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of residential amenity and the amenity of the area and in accordance with PPS10 and Policy No's GN5 and EP20 of the Adopted Chorley Borough Local Plan Review.
