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| Agenda Item | A10 |
| Application Number | 24/00650/CCC |
| Proposal | County Council Consultation request for amendment to conditions 1,2,4,6, 41 and 43 of planning permission ref 01/09/360 to permit an extension of the depth of the quarry to -37m AOD, continued working of the quarry until 31st December 2077 with restoration by 31st December 2078 and consequent amendments to the working scheme and restoration proposals. |
| Application site | Back Lane Quarry Back Lane Nether Kellet Carnforth |
| Applicant | Mr Geoff Storey |
| Agent | |
| Case Officer | Mrs Eleanor Fawcett |
| Departure | No |
| Summary of Recommendation | That, in response to the County Council consultation, the City Council offers no objection subject to the imposition of conditions associated with the parent consent. |

(i) **Procedural Matters**

This application (ref. LCC/2024/0012) has been submitted to, and will be determined by, Lancashire County Council as they are responsible for planning matters that relate to waste and minerals. Lancaster City Council has been consulted as the proposal falls within their District, and as such this report sets out the City Council's proposed **consultation response** to the continuation of mineral extraction at Back Lane Quarry, Nether Kellet. It will be for the County Council to determine whether planning permission should be granted.

1.0 Application Site and Setting

1.1 This application site relates to an operational limestone quarry, a concrete block works, an asphalt plant which supplies up to 120,000 tonnes of coated road stone products per year, areas of stockpiling, site offices and associated car parking. The wider site also accommodates a wind turbine which helps meet a proportion of the site's demand for electricity. It is located to the southeast of Carnforth, to the southwest of the village of Over Kellet and to the northwest of the village of Nether Kellet and is accessed off Back Lane, between Nether Kellet and Carnforth. The site lies adjacent to the south of Leapers Wood Quarry. The two quarries are operated independently, but their phased working and subsequent restoration are interrelated.

1.2 To the south of the site there are agricultural fields leading down to Back Lane, Main Road and the village of Nether Kellet. Hawthorns Caravan Park lies to the south-east of the quarry. To the west of the site is a belt of woodland screening the site from the M6 which runs in a north / south direction past the site. To the east of the quarry is Kit Bill Wood, an Ancient and Semi-Natural Woodland covering 4.86 ha. The nearest residential areas to the extraction area are approximately 400 metres to the northwest on the edge of Carnforth, beyond the M6. Over Kellet lies around 700 metres to the

northeast and Nether Kellet is located approximately 550 metres to the south of the quarry at its nearest point. There are a number of Listed Buildings within 2 kilometres of the site, the closest of which is Grade II* listed Church of St Cuthbert located approximately 500 metres to the east. There is a cluster of listed buildings within the village of Over Kellet Conservation Area, the boundary of which is approximately 700 metres to the northeast, and Nether Kellet Conservation Area lies approximately 550 metres to the southwest.

1.3 A Public Footpath (PROW ref: 1-24-FP 7) runs north to south along the eastern side of Kit Bill Wood (to the east of the quarry), and also extends to the south of the quarry, linking Over Kellet to Nether Kellet. There are two Sites of Special Scientific Interest (SSSI) within 2 kilometres of the site. Crag Bank SSSI is located around 1.5 kilometres to the west and Thwaite House Moss SSSI is located approximately 1 kilometre to the southwest of the site. The Forest of Bowland National Landscape and the Arnside and Silverdale National Landscape lie around 1.7km to the east and 1.8km to the west respectively.

2.0 Proposal

2.1 The application (ref. LCC/2024/0012), which has been submitted to Lancashire County Council, seeks to vary conditions on the earlier planning permission (ref. 01/09/360) to allow a deepening of the currently permitted mineral extraction operations and an extension of time to allow the mineral reserves to be fully worked and the site restored. The current permission restricts working to a maximum depth of 38 metres Above Ordnance Datum (AOD) and limits the timescales for extraction and restoration of the site to 29 April 2048 and 29 April 2049 respectively. It is proposed to increase the depth of quarrying operations to -37 metres AOD, an additional depth of 75 metres, and the mineral would be extracted in 5 phases until 31 December 2077, with restoration by 31 December 2078. The proposed deepening would release a further 40 million tonnes (mt) of limestone, assuming the joint working of the boundary between Back Lane Quarry and Leapers Wood Quarry.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the County Council.

4.0 Consultation Responses

4.1 The following responses have been received from the following internal consultees:

| Consultee | Response |
|------------------------|--|
| Environmental Health | No objection subject to retaining the current conditions in relation to noise, air quality and dust. |
| Engineers Team | No comments received. |
| Arboricultural Officer | No comments received. |

4.2 No public comments have been received in relation to the application as all publicity is undertaken by Lancashire County Council.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Landscape and Visual Impact
- Residential amenity

5.2 **Landscape and Visual Impact** - NPPF sections: 15 (Conserving and enhancing the natural environment), 16 (Conserving and enhancing the historic environment), 17 (Facilitating the sustainable use of minerals); Strategic Policies and Land Allocations (SPLA) DPD Policies: SP7 (Maintaining Lancaster District's Unique Heritage), SP8 (Protecting the Natural Environment), EN3 (The Open Countryside); Development Management (DM) DPD policies: DM29 (Key Design

Principles), DM37 (Development affecting Listed Buildings), DM38 (Development Affecting Conservation Area), DM39 (The Setting of Designated Heritage Assets), DM45 (Protection of Trees, Hedgerows and Woodland), and DM46 (Development and Landscape Impact).

5.2.1 The proposal relates to the deepening of a long established limestone quarry and the extension to its operating period. The submission includes plans detailing the phasing of the mineral operations and the subsequent restoration. The operations are within the existing quarry area which is well screened by existing woodland areas. The restoration of Back Lane Quarry would be undertaken as a combined restoration scheme with the adjacent Leapers Wood Quarry, for which a similar application has been submitted. The previous restoration scheme was based on the mineral reserves being worked to a depth of 38 metres AOD and therefore a revised restoration scheme has been submitted to account for the increased depth to -37 AOD. As with the approved restoration scheme, the proposed restoration scheme recognises the potential for a multi-purpose after-use consisting of water and land-based recreational activities centred on and around a central lake, supplemented by discrete areas of nature conservation habitat, generally located on the quieter outer fringes.

5.2.2 It is considered that the proposal, to extend the depth and operating period of the quarry, will not have a detrimental impact on the character and appearance of the area, or the setting of designated heritage assets. This is due to the presence of the existing operations and the significant level of screening afforded to it.

5.3 **Residential amenity** NPPF sections: 12 Achieving well-designed and beautiful places, 15 Conserving and enhancing the natural environment, 17 Facilitating the sustainable use of minerals; Development Management (DM) DPD policies: DM29 Key Design Principles and DM57 Health and Wellbeing.

5.3.1 As set out above, this is a long-established quarry, the permissions for which include conditions to limit the impacts to nearby residential properties. The Environmental Protection Team have been consulted on the proposal and consider that the extension in depth of quarrying and continued working until 2077 is unlikely to lead to any increased environmental health impacts from the site. Noise levels are predicted to remain within the limits previously agreed for the site, and there is not expected to be an increase in dust or emissions to air as a result of the extension. It is therefore recommended that the current conditions in place for the site are included to ensure that there is appropriate mitigation in relation to noise, air quality and dust mitigation.

6.0 Conclusion and Planning Balance

6.1 The proposal relates to variation of conditions on a planning permission to allow for the continued operation of a long-established limestone quarry by extending the permitted depth and operating timescale. This would be in association with the adjacent Leapers wood Quarry, which is the subject of a separate application. Minerals, and mineral products make an important contribution to the local economy. It is considered that the continued operation would not have a detrimental impact on landscape, visual amenity and heritage assets and impacts to residential amenity can be appropriately mitigated by the existing conditions.

Recommendation

That the Lancaster City Council has **NO OBJECTION** to the proposal subject to the imposition of conditions associated with the parent consent remaining.

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

This is not relevant as Lancashire County Council is the determining authority. Lancaster City Council is simply a consultee for this application.

Background Papers

None