

Agenda Item	A8
Application Number	22/01306/CCC
Proposal	Replacement of current welfare cabin at Claughton Quarry with a new modular unit
Application site	Claughton Moor Quarry Quarry Road Claughton Lancashire
Applicant	Mr Edward Donne
Agent	
Case Officer	Mrs Kim Ireland
Departure	No
Summary of Recommendation	That in response to the County Council consultation, the City Council offers no objection.

(i) **Procedural Matters**

This application 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 replacement of the current welfare cabin with a new modular unit at Claughton Moor Quarry, Claughton. It will be for the county to determine whether planning consent should be granted or not.

1.0 Application Site and Setting

1.1 Claughton Moor Quarry lies to the south east of the village of Claughton. The site is an established brick and shale mineral working site, with the works located on the south of the A683 of Lancaster Road, and an aerial ropeway carrying material over this highway to Claughton Brickworks. There has been mineral working and brick making at Claughton for over a century. The site is within the Forest of Bowland AONB, with a public right of way to the north of the clay pit, which forms part of a mineral safeguard area.

2.0 Proposal

2.1 The application seeks planning permission to replace the current welfare cabin at Claughton Moor Quarry with a new modular unit. The proposed modular building is to be sited to the north of the clay pit. The proposed modular unit measures 8.3 metres in length, 2.7 metres in width and will be single storey in height. The development is proposed to be finished in Ivory plastisol steel walls, under an anthracite grey plastisol steel roof, with a steel door and white upvc windows. The proposed modular building will upgrade facilities for the workers of Claughton Moor Quarry, by providing two toilets, lockers and kitchen facilities.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
18/01192/CCC	Variation of condition 1 of permission 1/98/29 to extend the mining operations until 31 December 2036 with site restoration by 31 December 2038	No objections raised
13/00701/CCC	Demolition of shale reception building and conveyor, and erection of replacement shale reception/storage building and conveyor	Permitted
98/00029/CCC	Application for review of conditions under provisions of the Environment Act 1995	Permitted

4.0 Consultation Responses

4.1 There were no internal consultees consulted in relation to the application and all statutory consultees have been undertaken by the County Council.

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

5.0 Analysis

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

- Landscape and Visual

5.2 Landscape and Visual (NPPF Section 2 Achieving Sustainable Development, Section 15 Conserving and Preserving the Natural Environment, Section 17 Facilitating the sustainable use of Minerals; Policies DM29 Key Design Principles, DM46 Development and Landscape Impact of the Development Management DPD; Policies EN2 Area of Outstanding Natural Beauty, EN3 The Open Countryside)

5.2.1 The existing welfare cabin is in a state of disrepair and provides basic facilities for the staff of the quarry. The proposed modular unit is larger in scale, however, will provide an improvement to the facilities available within the site. The proposed modular unit will be viewed within the context of two large industrial buildings that are located directly adjacent to the west of the proposed siting of the modular unit. The materials and finish that are proposed to be used are not dissimilar in appearance to the existing two large industrial units. Therefore the proposed development is well sited and as such it is not considered would be harmful to the amenity of the local area and the wider outstanding natural beauty area.

6.0 Conclusion and Planning Balance

6.1 The site is covered by a Mineral Safeguarding Area within Policy CS3 of the Minerals and Waste Core Strategy. Mineral, and mineral products make an important contribution to the local economy. Given the existing welfare cabin is in a state of disrepair and the proposed modular building will provide improved facilities for the staff of the quarry. Together with the scale and appearance of the proposed modular building will be viewed within the context of the existing buildings, the proposed development would not be harmful to the local area and the wider outstanding natural beauty area.

Recommendation

That the City Council has **NO OBJECTION** to the proposal other than recommending a condition should mining operations cease that the welfare building is removed.

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