

Agenda Item	A11
Application Number	24/00652/CCC
Proposal	County Council Consultation request for amendment to conditions 1,2,4,6, 40 and 41 of planning permission ref 01/03/1185 to permit an extension in the depth of the quarry to -37m AOD, continued working of the quarry until 31st December 2064 with interim restoration by 31st December 2065 and final restoration by 31st December 2078 and consequent amendments to the working scheme and restoration proposals.
Application site	Leapers Wood Quarry Kellet Road Over Kellet Carnforth
Applicant	Mr Richard Barraddell
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/2024/0013) 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 our District and, as such, this report sets out the City Council's proposed **consultation response** to the continuation of mineral extraction at Leapers Wood Quarry, Over 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 relates to a long-established limestone quarry, located to the southeast of Carnforth, to the southwest of the village of Over Kellet and to the north west of the village of Nether Kellet, and is accessed off Kellet Road close to junction 36 of the M6 motorway. The site lies adjacent to the north of Back Lane Quarry. The two quarries are operated independently, but their phased working and subsequent restoration are interrelated. The site extends to approximately 48 hectares (ha) in size and comprises an operational limestone quarry across the majority of the application area, site offices and a weighbridge in the north of the site and a naturally regenerating overburden tip in the west of the site. Perimeter areas comprise lowland mixed deciduous woodland, mixed plantation woodland, hedgerows, dense scrub, calcareous grassland, improved pasture, open mosaic habitat and inland rock and scree.

1.2 The northern boundary of the site consists of a woodland belt made up of Leapers Wood, Bowman Stout Wood and Slacks Wood (around 100m wide) beyond which are agricultural fields separating the quarry area from the settlement of Over Kellet (around 500m away). Leapers Wood is classified

as Ancient & Semi – Natural Woodland, Bowman Stout Wood is Ancient Replanted Woodland and Slacks Wood is also Ancient & Semi – Natural Woodland. To the south of the site, beyond Back Lane Quarry, there are agricultural fields leading down to Back Lane, Main Road and the village of Nether Kellet. Hawthorns Caravan Park lies approximately 700m to the south 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 around 4.9 ha.

1.3 The nearest residential areas to the extraction area lie approximately 400 metres to the north-west on the edge of Carnforth, beyond the M6. Over Kellet is located approximately 500 metres to the northeast and Nether Kellet is located approximately 900 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 the 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 400 metres to the northeast. 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 Back Lane quarry, linking Over Kellet to Nether Kellet.

1.4 There are two Sites of Special Scientific Interest (SSSI) within 2 kilometres of the site. Crag Bank SSSI is located approximately 1.5 kilometres to the west of the site and Thwaite House Moss SSSI is located approximately 1 kilometre to the south-west. 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/2024/0013), which has been submitted to Lancashire County Council, seeks to vary conditions on the earlier planning permission (ref. 01/03/1185) 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 19 September 2048 and 19 September 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 2064, with interim restoration by 31 December 2065 and final restoration by 31 December 2078. The proposed deepening would release a further 26 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. These include:

Application Number	Proposal	Decision
01/12/0662	Variation of condition 1 of planning permission 01/94/0582 to extend the time period for the completion of the western embankment to 30 June 2022	Granted
1/94/582	Extension to western embankment scheme for submission under condition 3 of pp 01/94/0582	Granted
1/86/760	Extension to mineral workings	Granted

4.0 Consultation Responses

4.1 The following responses have been received from internal consultees:

Consultee	Response
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Environmental Protection	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 and Heritage Assets** - 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 Leapers Wood Quarry would be undertaken as a combined restoration scheme with the adjacent Back Lane 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 2064 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

- 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 Back Lane 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