

Development Control Committee
Meeting to be held on 18 October 2023

Electoral Division affected:
Wyre Rural Central

Wyre Borough: application number: LCC/2023/0030

**The extraction and processing of sand and gravel including the construction of new site access roads, landscaping and screening bunds, minerals washing plant and other associated infrastructure with restoration to leisure end-uses, agricultural land and biodiversity enhancement, using imported inert fill.
Land off Bourbles Lane, Preesall**

Contact for further information:
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Brief Summary

Application - The extraction and processing of sand and gravel including the construction of new site access roads, landscaping and screening bunds, minerals washing plant and other associated infrastructure with restoration to leisure end-uses, agricultural land and biodiversity enhancement, using imported inert fill. Land off Bourbles Lane, Preesall.

Recommendation – Summary

That the Committee visit the site before considering the planning application.

Applicant's Proposal

The planning application is for the extraction of approximately 500,000 tonnes of sand and gravel with site restoration being achieved using 220,000 m³ of imported inert fill materials.

The main features of the proposed development are:-

- Creation of a new junction and access road onto the B5270 Lancaster Road.
- Phase A: Creation of an area for offices, weighbridge and processing plant/stockpiling by excavating the in-situ sand and gravels and then creating a platform using imported fill materials. This phase would also include the

development of a new clean water lagoon and use of an existing fishing lake as a settlement lagoon for waste water from the processing plant.

- Phases 1-4 – Excavation of sand and gravel from four distinct phases. Each phase will commence with the soils being stripped and stored in bunds on the perimeter of each phase. The mineral would then be worked on a campaign basis and used to create a stockpile next to the processing plant.
- The stockpiled sand and gravel would then be progressively used to feed the processing plant which would clean and grade the material to produce a range of aggregate materials for construction purposes. The site would be capable of producing approximately 100,000 tonnes per year which would generate an average of around 20 heavy goods vehicle (HGV) loads per day.
- Each phase would be progressively restored after extraction is complete. Phase 1 would be restored using clay materials excavated from the site with the other extraction phases being backfilled using imported inert materials. Stripped soils would then be used to reinstate the land to the original land levels.
- The processing plant area would then be the final area to be restored using the soils stripped during Phase A.
- The restoration proposals include replacement of agricultural land. A number of lakes/wetland/habitat areas would also be created. The area used for the site offices/weighbridge would be used as a site for up to twelve holiday lodges.
- The total duration of the mineral extraction/backfilling development would be approximately seven years.

A full description of the proposed development will be provided when the application is reported for determination.

The planning application is accompanied by an Environmental Statement.

Description and Location of Site

The proposed development is located on an area of agricultural land to the north of the B537 Lancaster Road and A588 Head Dyke Lane, approximately 1.3km east of Preesall in Wyre Borough.

The application site is comprised of a number of flat agricultural fields divided by ditches or access tracks. Bourbles Lane which is a bridleway runs through the site in a north west to south east direction. Part of the site includes a number of lakes used as a course fishing facility.

There are a number of properties located close to the site boundaries including off Bourbles Lane, Gaulters Lane, Little Tongues Lane and Lancaster Road.

The site has very few trees, hedgerows or other landscape features. Phases 2 and 3 which are the northern and eastern areas of the site are located within the Pilling Moss – Head Dyke Biological Heritage Site designated for their value for overwintering birds associated with Morecambe Bay.

A full description of the site and surrounding area will be provided when the application is reported to the Committee for determination.



Advice

This planning application which was received in August 2023 proposes the working of a storm beach sand and gravel deposit. Parts of the deposit in this area have previously been worked giving rise to a number of fishing lakes in this area. This planning application is for the working of the remaining economic mineral resource in this area.

The planning application has already attracted over 500 representations. It is therefore considered that members of the Committee should visit the site and the surrounding area before they determine the application.

Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact/Directorate/Ext
LCC/2023/0030	October 2023	Jonathan Haine Planning and Environment 01772 534130

Reason for Inclusion in Part II, if appropriate

N/A



