

APPLICATION NO	PA/2017/2051
APPLICANT	Mr Keith Wilson, International Energy Crops Ltd
DEVELOPMENT	Planning permission to retain a biomass heating system, including ash hopper, four chimneys, pipework and a steel container
LOCATION	Hall Farm, Middlegate Lane, Bonby
PARISH	Bonby
WARD	Brigg and Wolds
CASE OFFICER	Mark Niland
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Bonby Parish Council

POLICIES

National Planning Policy Framework:

Paragraph 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should...

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses.

Paragraph 97 states that, to help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources.

Paragraph 123 states that planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable

restrictions put on them because of changes in nearby land uses since they were established; and

- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

Paragraph 124 states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

North Lincolnshire Local Plan: Policies RD2, RD7, RD14, W17, DS1 and DS11 apply.

North Lincolnshire Core Strategy: Policies CS5 and CS20 apply.

CONSULTATIONS

Highways: No comments or objections.

Drainage: No comments received.

Environmental Health: The case officer has been consulted on numerous occasions and has withdrawn initial concerns. Early concerns related to both noise and air quality. Subsequently, upon receipt of additional information, the EHO considers that the scheme is acceptable and recommends approval subject to conditions.

PARISH COUNCILS

Bonby Parish Council: The council has concerns relating to the use of 'retrospective' planning applications. Secondly, they object on the grounds that the chimneys would impinge upon the open countryside. Thirdly, they express concerns that the applicant may wish to expand the business and approach the development in a similar procedural manner.

Saxby Parish Council: The parish has concerns about visual impact upon the local landscape, both from a distance and closer to the proposal. The parish also considers the proposal has wider highway safety issues.

PUBLICITY

The application has been publicised by means of a site notice. Eight objections have been received. The objections are summarised as:

- concerns relating to contamination;
- retrospective nature of the application;
- highway safety;
- waste management;
- character impacts;

- noise impacts.

ASSESSMENT

Site characteristics

Hall Farm is located to the north of Bonby, towards the top of the escarpment on Middlegate Lane. The farm has two large corrugated buildings on site with an open yard to the front, which is accessed from Middlegate Lane. The site is located within the open countryside.

The applicant is seeking retrospective permission to erect infrastructure relating to a biomass heating system, including an ash hopper, four chimneys, pipework and a steel container.

Principle of development

This application seeks full planning permission for the retention of a biomass heating system and a steel shipping container, which supplies heat to the adjacent drying and storage buildings. The proposal also involves the retention of related heat transfer piping, chimneys and an ash hopper. Policy W17 of the North Lincolnshire Local Plan states that proposals for centralised anaerobic digestion facilities for the treatment of agricultural wastes will be permitted provided that ‘...the proposal will not give rise to unacceptable impact on the local landscape.’

Given that the proposal relates to an existing countryside use, it is considered acceptable in principle and impact upon the local landscape is assessed below.

Impact upon the open countryside

The proposal seeks to install chimney flues and a biomass housing unit. Whilst the housing unit is located to the side of the building and ‘tucked’ away from sight, the flues will have a wider impact. There will be a level of impingement upon the open countryside, however the height of the flues is necessary to achieve a safe level of air quality. The flues are located on the innermost building which does mitigate their impact to a degree and, given that there is other industrial looking apparatus in the wider area (silos and chimneys), it is considered that the harm is not sufficient to warrant refusal.

It is therefore considered that the proposal is acceptable in terms of impact on the surrounding countryside.

Highways

The proposal does not seek to make any amendments to the access arrangement. The existing yard allows for large vehicles to enter and leave the site in a forward gear and it is considered that this proposal would not give rise to any concerns relating to highway safety. Furthermore, the council’s highways department has been consulted and has no objections to the proposal.

It is therefore considered that the proposal is acceptable in respect of highway safety.

Environmental issues

There is potential for the proposal to impact upon amenity through both noise and air pollution. The Environmental Health Officer has reviewed the information and has requested additional information throughout the application process with regard to the above issues. The officer is now satisfied that these potential issues have been mitigated and recommends conditions to ensure that the biomass system retains this mitigated impact. The conditions relate to compliance with the submitted noise assessment and use in line with the manufacturer's guidelines. Furthermore, a condition requiring the flues to be 3 metres above the ridge of any nearby building will also be attached; this relates to air quality.

It is therefore considered that the proposal is acceptable in the respect of environmental issues.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development hereby permitted shall be retained in accordance with the following approved plans: Block Plan dated December 2017; Elevations dated December 2017; Biomass Boilers Hall Farm Bonby North Lincolnshire, Noise Impact Assessment, Report Reference M1639/R02, Dated 28 February 2018 and Written by Matrix Acoustic Design Consultants.

Reason

For the avoidance of doubt and in the interests of proper planning.

2.

Flues from the biomass boiler shall terminate at a minimum height of 3 metres above the roof ridge of any nearby buildings. Details of any changes proposed to the flues shall be submitted to and approved in writing by the local planning authority before implementation.

Reason

To protect residential amenity and minimise pollution in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

3.

The biomass boiler shall be operated, serviced and maintained in accordance with the manufacturer's instructions.

Reason

To protect residential amenity and minimise pollution in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

4.

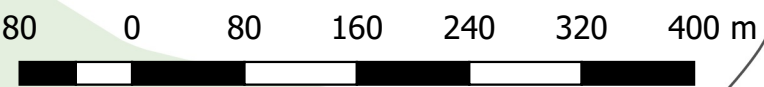
The biomass boiler shall be operated using fuels outlined in the Renewable Heat Incentive, Emissions Certificate, Dated 12/06/14 Reference CAT-1813/1843 Document.

Reason

To protect residential amenity and minimise pollution in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



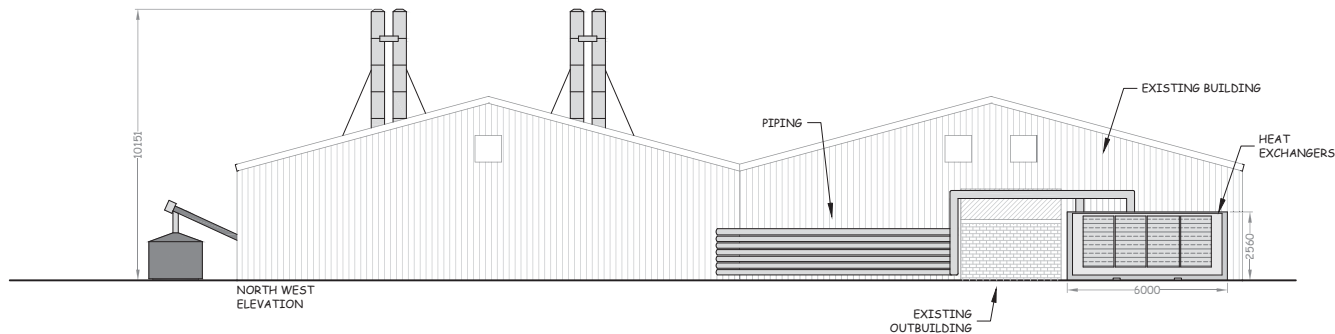
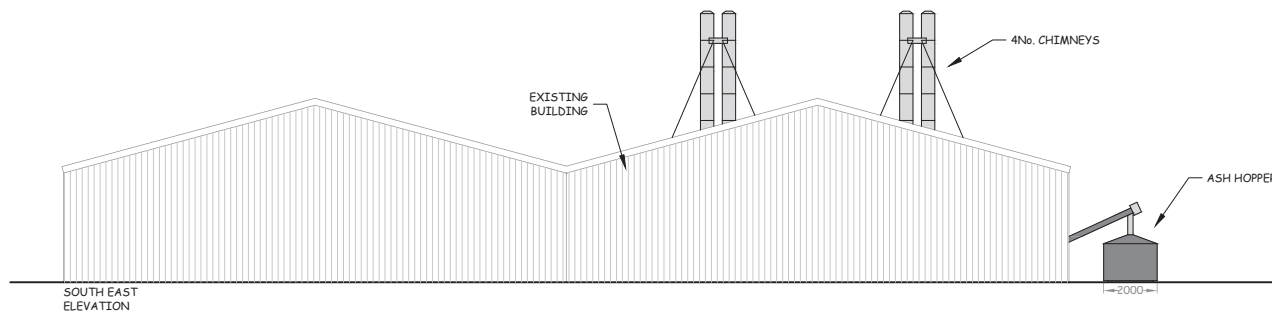
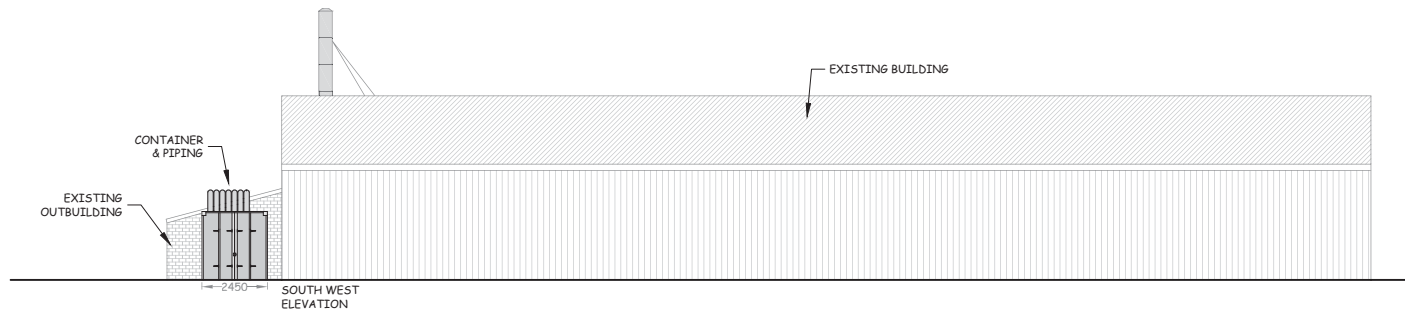
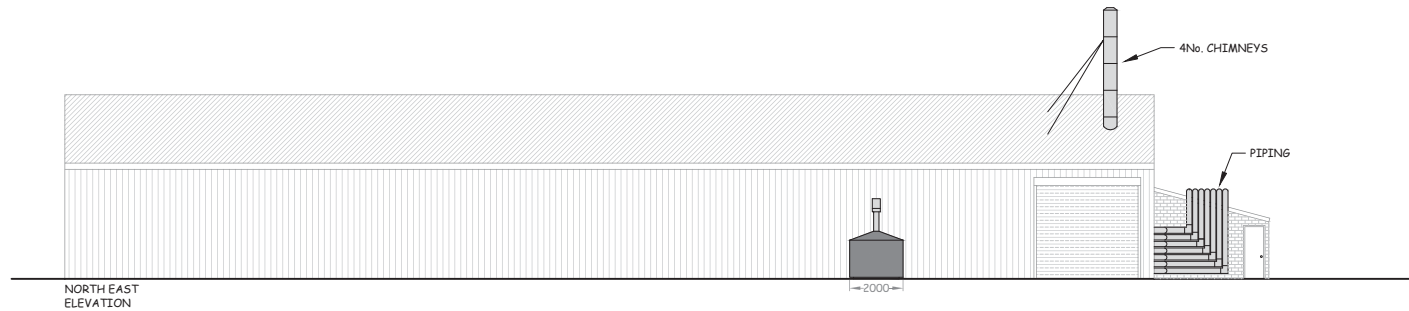
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PA/2017/2051 Elevations (not to scale)

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JOB TITLE

Biomass Boiler

DWG. TITLE

Elevations A1

SCALE **DRN**

1=100 IP

DWG. NUMBER

IP/KW/03

DATE **REV**

Dec 17 -