

<b>APPLICATION NO</b>	<b>PA/2009/1112</b>
<b>APPLICANT</b>	Mr J Nuttall
<b>DEVELOPMENT</b>	Planning permission to vary conditions 1 and 2 of PA/2001/0396 relating to the height of storage and particle size.
<b>LOCATION</b>	North Killingholme Storage Lancaster House Lancaster Approach, North Killingholme
<b>PARISH</b>	<b>NORTH KILLINGHOLME</b>
<b>WARD</b>	Ferry
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by North Killingholme Parish Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy IN7 (North Killingholme Airfield) states that land is proposed for industry at Lancaster Approach, North Killingholme Airfield. Planning permission for new industrial development west of the existing industry will be allowed for class B8, estuary and port-related industry and class B1, business development. Proposals will be required to achieve a high standard of landscaping, particularly within large sites incorporating and enhancing existing landscape features.</p> <p>Policy DS11 (Polluting Activities) states that planning permission for development will only be permitted where it can be demonstrated that the levels of potentially polluting emissions, including effluent, leachates, smoke fumes, gases, dust, steam, smell or noise do not pose a threat to current surface or underground water resources, or create adverse environmental conditions likely to affect nearby development and adjacent areas.</p> <p>Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:</p>

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including over-looking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

**CONSULTATIONS**

**Highways:** No comments or objections.

**PARISH COUNCIL**

Object on the grounds that the proposal will have a detrimental impact on the amenities of neighbouring properties as a result of dust being blown from the site.

**PUBLICITY**

Two site notices have been posted close to the application site and no letters of comment or objection have been received as a result of this.

**ASSESSMENT**

The application site is part of North Killingholme Airfield and is currently used for open storage. The site is accessed via Lancaster Approach and there is a mix of industrial development and open fields in the area. This application seeks planning permission for the variance of two conditions on a previous planning approval (PA/2001/0396) which prevented the storage of substances with a smaller particle size than 3mm and limited the height at which substances can be stored. The applicants wish to be able to store desulphogypsum, which has a particle size of less than 3mm and they wish to store it at a height exceeding 2m.

**The main issues to consider when determining this application is whether the storage of substances with particle sizes of less than 3mm and at a greater height would have a detrimental impact on the amenities of nearby properties as a result of dust; and whether storing these substances at increased heights would have a negative impact on the visual amenity of the area.**

The applicants propose to store desulphogypsum on the site which has a smaller particle size than the previous

restriction of 3mm. Desulphogypsum is used in the manufacture of plasterboard and is primarily calcium sulphate and calcium carbonate. The proposed substance has properties which cause it to be self-crusting in storage and prevents it from being blown about. The applicants also propose to use surfactants to accelerate this crusting process and prevent dust particles from being blown off site. The council's Environmental Protection department have been consulted on the application and were involved in pre-application discussions with the applicants. They have raised no objections to the storage of desulphogypsum on the site and the variance of the two conditions to allow smaller particle sizes and taller storage heights for this mineral only. This is subject to a condition being placed on the approval that requires the applicants to agree and implement a scheme for dust management of the desulphogypsum before it is stored on the site.

It is considered that it is acceptable to store desulphogypsum without the previously imposed particle size and height restrictions due to its self-crusting properties. However the conditions are recommended to be retained for all other substances and varied so that they only allow the storage of desulphogypsum with smaller particle sizes and at greater height (5 metres). This means that the amenities of neighbouring properties will still be protected and no nuisance should be caused as a result of dust being blown from the site.

The application site is a part of the old runway at North Killingholme Airfield and is currently used for open storage. There are industrial buildings in the immediate vicinity, especially along Lancaster Approach. Considering the nature of the area and of the surrounding land uses, the storage of the desulphogypsum up to 5 metres will not have a detrimental impact on the visual amenity of the area.

## **RECOMMENDATION**

**Grant permission subject to the following conditions:**

1. Loose materials, other than desulphogypsum, of less than 3mm particle size shall not be stored on the site and all storage of loose materials exceeding this particle size shall be upon hardened surfaces which shall be cleaned and cleared of any waste materials arising from the storage within 7 days of that storage ceasing.

Reason

To define the terms of the permission for the avoidance of doubt and to prevent pollution associated with storage activities.

2.

All stockpiles shall be clearly delineated, shall not exceed 2m in height or 5m for desulphogypsum and shall be contained within retaining walls or similar barriers at least 2m in height.

Reason

To define the terms of the permission for the avoidance of doubt and to prevent pollution associated with storage activities.

3.

Prior to the storage of desulphogypsum, a detailed scheme for dust management of desulphogypsum and management of any spillage of material shall be submitted to the local planning authority for its approval in writing. All measures shall thereafter be implemented in accordance with the approved details.

Reason

To define the terms of the permission for the avoidance of doubt and to prevent pollution associated with storage activities.

4.

There shall be no working of stored materials in the open.

Reason

To define the terms of the permission for the avoidance of doubt and to prevent pollution associated with storage activities.

5.

Roadways and other areas within the application site shall be kept clean by the use of manual or mechanical sweepers and all spillages shall be swept up immediately and put back into the stockpile or removed from the site.

Reason

To define the terms of the permission for the avoidance of doubt and to prevent pollution associated with storage activities

6.

All vehicles carrying materials liable to generate dust upon handling, coming to and from the site, shall be fully sheeted when moving on, off or about the site.

Reason

To define the terms of the permission for the avoidance of doubt and to prevent pollution associated with storage activities.

7.

No liquid or solid animal/vegetable matter shall be stored on the site without the consent in writing of the local planning authority.

Reason

To define the terms of the permission for the avoidance of doubt and to prevent pollution associated with storage activities.

8.

All fuel, oil or chemical storage tanks, together with any ancillary handling facilities, shall be contained within impervious bunds of at least 110% of the total volume of the material being stored. The design and location of any bunds shall be agreed in writing with the local planning authority prior to any work upon the construction of same being commenced.

Reason

To prevent the pollution of the water environment.

9.

All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

Reason

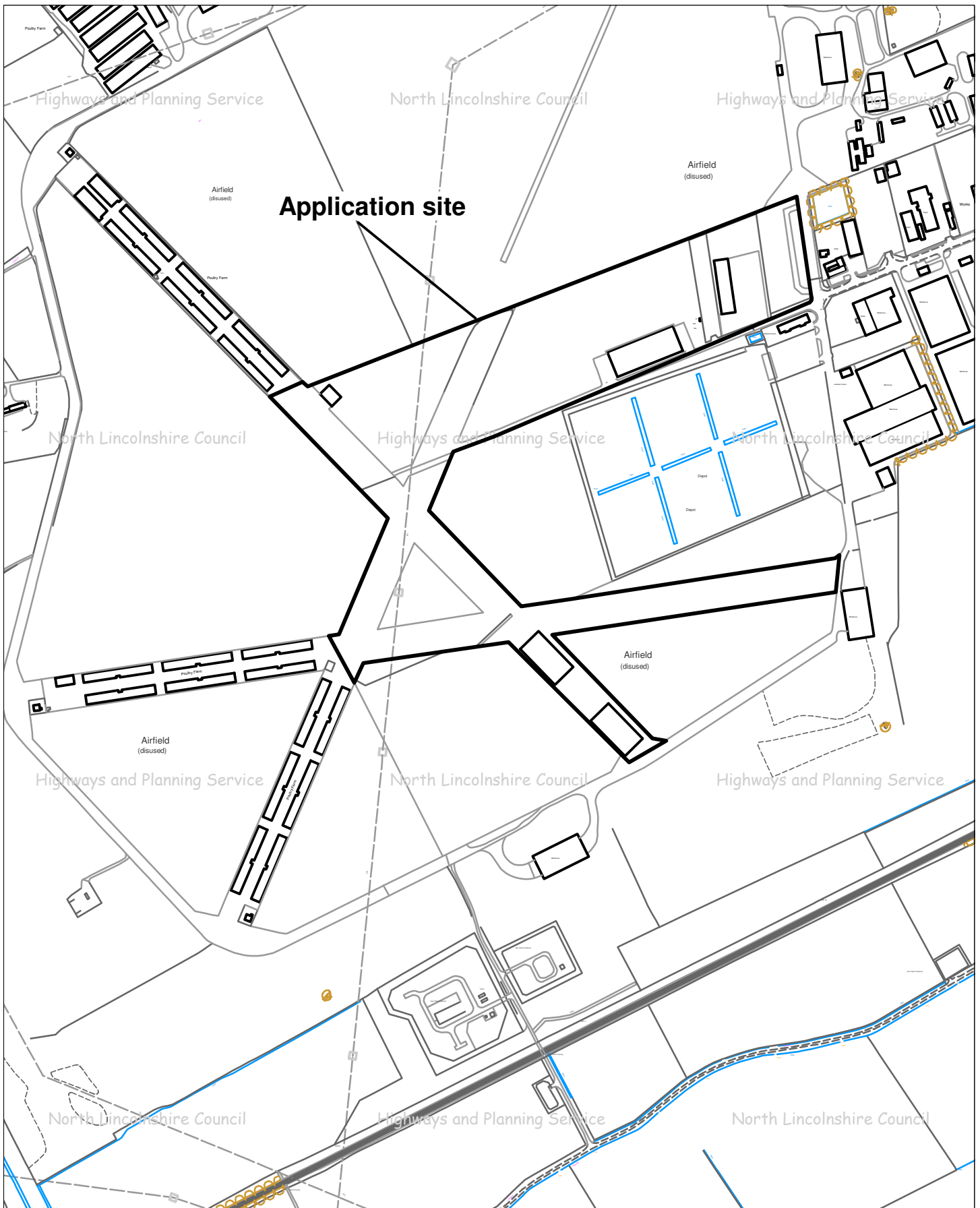
To prevent the pollution of the water environment.

10.

There shall be no vehicle washing of any kind on the site unless as may be agreed in writing with the local planning authority and only then in accordance with details of such facilities as may be submitted to and agreed in writing by that authority.

Reason

To prevent the pollution of the water environment.



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**Highways and Planning Service**

Service Director,  
G Pople

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