

APPLICATION NO	PA/2010/0231
APPLICANT	Mr R Hornby
DEVELOPMENT	Planning permission to remove condition 6 of planning application PA/2007/0394 dated 25 April 2007 to allow for the permanent use of land for the crushing and screening of materials and for the open storage of hardcore, plant and equipment
LOCATION	Elsham Airfield, Middlegate Lane, Elsham
PARISH	ELSHAM
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Elsham Parish Council

POLICIES

National Planning Guidance: Planning Policy Statement 4: Planning for Sustainable Economic Growth defines economic development as development which achieves at least one of the following objectives:

- (1) provides employment opportunities
- (2) generates wealth or
- (3) produces or generates an economic output or product

Policy EC10 (Determining Planning Applications for Economic Development) states that local planning authorities should adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably.

Regional Spatial Strategy for Yorkshire and the Humber: Policy ENV4 (Minerals) states that plans, strategies, investment decisions and programmes should safeguard mineral deposits in the region, including aggregates (sand, gravel, limestone and sandstone), silica sand, coal, clay, brick earth, chalk and potash, from sterilisation by other types of development and provide for an adequate and steady supply of minerals.

This policy also states that the region will maximise the use of secondary and recycled aggregates to reduce dependency on primary extraction and that Mineral Planning Authorities should maximise the contribution by substitute and secondary materials wherever possible, and facilitate sites and operations (including those to blend secondary and primary aggregates, reprocessing and the transfer of materials).

North Lincolnshire Local Plan: Policy M2 (Secondary Aggregates and Recycled Materials) states that proposals which involve the use of secondary and recycled materials will be supported. Sites for the processing of such materials should not be located adjacent to residential or other sensitive areas, should be well screened and have good access to the transport network.

Policy RD2 (Development in the Open Countryside) states that planning permission will only be granted for development which is employment-related development appropriate to the open countryside provided that the development would not be detrimental to the character or appearance of the open countryside and to residential amenity or highway safety.

Policy DS1 (General Requirements) states that the design and layout should respect, and where possible retain and/or enhance, the existing landform of the site. The development should not result in unacceptable loss of amenity to neighbouring land uses in terms of noise, smell, fumes, dust or other nuisance.

CONSULTATIONS

Highways: Advise a condition restricting vehicular access and egress from the site to the access point stated in the agent's email of 26 April 2010.

PARISH COUNCIL

Object on the grounds that operations on the former airfield have been sub-contracted to a different company and that measures should be put in place to prevent dust and dirt from being deposited onto the highway.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No comments have been received.

ASSESSMENT

The application site is the former Elsham Airfield which is sited adjacent to the A15 opposite the Elsham Wold Industrial Estate. There are three vehicular accesses into the site, one from Halifax Approach to the east, one from Middlegate Lane to the south and a further access from the road to the west of the site which runs to the north of the water treatment works. The nearest residential properties are located at Granary Cottages some 280 metres to the north of the site.

Two previous planning applications are of relevance to this current application: PA/2004/0871 for the crushing and screening of materials and the storage of hardcore plant and equipment was granted temporary permission for a period of three years; a further application (PA/2007/0394) was granted permission for a further three years until 2010 to undertake the same operations at the site. This application seeks permission to remove condition 6 of PA/2007/0394 to allow the site to be used permanently for the same use.

The main issue in determining this application is whether sufficient measures have been taken at the site to prevent dust and dirt from being deposited onto the public highway.

A condition can be imposed requiring details of wheel-washing facilities to be installed at the site. This would prevent material from being spilled onto the public highway.

With regard to the change in operator at the site, the applicant has an exemption from Waste Management Licensing to enable them to operate from the site. Currently the applicant is allowed to manufacture up to 500 tonnes per day and store a maximum of 20,000 tonnes of material at the site. This exemption also allows for the screening and separation of waste.

It should be noted that there are no long-term plans in place for the redevelopment of this site and there are no designations pertaining to the former Elsham Airfield within the North Lincolnshire Local Plan.

RECOMMENDATION Grant permission subject to the following conditions:

1.
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 increased risk of groundwater pollution and to comply with policy DS13 of the North Lincolnshire Local Plan.

2.
The crushing and screening of materials and open storage of hardcore plant and equipment shall be carried out strictly in accordance with the application and plans of planning application PA/2004/0871, unless otherwise agreed in writing with the local planning authority.

Reason

To ensure that the development is carried out in accordance with the application and plans as submitted and to comply with policy DS1 of the North Lincolnshire Local Plan.

3.
Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason

To prevent pollution of the water environment and to comply with policy DS 13 of the North Lincolnshire Local Plan.

4.
Within one month of the date of this permission details of the wheel cleaning facilities to be provided within the curtilage of the site shall be submitted to and approved in writing by the local planning authority.

Reason

To prevent material being deposited on the highway and creating unsafe road conditions.

5.

Within one month of the wheel cleaning facilities referred to in condition 4 above being approved, they shall be provided in their entirety and thereafter retained.

Reason

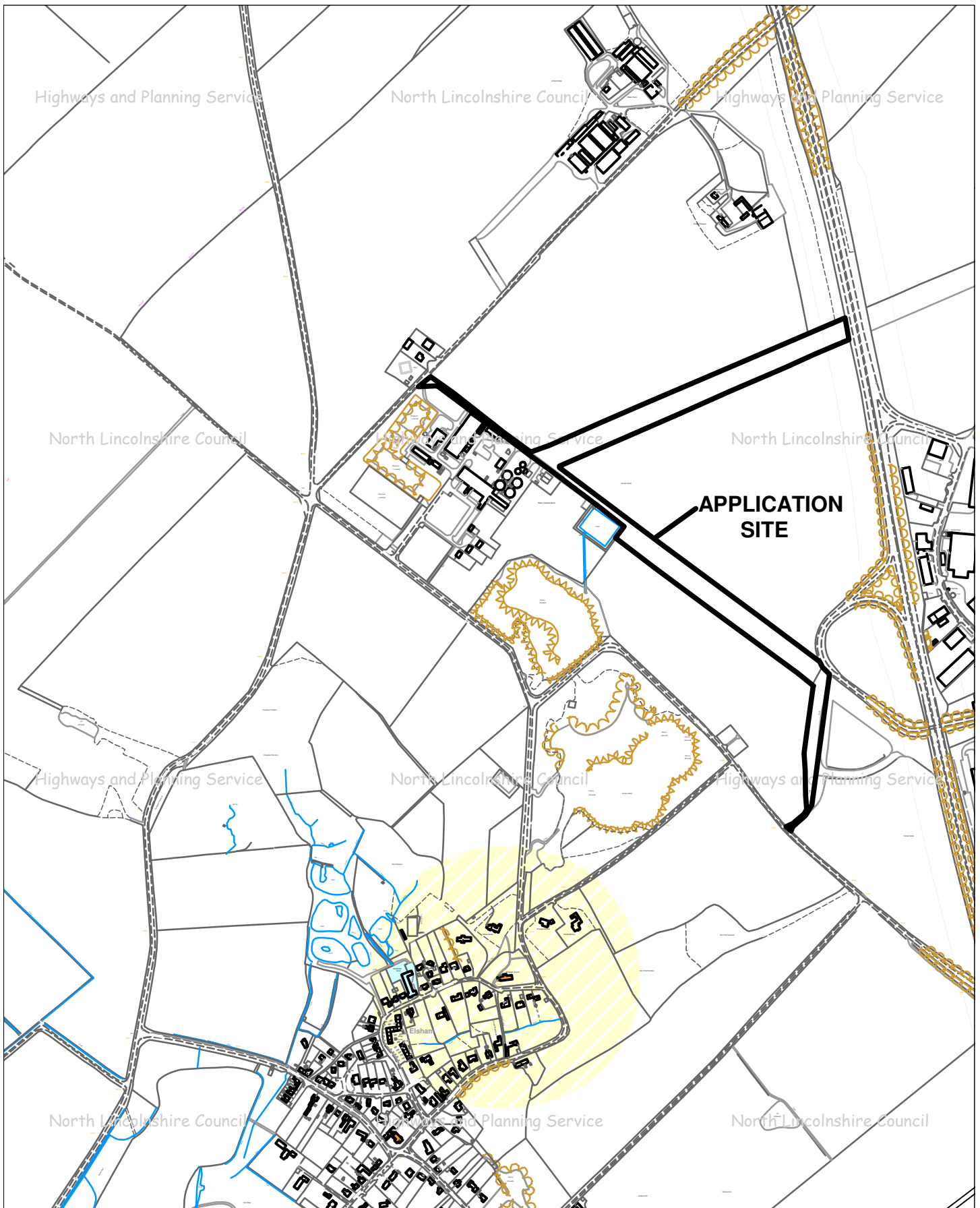
To prevent material being deposited on the highway and creating unsafe road conditions.

6.

Vehicle access and egress from the site shall only be made from the access point stated in the agent's email dated 26 April 2010 and thereafter retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.



Drawing Title: 2010/0231

OS Grid Ref: TA03611327

Drawn by: SJ

Scale: 1:10,000

Date: 13/04/2010



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 0100023560 2010



Highways and Planning Service

Service Director,
G Pople

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a highways and planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.