

APPLICATION NO	PA/2010/0075
APPLICANT	Green Frog Power Ltd
DEVELOPMENT	Planning permission to erect an embedded generating plant with associated works
LOCATION	YEDL sub-station compound, Kettleby Lane, Wrawby
PARISH	WRAWBY
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Wrawby Parish Council Third party request to address the committee

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: Policy ENV5A(5) states that plans, strategies, investment decisions and programmes should reduce greenhouse gas emissions, improve energy efficiency and maximise the efficient use of power sources by providing for new efficient energy generation and transmission infrastructure in keeping with the local amenity and areas of demand.

North Lincolnshire Local Plan: The site is situated outside the development boundary for Wrawby (policy ST3) and close to the district boundary with West Lindsey.

Policy RD2 (Development in the Open Countryside) sets out the criteria where development in the open countryside may be permitted.

Policy DS1 (General Requirements) requires a high standard of design for all developments.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Object to the application on the following grounds:

- concerned that there would be excessive noise from the plant
- Kettleby Lane is of inadequate width and standard to accommodate additional large delivery vehicles to the site
- because of the height of the proposed plant screening is necessary
- delivery times are vague

PUBLICITY

The application has been advertised by means of a site notice because there are no immediate neighbours. Two letters have been received in which the following additional concerns, together with some non-material planning considerations, have been raised:

- the proposed buildings will alter the character of the area
- adverse impact on the living conditions of nearby residents
- inadequate publicity given to the planning application
- will destroy open land aspect on the north side of Kettleby Lane

ASSESSMENT

This application relates to the YEDL Wrawby substation site to the north side of Kettleby Lane which is diagonally opposite the newly constructed switchgear and transformer housing compound on the south side of Kettleby Lane. It is proposed to develop a small-scale embedded generating plant with a main generating building, three oil storage tanks, associated parking area and connection to the national grid. The main building would be 5.4 metres high with its external walls clad in steel profile sheeting, coloured green to give an appearance akin to an agricultural building to reflect its open countryside setting. The site would be bounded by 3 metre high palisade security fencing.

The applicant is contracting with the National Grid to provide standby power when there are periods of shortage in generation on the network. The National Grid have estimated that the network needs to double standby capacity by 2020 to avoid rolling blackouts. This application is made in response to that requirement.

There will be no staff located at the site and it will operate as a satellite power plant to the main depot in Hull. It will be visited on a daily basis for one or two hours' general maintenance and for delivery of fuel. The plant will be fuelled either by natural gas or diesel oil. The generators are 41% efficient compared to 27-35% for open cycle gas turbines and 50-52% for closed cycle coal-fired generation. However, when the additional benefits of the savings in transmission losses are factored in this makes this form of generation amongst the best in carbon efficiency and is considered as low carbon technology.

Access to the site would be gained from the existing gated access off Kettleby Lane. Extra hardstanding will be constructed to accommodate parking for the mobile engineers and the delivery of fuel by tankers. The hardstanding and car parking has been designed to enable the tankers to use the existing access and enter and leave the site in a forward gear. On standby one tanker delivery will be required during office hours every two weeks. On full-time generation there would be, at most, seven deliveries per week.

The main issues to consider when determining the application are whether the proposed development would adversely affect the amenities of nearby residents or the character and setting of the surrounding open countryside.

One of the main concerns raised by the parish council and occupiers of nearby dwellings is noise generation and its impact on the living conditions of these residents. The applicant submitted an environmental noise impact assessment as part of the application which in turn has been examined by the Environmental Protection team. They carried out noise

monitoring at nearby receptors referred to in the applicant's report during both daytime and night-time periods and concluded that the predicted noise levels will not exceed prevailing noise levels at these locations.

It has been maintained that Kettleby Lane is inadequate to accommodate the additional delivery vehicles which will visit the site. However, Highways have not identified this as an issue. The applicant has confirmed that on a weekly basis these will be extremely low. It has also been clarified that the delivery times referred to in the design and access statement as being in office hours will in fact take place between 7am and 5.30pm Monday to Friday.

It is claimed that the proposal will adversely affect the character of the area and destroy the open land aspect on the north side of Kettleby Lane but this view is difficult to substantiate. Until recently the site was occupied by a large red brick industrial-type building which housed the YEDL switchgear. There was also a profusion of wires, support stanchions of steel and concrete, as well as transformers and a substantial building. It is considered that the proposed buildings would have a more agricultural type appearance which will be an improvement on its predecessor. The planting proposed to the site boundaries should help to blend the development into its open countryside setting. The proposed buildings are not excessively high but a condition requiring additional landscaping would further assist in its screening.

There is no justification to suggest that the application has received inadequate publicity. A site notice was posted on a telegraph pole opposite the site which is considered an acceptable means to notify people in the locality. The application does not fall within the category where advertisement in the paper is necessary.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 2010/0075/1, 2010/0075/2, 2010/0075/3, 2010/0075/4, 2010/0075/5 and 2010/0075/6.

Reason

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

3.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

Reason

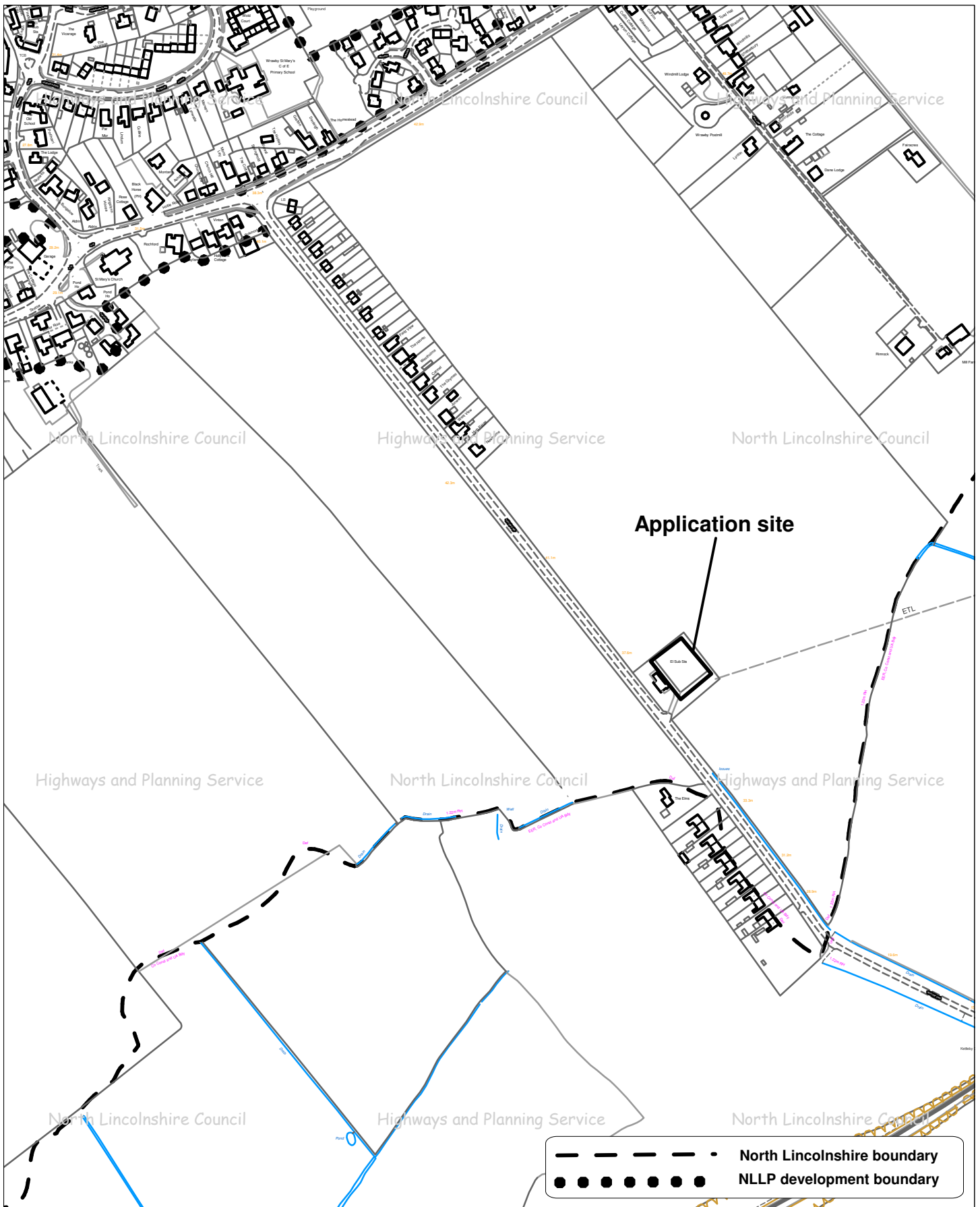
To enhance the appearance of the development in the interests of amenity.

4.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To ensure the implementation and maintenance of the submitted scheme of landscaping for the proposed development.



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2010



Highways and Planning Service

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