

<b>APPLICATION NO</b>	<b>PA/2015/0762</b>
<b>APPLICANT</b>	Mr A Steeper
<b>DEVELOPMENT</b>	Planning permission to retain the siting of a biomass boiler unit contained within a metal container and clad with timber, and retain the installation of two stainless steel flues
<b>LOCATION</b>	Holme Farm Care Home, 9 Church Street, Elsham, DN20 0RG
<b>PARISH</b>	Elsham
<b>WARD</b>	Brigg and Wolds
<b>CASE OFFICER</b>	Leanne Pogson-Wray
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Councillor Rob Waltham – significant public interest)

## **POLICIES**

### **National Planning Policy Framework:**

Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 93 states that planning plays a key role in securing radical reductions in greenhouse gas emissions, supporting the delivery of low carbon energy and associated infrastructure.

Paragraph 95 states that local planning authorities should actively support energy efficiency improvements to existing buildings, to support the move to a low carbon future.

Paragraph 98 states that when determining planning applications the local planning authority should recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions and should approve applications that are, or can be made, acceptable.

**North Lincolnshire Local Plan:** Policies DS1 (General Requirements), DS11 (Polluting Activities) and DS21 (Renewable Energy).

**North Lincolnshire Core Strategy:** No specific policies apply.

## **CONSULTATIONS**

**Highways:** No objections.

**Environmental Health:** Advise conditions to ensure adequate dispersions of any released emissions.

## **PARISH COUNCIL**

Awaiting comments in respect of amended scheme.

## **PUBLICITY**

Neighbouring properties have been notified by letter. Two letters of objection have been received raising the following issues:

- significant health hazard from fumes
- general nuisance.

These objections were received in respect of the original application. No comments have been received regarding the latest amended proposal.

## **ASSESSMENT**

This application seeks permission to retain a biomass boiler unit, including a timber clad container and associated stainless steel flues. The boiler serves the nursing home to the rear of which it is sited. The application as originally submitted was considered unacceptable as the flue was not considered high enough to allow the smoke to adequately disperse so as not to have an adverse impact on the amenity of neighbouring properties. As such the flue has been extended by approximately 500 millimetres to allow dispersion of fumes.

**The main issue in determining this application is whether the proposal would have an adverse impact on the amenity of neighbouring properties by way of pollution and general nuisance.**

The proposed container measures approximately 3.8 metres high to the ridge and the stack measures approximately 6.9 metres high. The building the boiler is housed in measures approximately 6.2 metres long by 3.2 metres wide. The biomass boiler is sited to the rear of the existing residential home at Holme Farm Care Home, 9 Church Street, Elsham. The application site is situated in part of the rear garden area of the residential home. The building is low-key and constructed of a container building which is timber clad to improve its visual appearance.

The fuel for the biomass plant is stored in an existing building and garden store adjacent to the application site.

## **Pollution/emissions**

The Environmental Health Officer comments that they received further information from the agent on behalf of the applicant on 20 October 2015 regarding the stack heights for the biomass boiler flues. The information states that the stacks are currently 6.9 metres from ground level (3.1 metres external). An independent stack height calculation by A1 Flues dated 16 December 2014, and supplied in support of the project, suggests a stack height of 6 metres from base to termination (3.6 metres external) is necessary. Therefore, in light of

this information, the Environmental Health team would suggest the inclusion of appropriate conditions to ensure adequate dispersions of any released emissions.

### **Residential/visual amenity**

The proposed biomass boiler building is considered to be acceptable from a visual and residential amenity point of view; the building is clad in timber boarding to make it more in keeping with the locality. Comments have been received from neighbours with regard to the potential for fumes and nuisance. The agent was contacted regarding the ongoing nuisance from fumes advising that the flue height should be increased to ensure adequate dispersal. The stack height has since been extended by 500 millimetres. Environmental Protection are happy with this increased height and a condition is proposed to ensure no loss of residential amenity. No further comments have been received from neighbours regarding the extended flues. As such it is considered that the development complies with policies DS1, DS11 and DS21 of the North Lincolnshire Local Plan.

### **Conclusions**

The application is considered to be acceptable and accords with criteria in the local plan policies set out above. The application is therefore recommended for approval.

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

1.

The proposal shall be retained in accordance with drawing GA(PR)002 rev 2.

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 7.4 metres above ground level. 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 define the terms of the permission and to protect residential amenity.

3.

The biomass boiler shall only burn high grade BS EN A+ pellets.

Reason

To define the terms of the permission and to protect residential amenity.

4.

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

Reason

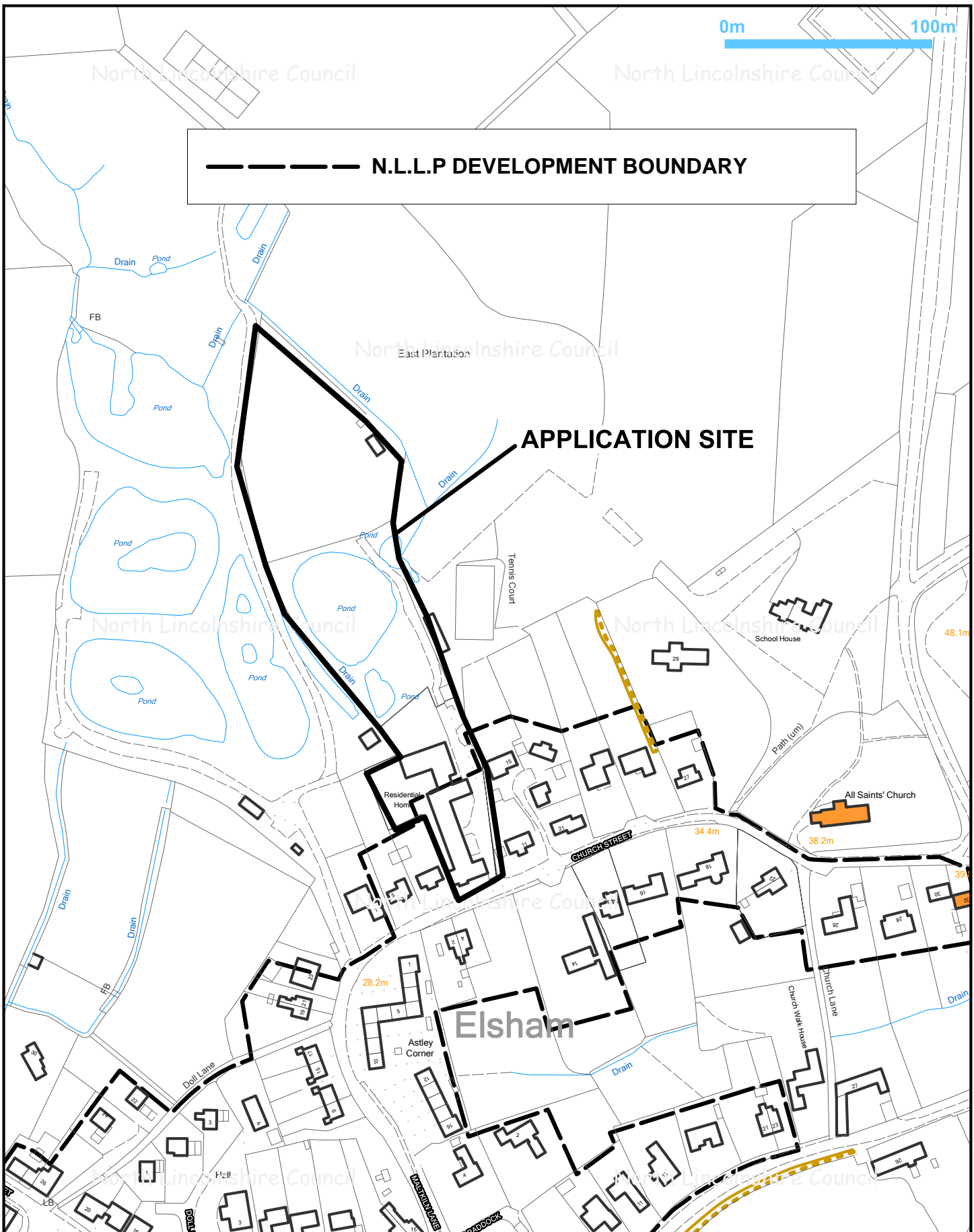
To define the terms of the permission and to protect residential amenity.

**Informative 1**

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.

0m 100m

----- N.L.L.P DEVELOPMENT BOUNDARY



Title: PA/2015/0762

Drawn by: Sue Barden

Date: 18/02/2016

Scale @A4 1:2500

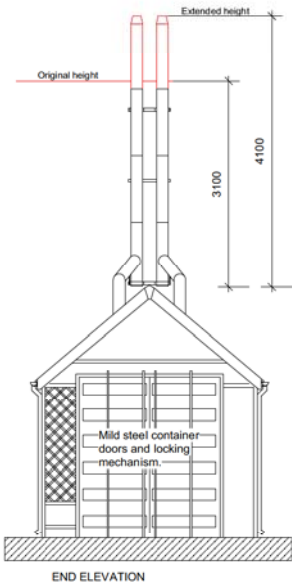


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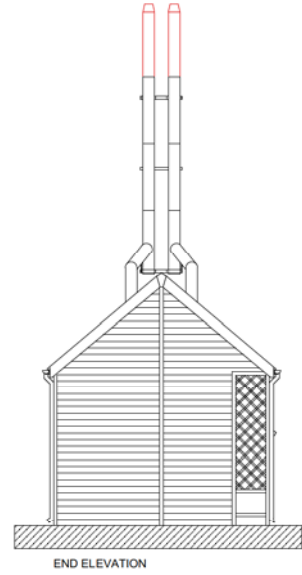
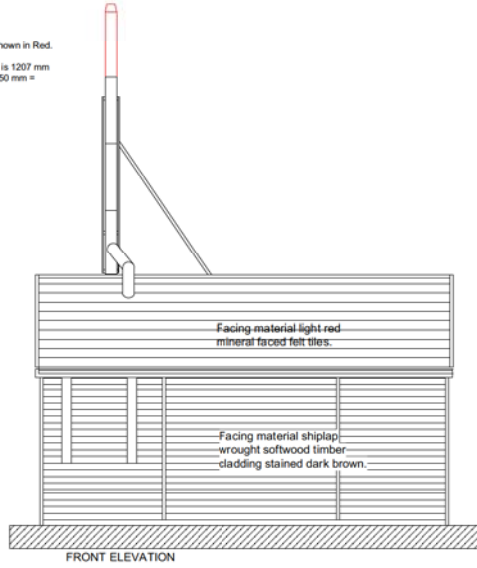


Director of Places  
Peter Williams  
BSc,DMS,CEng,MEI,MCMI,AMIMechE

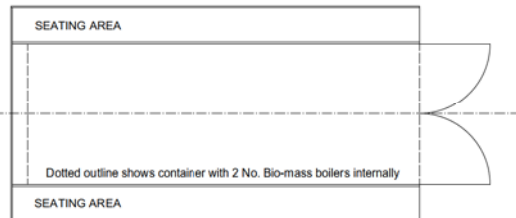
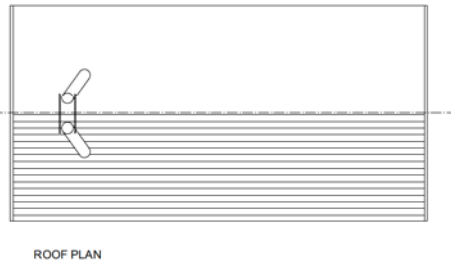
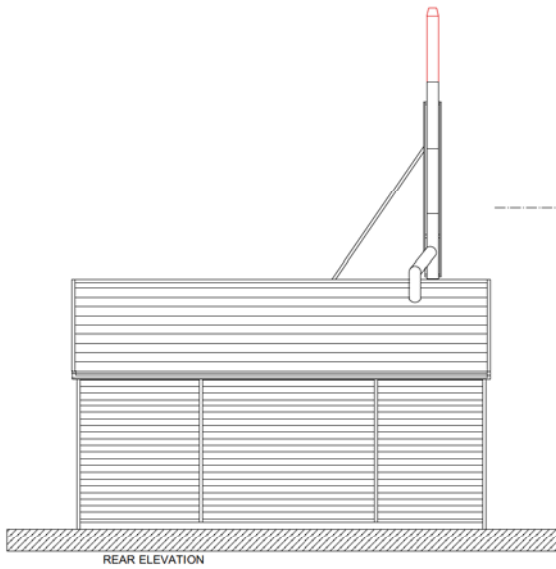
# PA/2015/0762 Proposed elevations Not to scale

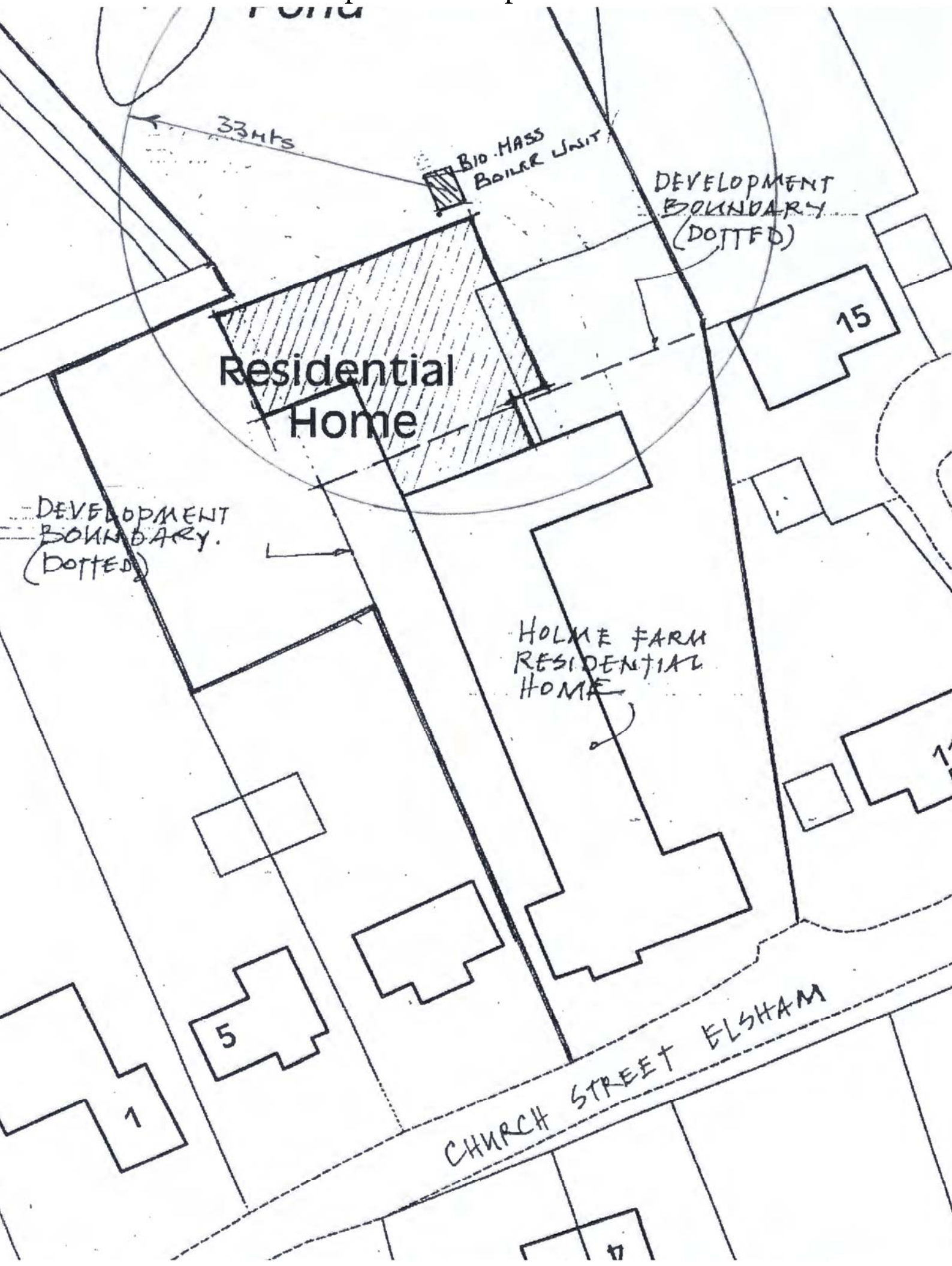


Additional extended flue pipe shown in Red. Please also see photographs. Existing height of window head is 1207 mm plus additional flue section of 950 mm = 2157 mm above window head.



Aluminium flue pipework with mild steel supports.





Residential Home

BIO-MASS BOILER UNIT

DEVELOPMENT BOUNDARY (DOTTED)

15

DEVELOPMENT BOUNDARY (DOTTED)

HOLME FARM RESIDENTIAL HOME

1

5

7

CHURCH STREET ELSHAM

33mts