

APPLICATION NO	PA/2018/2060
APPLICANT	Mr L Dodds, Bioganix Ltd
DEVELOPMENT	Planning permission to erect extensions to existing buildings to form a covered building for de-packing and processing food waste
LOCATION	Composting site, Bonby Lane, Bonby, DN20 0QN
PARISH	Bonby
WARD	Brigg and Wolds
CASE OFFICER	Mark Niland
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Saxby All Saints Parish Council

POLICIES

National Planning Policy Framework: Paragraph 80 – Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Paragraph 83 – Planning policies and decisions should enable:

- (a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- (b) the development and diversification of agricultural and other land-based rural businesses;
- (c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- (d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

North Lincolnshire Local Plan: RD2, T2, T19, DS1, DS11, W1

North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5, CS11

CONSULTATIONS

Highways: No comments or objections to make.

Humberside Airport: No objections.

Environment Agency: No objections.

PARISH COUNCILS

Bonby Parish Council: The councillors feel that the existing site already 'grates' against the rural landscape it sits in. No attempts have been made to date to landscape the site to lessen the visual impact. The extension to the covered area will result in an even greater impact on the landscape, due to the height of the building. Should planning permission be granted, the councillors would like conditions to be placed on it to ensure that measures are taken to effectively screen the site, and lessen its visual impact on the landscape.

In addition, the councillors have received comments from residents with regard to the lighting used at the site, especially at night. Concerns have been raised by residents that the current lighting is intrusive to neighbouring properties, and causes a hazard when driving down Bonby Lane at night, as the lights are dazzling to drivers. The councillors feel that the extension to the covered area will worsen the existing issues with lighting on the site. Should planning permission be granted, the councillors would like conditions to be placed on it regarding lighting to ensure that any lighting is not intrusive to neighbouring properties, and does not cause a hazard to drivers on Bonby Lane.

Saxby All Saints Parish Council: At a meeting of Saxby All Saints Parish Council held on Wednesday 12 December 2018, it was unanimously resolved to object to application PA/2018/2060 on the following grounds:

- (a) The application to extend the food waste processing plant would in effect amount to a doubling of its size. This infers that a doubling of the amount of food waste being processed will follow, despite there being current restrictions on that amount.
- (b) An increase in this capacity will significantly increase the number of HGV deliveries of food waste to the plant, exacerbating an already dangerous and congested area along Bonby Lane from the A15. There have already been a number of dangerous incidents and near misses on Bonby Lane; an expansion of the plant will increase them.
- (c) The amount of light being emitted from this plant at night is already highly visible from some distance away. It is disconcerting for drivers and the 'industrial impact' of the plant through light pollution on the Wolds horizon, upon residents in Bonby and Saxby is significant. A doubling of the size of the waste food processing plant will also massively increase the light pollution in the area at night.
- (d) The developers of this site have a long history of incremental expansion by ignoring some, and applying to vary other planning conditions imposed upon them by North Lincolnshire Council. Early conditions included a requirement to plant trees around the site to provide screening, and thereby decrease the adverse visual impact of the plant upon the Wolds landscape. This has still not been carried out at all in most boundaries of the site, no doubt to ensure that continuous expansion of the plant will not be hindered. There is great concern amongst residents of the Low Villages

communities, that if this plant is not held in check by the planning authority that some environmental or physical disaster will occur as a result.

In view of the above serious concerns, this application to expand the food waste processing plant should be refused.

PUBLICITY

The site has been advertised by site and press notice. A letter of objection has been received in relation to the increase in built form and the scale of the potential increase in waste produced.

STATEMENT OF COMMUNITY INVOLVEMENT

No statement in respect of community involvement has been provided as part of the planning application.

ASSESSMENT

Proposal

The applicant seeks planning permission to erect extensions to existing buildings to form a covered building for de-packing and processing food waste.

Site characteristics

The application site is a parcel of land within the compound of an existing waste facility, comprising an anaerobic digestion (AD) plant and a thermophilic aerobic digestion (TAD) plant, located approximately 1.4 kilometres to the north-east of Bonby. Access to the site, and the existing waste facility, is via Bonby Lane, a small C-class road linking Brigg Road to the north-east and Middlegate Lane to the south-west. The surrounding area is predominantly agricultural in nature, the application site being surrounded by arable fields, except to the south-east where it abuts the existing waste facility. Field boundaries are mostly defined by hedgerows and there are small areas of plantation woodland to the north and west.

The assessment will therefore focus on the following issues:

- **Principle of development**
- **character impacts**
- **environmental impacts**
- **highways.**

Principle

In relation to the operation of an anaerobic digestion (AD) plant to the north-west (rear) of, and linked to, the existing TAD plant, policy W1 of the North Lincolnshire Local Plan is concerned with applications for waste management facilities and sets out a criteria-based approach whilst policy CS1 allows for development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used

land or in existing rural buildings. It is therefore considered that the proposal, which relates to the erection of an extension to an existing building used for de-packing and processing food waste, is considered acceptable in principle.

Character impacts

Policy RD2 seeks to protect development within the open countryside. The first part of the policy is concerned with matters of principle whilst the latter part sets out a criteria-based approach to mitigating the impacts of the development upon the open countryside. Policy CS5 is also considered relevant.

The extension to the de-packing shed would not overly impinge upon the countryside given the existing built form across the wider site. The extension to the de-packing shed is of a scale, compared to existing tanks and other sheds, that would not lead to concerns in relation to the area's visual amenity. It is therefore considered that the proposal would align with the aforementioned planning policies.

Environmental issues

Policy DS11 is concerned with polluting activities and is considered relevant. The applicant seeks to create an extension of the approved de-packing shed and no increase in throughput is proposed in terms of waste.

The council's Environmental Protection Officer has reviewed the application and has no objection to the proposal subject to a compliance condition that would restrict the volume of wastes processed on the site to 75,000 tonnes per annum. In any case, any change to this volume treated would potentially trigger the environmental permit to be revised.

The Environment Agency has also been consulted and has no objections to this proposal. Lastly, given the distance from all residential properties, it is considered that there would not be an unacceptable level of impingement upon residential amenity. It is therefore considered that the proposed extension is acceptable and would align with the aims of policy DS11 of the North Lincolnshire Local Plan.

Highways

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision as well as general highway safety; both policies are considered relevant.

The applicant seeks to retain the existing access arrangement which is suitable to absorb the proposed purpose. The proposal has been assessed by the council's Highways department who have no objections to the proposal.

It is therefore considered that the proposal would align with policies T2 and T19 of the North Lincolnshire Local Plan.

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: Proposed Site Layout 18101; Proposed Elevations 18101.

Reason

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

3.

The maximum volume of wastes processed on by the site shall not exceed 75,000 tonnes per annum.

Reason

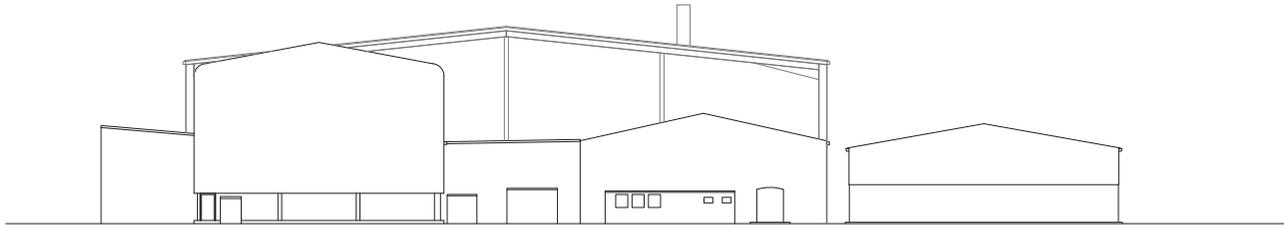
To protect the environment and amenity in accordance with policy DS11 of the North Lincolnshire Local Plan.

Informative

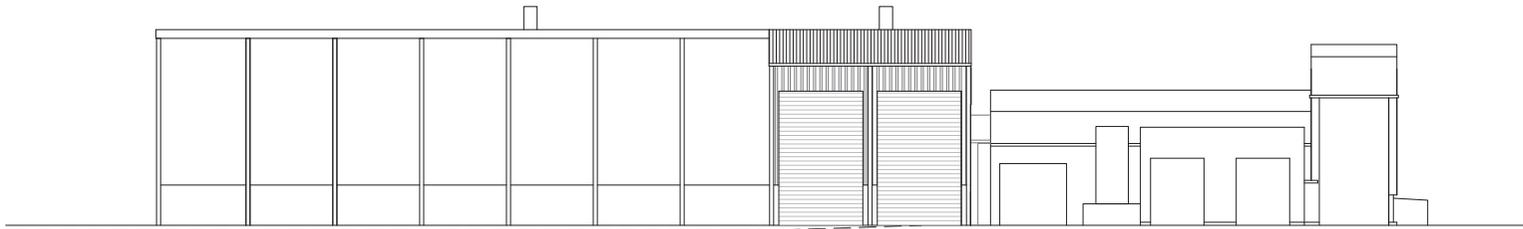
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

PA/2018/2060 Proposed elevations (not to scale)

All Dimensions Shall be Checked on Site by the Contractor Prior to Commencement of Work on Site. Do Not Scale If In Doubt Ask.

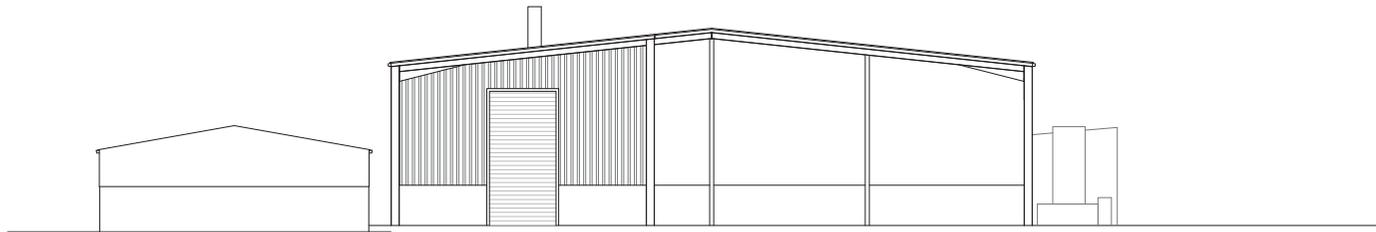
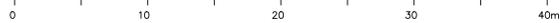


Proposed Elevation to the West



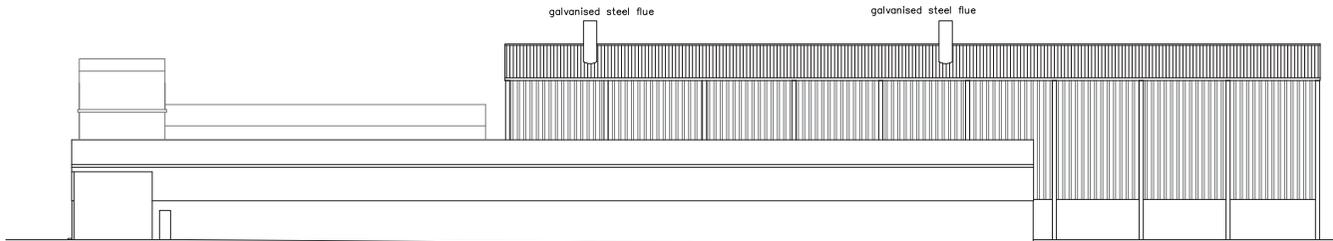
Proposed Elevation to the North

Scale Bar (Metric)



Proposed Elevation to the East

Scale Bar (Metric)



Proposed Elevation to the South

Revisions	Date			
Robert Farrow (Design) Ltd Architecture : Planning : Construction Topographical Surveys Millar House, 32 Northgate, Hessle, East Riding of Yorkshire, HU13 9AA Tel: 01482 640699 E-mail: rfd@farrow.karoo.co.uk				
Client: Biogonix Ltd				
Title: Proposed Elevations Proposed Extension at Biogonix Ltd Bonby Lane, Bonby Brigg, North Lincolnshire DN22 0PJ				
Scale 1:200	Drawn by R	Dwg no. 5	Date Sep18	Contract no. 18101