

**Parish: Sandhutton**  
**Ward: Thirsk**  
**16**

Committee date: 28 June 2018  
Officer dealing: Mrs C Strudwick  
Target date: 6 July 2018

**17/01866/FUL**

**Retrospective application for the construction of a detached biomass building and associated parking**  
**At North Turkey Farm Sheds, Skipton Old Airfield, Sandhutton**  
**For Mr Richard Maxwell**

**This application is referred to Planning Committee at the request of a member of the Council**

## **1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 This site is located at the eastern tip of the airfield. The application site sits to the south of the existing four turkey sheds. The farm is approximately 900m to the south west of Sandhutton and within Flood Zone 2.
- 1.2 This application is one of a suite of applications for a larger biomass scheme over five turkey farms in the old airfield. Permission is sought on four of the turkey farms for a detached biomass building to house boilers, which are to be run on wood chipping, to heat the turkey sheds. These are:
- 17/01855/FUL - Moose Turkey Farm
  - 17/01856/FUL - Sandybank Farm
  - 17/01863/FUL - Swale Turkey Farm
  - 17/01866/FUL - North Turkey Farm Sheds
- 1.3 An additional permission is sought to allow the storage of timber on site adjacent to Busby Stoop and North Turkey Farm, and a change of use to allow a mobile chipper to come to site to chip the timber for fuel and for drying of woodchip and an extended building at Busby Stoop Farm.
- 1.4 The overall scheme has created six full time jobs in operating the biomass operation, including two members of staff who are employed for the purpose of woodchip preparation.
- 1.5 This application seeks retrospective approval for a 9.7m by 9.1m detached building to house woodchip storage and two boilers and for two further boilers external to the building. The purpose of the building and boilers is to produce heat only, which is used to solely heat the poultry buildings and dry the woodchip.
- 1.6 The building is finished in profiled insulated metal cladding, in juniper green, to the elevations and roof with a galvanised steel door. The ridge height is 5.8m, and eaves 4.9m. The height of the external boilers are below eaves height. An additional two vehicle parking spaces are proposed as part of the scheme adjacent to the boilers.
- 1.7 There is no proposal of outside storage of timber or the chipping of timber included in this application.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 17/01413/APN - Application for prior notification for a wood chip biomass building for the purpose of agriculture; refused 10 July 2017 as the building had already been constructed and so could not be the subject of prior notification.

### Applications for other biomass schemes at Skipton Old Airfield

- 2.2 17/01653/FUL - Retrospective application for an extension to a biomass building (Busby Stoop Farm); Pending consideration.
- 2.3 17/01855/FUL - Retrospective siting of a detached biomass building (Moose Turkey Farm); Pending consideration.
- 2.4 17/01856/FUL - Retrospective application for the construction of a detached biomass building and associated parking (Sandybank Farm); Pending consideration.
- 2.5 17/01863/FUL - Retrospective application for the construction of a detached biomass building and associated parking (Swale Turkey Farm); Pending consideration.
- 2.6 18/00825/FUL - Retrospective storage of logs for woodchipping, operation of mobile wood chipper and weighbridge (Busby Stoop Farm & North Turkey Farm); Pending consideration.

### **3.0 RELEVANT PLANNING POLICIES**

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development  
Core Strategy Policy CP2 - Access  
Core Strategy Policy CP4 - Settlement hierarchy  
Core Strategy Policy CP15 - Rural Regeneration  
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets  
Core Strategy Policy CP17 - Promoting high quality design  
Core Strategy Policy CP18 Prudent use of natural Resources  
Development Policies DP1 - Protecting amenity  
Development Policies DP3 - Site accessibility  
Development Policies DP9 - Development outside Development Limits  
Development Policies DP30 - Protecting the character and appearance of the countryside  
Development Policies DP33 – Landscaping  
Development Policies DP34 – Sustainable energy  
Development Policies DP42 – Hazardous and Environmental Sensitive Operations  
Development Policies DP44 – Very noisy activities  
National Planning Policy Framework - published 27 March 2012  
National Planning Practice Guidance

### **4.0 CONSULTATIONS**

- 4.1 Parish Council – Final comments awaited.
- 4.2 Highway Authority – No objection.
- 4.3 Environmental Health Officer - Considers there will be no significant impact on local amenity. The service has received no complaint about the operation of this biomass unit; whilst complaint has been received about the operation of other biomass units on the airfield they are closer to neighbouring properties.

It has been assumed that the application does not include the production of wood chip for use in the units, which has given rise to complaint.

- 4.4 Public comments – One comment in objection to the application due to the noise generated by the drying fans. (Officer note: this building is 1km (as the crow flies) north west of Busby Stoop Farm, where the drying fans are).

## 5.0 OBSERVATIONS

- 5.1 The main issues to consider are: are (i) the principle of development; (ii) the design and layout of the proposal; (iii) the impact on residential amenity; and (iv) the impact on highways.

### Principle

- 5.2 The proposal is a relatively modest extension to a building which generates renewable energy for an agricultural unit and as such is supported by CP4 criteria v which allows for development where it would make provision for renewable energy generation, of a scale and design appropriate to its location and by policy CP18 where the potential use of renewable resources is maximised.

### Design and layout

- 5.3 As noted above the scale of the proposal is relatively modest and the materials in keeping with existing development immediately adjacent and on the wider former airfield. The development has not introduced a significant feature to the landscape, particularly when considered against the approved buildings on site.

### Residential amenity

- 5.4 No objection to the scheme has been raised by the Environmental Health Officer; the application is retrospective and no complaints have been received by the team in regarding to the biomass unit.
- 5.5 Given the location of the biomass boiler building within the larger agricultural unit and distances from residential properties it is considered that the physical form of the building adequately protects amenity and meet the tests of policy DP1.

### Impact on highways

- 5.6 Deliveries of woodchip are made to the farm from either Busby Stoop or North Turkey Farm, where timber chipped at North Turkey Farm is stored, pending planning permission. It is estimated that these deliveries vary due the heat required by the turkey buildings, as more heat is required in the winter months, than in spring, summer and autumn. It is estimated by the applicant that the maximum delivery is one load per day, and consists of a 22 tonne bailey farm trailer.
- 5.7 It is considered that that this proposal has limited impact on the highway network. Associated vehicle movements are made within the perimeter of the old airfield as woodchip, whether chipped on site or brought on to site chipped.

## 6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered 2017.045.03A received by Hambleton District Council on 16 November 2017 unless otherwise approved in writing by the Local Planning Authority.
  2. The boilers installed on site will only be Polish 495Kw boilers, externally, and ETA HACK VR BG3 (499 kW Hackgut), and ETA HACK VR BG3 (499 kW Pellet) internally.

The reasons for the above conditions are:

1. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies DP1 and DP32.
2. In order to take proper account of the amenity of the local population and risk to the environment, in particular air pollution, in accordance with the Hambleton Local Development Framework DP1, CP21 and DP42.