

HARROGATE BOROUGH COUNCIL

PLANNING COMMITTEE – AGENDA ITEM 6: LIST OF PLANS.

DATE: 7 July 2009

PLAN: 06	CASE NUMBER: 09/02020/CMA
	GRID REF: EAST 445698
	NORTH 452386
APPLICATION NO. 6.124.294.B.CMA	DATE MADE VALID: 15.05.2009
	TARGET DATE: 12.06.2009
CASE OFFICER: Mr R N Watson	WARD: Marston Moor

VIEW PLANS AT: <http://tinyurl.com/nyvho6>

APPLICANT: BCB Environmental Management Ltd

AGENT: CgMS Ltd

PROPOSAL: Demolition of warehouse and erection of energy from waste facility with associated air cooled condensers and chimney stack, provision of new weighbridge, drum store, electricity sub-station, new means of enclosure and access gates, car parking and landscaping.

LOCATION: Unit 86 Marston Business Park Tockwith York North Yorkshire YO26 7QF

REPORT

SITE AND PROPOSAL

This is a County Matter application for the demolition of Unit 86 on Marston Moor Business Park and the erection of to an "energy from waste facility".

The application is presented to Members for observations only.

Unit 86 on the Business Park was last used by a steel stockholding company and was historically an aircraft hanger on the former Tockwith airfield.

The application proposal is identified as a Schedule 1 development under the Town and Country Planning (Environmental Impact Assessment) (England and Wales Regulations 1999 and was accompanied by an Environmental Impact Assessment (EIA). A copy of the EIA will be available in the Members room prior to the meeting.

The Energy from Waste facility would be located on the site of Unit 86 some 500m west of the edge of the village. The facility is designed to process 60,000 tonnes of waste per year operating 24 hours per day, 7 days per week. Waste would be brought to the plant between 08.00hrs and 17.00hrs Monday to Friday and 08.00hrs and 13.00hrs on Saturdays

The proposals include the construction of

- * a new building (96m x 40m x 12m)
- * 6 gasification ovens
- * secondary thermal treatment chambers
- * 1 waste oils distillation unit
- * 2 steam boilers
- * a flue gas treatment system
- * a 31m chimney stack
- * a turbine hall in which the steam produced by the boilers is used to generate electricity and provide heat for re-use
- * 3 external air cooled condensers
- * an electrical connection so that electricity can be exported

The facility would generate 18 jobs in addition to the 35 current employees.

MAIN ISSUES

1. Residential amenity, impact of pollution and traffic
2. Visual impacts

RELEVANT SITE HISTORY

Erection of steel storage area and travelling overhead crane. Approved 1996.

CONSULTATIONS/NOTIFICATIONS

Parish Council

LONG MARSTON PARISH COUNCIL (125)

RELEVANT PLANNING POLICY

PPS1 Planning Policy Statement 1: Delivering Sustainable Development
CSSG4 Core Strategy Policy SG4 Settlement
Growth: Design and Impact
PPS10 Planning Policy Statement 10, Planning for sustainable waste
management

APPLICATION PUBLICITY

SITE NOTICE EXPIRY:

PRESS NOTICE EXPIRY:

REPRESENTATIONS

Representations have been received from Tockwith with Wilstrop Parish Council, Long Marston Parish Council and Tockwith Resident's Association. These are attached as Appendices 1,2 and 3 respectively.

Six letters of representation have been received reflecting the views of the Parish Councils and the Residents Association.

VOLUNTARY NEIGHBOUR NOTIFICATION

The County Council held public information days earlier this year.

ASSESSMENT OF MAIN ISSUES

1. RESIDENTIAL AMENITY - PPS10 supports the principle of the use of waste to produce energy and identifies a waste hierarchy.

The most effective environmental solution is to reduce the generation of waste: reduction

Products and materials can sometimes be used again: re-use

Resources can often be recovered: recycling

Value can often be recovered by generating energy: energy recovery

Only if none of the above offer an appropriate solution should be "waste" disposed of.

Although this proposal represents an improvement over simple disposal the impact on residential amenity by possible pollution from noise, operating hours, dust, odour, and air quality are all matters for concern. There is also concern about the impact of the development on the general environment of the business park.

Although waste is already brought to the adjoining site, the majority of municipal and hazardous waste arises in urban areas and unrelated to this rural site. There is concern about the amount of traffic generation that would result from this development that may have an impact on the highway network and on residential amenity.

2. VISUAL IMPACT - The incinerators are located within the proposed new building and therefore the visual impact of the incinerators themselves is limited although the building itself is substantial. However, the current submission shows a 31 metre chimney. Such a chimney stack would be visually intrusive over a wide area.

CONCLUSION

The Borough Council object to the development on the adverse impact the development would have on residential amenity and on the business park by virtue of the noise, operating hours, dust, odour, air quality and traffic generation. The Council reserves the right to make further comments in the event of any amendments to the scheme

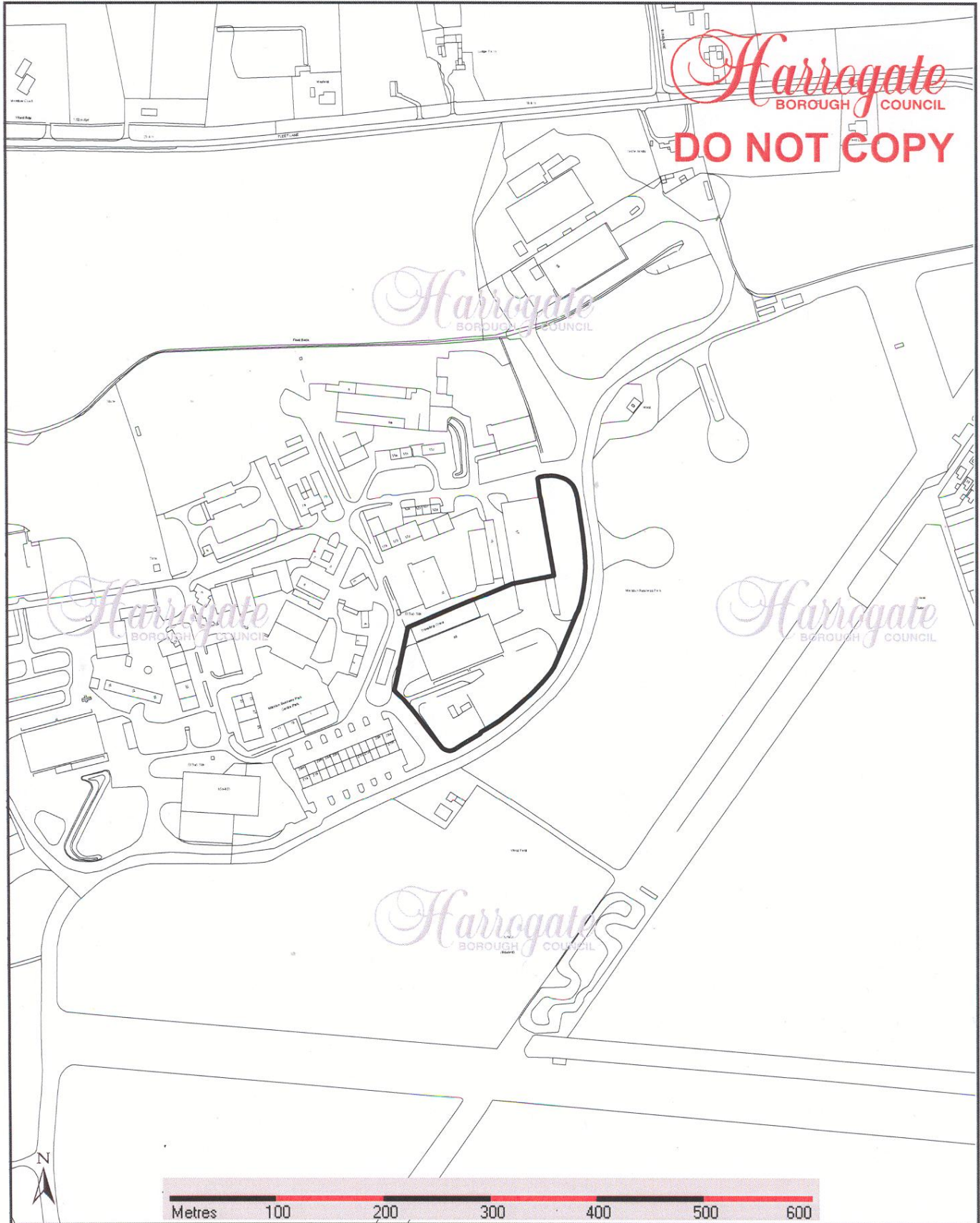
CASE OFFICER:

Mr R N Watson

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

1 The Borough Council strongly object to the development on the adverse impact the development would have on residential amenity and on the business park by virtue of the noise, operating hours, dust, odour, air quality and traffic generation. The Council reserves the right to make further comments in the event of any amendments to the scheme. The Borough Council is concerned about how the facility is to be connected to the national grid and the potential environmental implications of the connection.



Harrogate
BOROUGH COUNCIL
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Department of Development Services

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Harrogate Borough Council 1000 19628 2008.

PLANNING COMMITTEE

Item No. 6

App No./Case No. 09/02020/CMA 6.124.294.B.CMA

Scale (at A4 size)	1:5000	Site area	2.07ha	Site boundary	
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Drawn	MDTT	Date	07.07.2009
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