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Town and Country Planning Act 1990 Planning Permission

Reference: H02-0019-15 Received: 12th January 2015

Type: FULL

Name: Mr J Tansley
C/O Robert Doughty Consultancy Ltd
32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Agent: Robert Doughty Consultancy Ltd
32 High Street
Helpringham
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Lincs
NG34 0RA

Description: Proposed small scale on farm Anaerobic Digestion Plant

Location : Adam's Farm Common Drove
Crowland Peterborough

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Dwg. nos. 1162-01-BP01B, 1162-01-DS01A, 1162-01-DS02A and 1162-01-LP01.

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

- 3 On cessation of the use of the land (or any part of the land) as an anaerobic digester as approved by this permission all buildings, structures, fences, gates, posts and fixings shall be removed from the site.

Reason: The site is located in an area of countryside where development other than agriculture would not normally be permitted and when the site ceases to be used as an anaerobic digester then it will be required to revert back to agriculture.

This Condition is imposed in accordance with Policy SG4 of the South Holland Local Plan, 2006 and advice within Section 11 of the National Planning Policy Framework, 2012.

- 4 Prior to work commencing a detailed Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:
- A traffic management plan for construction and delivery vehicles entering and leaving the site, including times of movement so as to protect the amenity of nearby residents;
 - Start and finish time of construction activity and methods to minimise disturbance during the construction period;
 - Phasing of the development;
 - Details of surfacing of the track between the farm yard and site and also the proposed lay-down and parking areas;
 - Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway;
 - Floodlighting and security lighting (note: this must be directed in such a way as not to cause nuisance to nearby properties or public highways.
 - The Construction Management Plan shall be adhered to throughout the duration of the construction period.

Reason: To safeguard the amenity of nearby residents and to protect highway safety.
This Condition is imposed in accordance with Policies SG13, SG15 and SG17 of the South Holland Local Plan, 2006.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no buildings, structures, fences, gates, posts, hardstandings, footings, platforms, pavements, bunding, berms, earthworks or other engineering operations shall be constructed, installed or carried out on site other than in accordance with the approved details of this planning permission.

Reason: To protect the character of the countryside and the visual amenities of the locality and also to retain the value of the land for agriculture and wildlife, as the site is located in an area of open countryside where development other than agriculture would not normally be permitted.
This Condition is imposed in accordance with Policy SG4 of the South Holland Local Plan, 2006 and advice within Section 11 of the National Planning Policy Framework, 2012.

- 6 No external lighting shall be provided on the site at any time once the site is operational.

Reason: To accord with the terms of the application and in the interests of the amenities of the rural locality.

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This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.

- 7 Before development is commenced a detailed scheme for hedge planting and boundary treatment (including the location, design and height of fences, fence opening details for wildlife movement and measures for their protection) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify species, density, planting size and layout. Fence opening details shall be incorporated within the fencing at the stage of fence construction in accordance with the approved details and thereafter retained.

Reason: To ensure effective screening of the development on the site in the interest of countryside character and amenities and to protect/enhance bio-diversity interests.

This Condition is imposed in accordance with Policy SG4 of the South Holland Local Plan, 2006 and advice within Section 11 of the National Planning Policy Framework, 2012.

- 8 The new hedge planting shall be allowed to reach a height of at least 3 metres and shall thereafter be retained at that height. The hedging shall be maintained by the owner(s) of the land and in the event that plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season.

Reason: To ensure effective screening of the development on the site in the interest of countryside character and amenities and to protect/enhance bio-diversity interests.

This Condition is imposed in accordance with Policy SG4 of the South Holland Local Plan, 2006 and advice within Section 11 of the National Planning Policy Framework, 2012.

- 9 Prior to work commencing on site a detailed landscape, habitat and site management plan, including long term design objectives, management responsibilities, maintenance schedules for all landscape areas and details for habitat enhancement and protection (and including a monitoring programme) shall be submitted to and approved in writing by the Local Planning Authority. The landscape and site management plan shall thereafter be carried out in full accordance with the approved details.

Reason: To ensure that site maintenance is not detrimental to use of the land by protected species/other wildlife and to ensure effective long term landscape and site management to assimilate the proposal into its countryside context.

This Condition is imposed in accordance with advice within Section 11 of the National Planning Policy Framework, 2012.

- 10 Noise from fixed plant and machinery shall not exceed the background noise level by more than 5dB(A) when measured as a 15 minute LA(eq) at any residential boundary not within the applicant's ownership.

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Reason: To safeguard the amenity of nearby residents.

This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

- 11 A scheme for the prevention of odour at levels likely to cause a nuisance at residential receptors shall be submitted to and agreed in writing by the local planning authority before the development hereby approved is first brought into use and the agreed scheme shall be implemented at all times thereafter.

Reason: To safeguard the amenity of nearby residents.

This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

- 12 No development shall commence until details of the method of installing all cabling has been submitted to and approved in writing by the Local Planning Authority and all cabling shall be installed in accordance with the agreed details.

Reason: To limit the effects of the development in the interests of the amenities of the locality and to protect existing drainage infrastructure.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

Note(s):

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission within the statutory timeframe in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doi/online/plandev/plansearch.aspx.

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Paul Jackson
Planning Manager

24th March 2015

H02-0019-15

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.