DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00169/FP	Retention of flues associated with Unit 8 at Five House Farm.	Five House Farm Sandon Road Therfield Royston Hertfordshire SG8 9RE

Submitted Plan Nos

R.02 03 R.03.04 R.03.03

1.0 Policies

LP6 Rural Areas Beyond the Green Belt

LP25	Re-use of Rural Buildings
LP36	Employment Provision
SECT3	Supporting a Prosperous Rural Economy
XCGB4	Existing Rural Buildings

2.0 **Site History**

2.1 There is a fairly extensive planning history for the site. Of relevance is application 16/01640/1 which granted permission for the change of use of units 4 and 8 from agricultural to use by the wood chip drying business.

3.0 **Representations**

3.1 NHDC Environmental Protection – no objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Five House Farm business yard is positioned on the north side of the lane, in an area of open countryside. There is a concentration of agricultural buildings, many of which are now used for non-agricultural purposes. The land slopes downhill to the north, and there are some newer agricultural buildings at the north end. The site has a large concrete yard area, with space for large vehicles to turn on site and areas used for parking. The buildings form two 'rows' and unit 4 is in the western row and unit 8 is in the eastern row. The main vehicle access is on the east side of the buildings, with an internal access reaching most of the buildings in the western row. There is a smaller vehicle access on the eastern side accessing one or two of the frontage buildings on the western side, but both of these application buildings are accessed from the main eastern access. The wood chip business is operational on site. There are photos in Anite.

4.2 **Proposal**

4.2.1 As above. Several supporting documents have been submitted in support of the application.

4.3 **Key Issues**

4.3.1 When the wood chip business was first operational on site there were two issues. One was that the chimneys had been erected on the outside side of the roof, not close to the ridge. The second was that the smoke from the chimneys was causing bother to the nearby neighbours. It transpired that the chimneys that has been erected were not the full height as previously permitted and as set out again in this application. The chimneys on site have been increased in height, and are now the correct height.

4.3.2 The chimney analysis concludes that the chimneys must be a minimum of 8.5m above the slab level of the building. The plans show that the chimneys are 9.12m above the slab level of the building and more importantly above the ridge height of the building to allow the smoke to disperse. No objection is raised to this height. The chimneys are existing on site, and given the context of the site with many other existing agricultural and industrial buildings nearby / around this building, whilst the chimneys are visible in longer range views, I do not consider them to be out of context in the locality. The Environmental Protection officer has confirmed that the increased height of the chimneys has stopped the smoke bother to the nearby neighbours, so this issue is overcome as well.

4.3.3 I have no objection to the position of the chimneys in the roof. They are positioned fairly centrally on the side flank elevation and whilst more of the flue is above the roof now, there is no objection to this, as I do not consider that this has a material visual impact on the building.

4.3.4 With regards to the conditions imposed on the previous decision, information has been submitted for condition 6. Condition 5 is an on going condition. This has been discharged by application 17/02795/1DOC, but it is appropriate to reference to this. Condition 4 is now no longer necessary as the chimneys have been erected.

4.4 **Conclusion**

4.4.1 No objection to the application. Grant conditional permission.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

2. Hours of use of the units (including chipping activities and deliveries/collections associated with the business) shall only be permitted between 08.00hrs and 18.00hrs Monday to Friday and 08.00hrs to 16.00hrs Saturday and not at all on Sundays with the exception of internal operations which are permitted to take place at any time on all days of the week.Reason: to protect the amenities of nearby residents.

3. The chimneys shall not be fitted with any caps, cowls or other restrictive plates and each chimney shall be retained on site a minimum of 8.5m above slab level of the building.Reason: to ensure appropriate pollution dispersion and prevent adverse impacts from the emission of air pollution

4. The fuel for the biomass boilers shall be in accordance with the details agreed under application 17/02795/1DOC unless otherwise agreed in writing by the Local Planning Authority.Reason: to control and minimise the generation of air pollution.

5. The chimney schedule of maintenance shall be in accordance with the details set out in the Chip Chip Service Maintenance Protocol document submitted to NHDC on 18/01/18 unless otherwise agreed in writing with the Local Planning Authority.Reason: to ensure efficient operation of the boilers and pollution abatement systems to minimise the emission and impact of air pollution.

6. All doors to the unit where wood drying activities are taking place shall remain closed when any plant related to this activity is operational, except for ingress and egress.Reason: to protect the amenities of nearby residents.

7. Wood chipping activities shall only take place in situ and all doors to the unit where this is taking place shall remain closed at all times during this activity.Reason: to protect the amenities of nearby residents.

8. This permission is specific to the applicant, Royston Wood Chip Limited, and following the implementation of this permission, no other business can operate from units 4 and 8 without first obtaining full planning permission for the change of use or business from the Local Planning Authority.Reason: so the traffic / parking implications of other users / businesses can be assessed.

9. The four boilers that are installed in and that will operate at the site shall be of the make, model and specification detailed in the Enviroconsult Chimney Height Calculation Report (ref. 027/RoystonWoodchip/001 - 24/06/16 and Air Quality Screening Assessment Report (ref. 027RoystonWoodchip/002 - 24/06/2016); namely, new Wood Energy Binder 500 RRF/PRF iTA boilers unless otherwise agreed in writing by the Local Planning Authority.Reason: to ensure the details / impact of the chimney can be given consideration.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Date: 19 April 2018	