

Agenda Item A18	Committee Date 27 July 2009	Application Number 09/00553/CCC
Application Site Nightingale Hall Quernmore Road Lancaster Lancashire	Proposal Application for temporary permission for timber recycling for biomass energy	
Name of Applicant John Dainty	Name of Agent M L Planning Services Ltd	
Decision Target Date 31 July 2009	Reason For Delay N/A	
Case Officer	Mr Martin Culbert	
Departure	No	
Summary of Recommendation	No Objection	

1.0 The Site and its Surroundings

- 1.1 The site is located on a large area of hard standing in the bottom of a large hallow, surrounded by concrete retaining walls and woodland, at the site of the former Nightingale Hall Farm animal rendering plant, off Quernmore Road, Lancaster.
- 1.2 Beyond the site boundaries the land rises steeply to the north, east, south and south west. It is surrounded by school playing fields to the north and west, and by open fields and a cemetery to the east and south. There is a small group of four terraced houses which occupy an isolated pastier within the hallow, to the south of the operational site. These are well screened from the operational site by woodland planting and all share a private access road which is separate from the access to Nightingale Hall. To the west of the junction of the site access with Quernmore Road, lies a small group of detached properties which are set well back from these roads behind substantial boundary walls. There are no other residential properties in the immediate vicinity of the site, the nearest being Derwent Road, Lancaster near Ridge Lea Hospital, all about equidistant.

2.0 The Proposal

- 2.1 This proposal is a full application to Lancashire County Council for the regularisation of the existing use of the site for the recycling of waste timber for biomass energy, for a temporary period of one year. This item is therefore brought before the Committee as a consultation from the County Planning Committee.
- 2.2 The proposal is therefore a specialist waste transfer station. This will now involve approximately 5 tipper wagons depositing inert timber on site per day. This is converted into one 22 ton load of shredded timber per day going to a single biomass plant. This involves shredding and screening of waste timber by two mobile units prior to being bulked up into larger vehicles. The plant and machinery is all mobile, grouped together externally and moved to the different parts of the site as necessary on a day to day basis. The applicant is the current temporary tenant of the site and is also

undertaking the demolition, screening and crushing of all inert waste from the fire damaged buildings remaining from the former rendering use by Fats and Proteins.

3.0 Site History

3.1 The long established use of this site as an animal rendering plant came to an abrupt end in October 2005 following a substantial fire at the plant. The site has been largely unused since that time but little work to dismantle the plant or clear the site has been undertaken.

3.2 An outline application to redevelop the site for residential purposes was approved by committee on 21 August 2006. No Reserved Matters approval has been forthcoming.

3.3 A previous application for the same use as that which forms the subject of this application was refused by the County Council earlier this year for three reasons; namely that:

- (i) The end location for the recycled timber was Scotland, therefore there was no reduction in the need to travel and the proposal was subsequently unsustainable;
- (ii) The use of land is inappropriately located; and,
- (iii) The use of land would generate unacceptable levels of traffic and noise.

Application Number	Proposal	Decision
06/00661/OUT	Outline application for redevelopment of the site for residential use	Approved
08/01270/CCC	Temporary timber recycling for a period of 1 year for biomass energy	Refused

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
Environmental Health Service	No objection in principle but conditions covering the following issues should be imposed: <ul style="list-style-type: none"> 1. Hours of working 2. Hours of mechanical shredding 3. Dust control 4. Vehicle Sheeting

5.0 Neighbour Representations

5.1 None received.

6.0 Principal Development Plan Policies

6.1 There are no saved policies relating to this site.

7.0 Comment and Analysis

7.1 This proposal is identical to that considered by Committee last year in respect of application 08/01270/CCC except that the daily vehicle movement to and from the site, and therefore throughput of the waste material has now been reduced by half with only one bulk vehicle leaving per day.

This proposal involves the continued use of an existing industrial site which has for many years generated significant levels of severely nauseous olfactory pollution and HGV traffic. However this proposed use is for a very limited period only, and it involves inert materials with no chemical or

other processes except sorting shredding, it recycles waste material and feeds a renewable energy Biomass Plant and in the process will rid this site of all remaining buildings from the previous rendering use.

It is not anticipated that this temporary use will have an undue impact on the amenities of nearby residential occupiers or upon the local highway network and road safety, particularly given its limited duration and the ultimate community benefits it should deliver.

8.0 Conclusions

- 8.1 Apart from a reduction in traffic movements the revised scheme does not address the other reasons for refusal.

Recommendation

The revised scheme does not address all of the previous reasons for refusal and it is assumed County will not wish to change its previous decision. In the event that the County propose to grant permission the City Council would wish the following conditions to be included in any decision:

1. Limitations regarding the duration of consent (12 months).
2. All buildings and structures and their materials of construction that remain from the previous animal rendering use to be removed from the site before the end of the 12-month permission.
3. No goods vehicles above transit size to access or egress the site entrance from or to the west along Quernmore Road, in the direction of the city centre.
4. The operating hours of the site are restricted to 08.00 – 18.00 Mon- Fri and 08.00-12.00 Saturdays, with no working on Sundays or Bank Holidays.
5. That mechanical shredding of materials is restricted to 8.30-16.30 only, with no shredding at weekends or on Bank Holidays.
6. That suitable steps are taken to prevent the occurrence of dust nuisance, for example, by the use of water sprays, wheel washes etc may be found appropriate.
7. That all vehicles leaving the site are suitable enclosed to prevent the escape of materials in transit.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

Background Papers

1. None