

PLANNING AND HIGHWAYS COMMITTEE

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number: 16/03932/FUL

Address: Prospect Farm. Kirk Edge Road, Sheffield, S6 6LJ

Additional condition

Should Members be minded to grant planning permission for the biomass boiler, it is recommended that a further condition be attached that restricts the onward commercial sale of woodchip dried by the biomass boiler. The additional condition reads as follows:-

‘The biomass boiler hereby approved shall not dry woodchip for commercial onward sale. The drying of woodchip shall be limited to the operation of the biomass boiler and drying woodchip feed for the boiler and for no other purpose other than those listed under Condition No. 4 of this permission’.

Reason: In order to limit the use of the biomass boiler in the interests of the amenities of the surrounding area and highway impact.

Amended condition 4

The reference to drying woodchip feed for the boiler is to be removed from condition 4 as this now covered by the above condition.

Representations

Two further representations have been received objecting to the proposal. Comments have also been received from the applicant to place on record their response to some of the concerns raised by objectors and to address comments about emissions following Members’ site visit.

In Objection

The applicant should submit to planning a final version of their Environmental Risk Assessment that states it is the final version before it goes to the committee. In total there have been 5 different versions of this up loaded to the planning portal, two of these after the committee meeting. It is unclear which one is the most up to date.

Section 1.1.4 of their Environmental Risk Assessment is considered needs reviewing as it states ‘some of the heat produced from the boiler will be used to operate a drying floor to dry products produced on the farm’. This is considered to be very ambiguous, as the applicant could start producing many/any number of products if it so chooses including dry aggregates for export.

A condition should be attached that limits delivery times.

Recent pictures of the site taken from Google Earth would appear to show a significant change in the industrialisation activity at Prospect Farm since 1999. The area to the left side of the long barn has been cleared as well as to the right (north of the northernmost dwellinghouse). The development looks incongruous to the surroundings with the industrial use at this Green Belt site increasing.

Response from the applicant

- As set out in the officers' report that the amount of additional vehicle movements specifically related to the operation of the boiler is considered to be low and not significant that would result in any harm to highway safety.
- It is also noted that concerns raised with the existing operations at Prospect Farm and the movement of aggregates is not considered to be material to the application and should be disregarded;
- A number of the objectors appear to have raised issues that demonstrate a very confused understanding of the present position and appear to make a number of inaccurate assumptions as regards the use of the highway. MHH Biomass Ltd and MHH Contracting Ltd are in no way connected to Hague Plant;
- Operations at other farm locations in the locality have seen a large increase in the number of HGVs passing through Worrall and along Kirk Edge Road (and past Prospect Farm). If Hague Plant HGVs were to deliver aggregates or other materials to either of those sites, then they will travel up Worrall Road and along Kirk Edge Road. A number of comments have been received with regard to the movement of heavy vehicles in the area. The applicant comments that it is highly likely that such comments are in fact, comments made in respect of the operations of Hague Plant, as opposed to any haulage of aggregates relating to the operations at Prospect Farm. MHH Biomass Limited would not wish in any way for its application to be prejudiced by comments made by objectors that are clearly aimed at creating an unfair picture of the use of the HGVs attending Prospect Farm. It needs to be recorded that a number of the concerns raised do not relate to our operations in any way;
- It is noted that a number of the objectors refer to the allegation that the rural roads in the vicinity of Prospect Farm are unsuitable for HGVs and/or the impact that allowing permission to be granted will have on the increase use of those roads. One object or in particular has submitted a number of comments to you in relation to the use of a number of roads Four of the five routes identified, are West along Kirk Edge Road beyond Prospect Farm; Moor Road, Burnt Hill Lane; and Onesmoor Bottom. None of these routes will be used to deliver the daily woodchip to Prospect Farm will use;
- The objections to the use of Kirk Edge Road and Worrall Road appear to be limited to the condition of the two roads, the fact that Worrall Road is used by double decker buses, that Kirk Edge Road is in the countryside, and that use of Worrall Road may impact upon Bradfield School; and

- As stated in the ERA, loads will be scheduled to pass outside of school start and finish times to ease congestion at the busiest times where possible.
- In response to the site visit, the applicant has submitted a copy of the cyclone certificate issued by the biomass boiler's manufacturer (ARITERM), which guarantees the limit of 60mg/m³ of PPM from the exhaust of the boiler for particulate matter monitoring purposes.

Officers acknowledge that the Environment Risk Assessment (ERA) has been amended twice during the course of the application. However, the latest report (16784/1C – January 2017) is clearly referenced on the Council's website and is referenced to which the development must be carried out in accordance with at Condition No. 2.

Members are advised that a condition is attached to the draft decision notice limiting the use of the biomass boiler for the heating of the two farmhouses at Prospect Farm and the drying of agricultural products at the farm only. As detailed above, it is also recommended that a further condition be attached to any grant of planning to prevent the drying of woodchip for commercial onward sale. These two conditions should ensure the LPA has adequate control over the use of the biomass boiler.

The concerns raised with regard to the industrial use of the site are not considered to be relevant in the assessment of this application for a biomass boiler. It is considered that any suspected increase in industrial activity at Prospect Farm will be a separate enforcement matter.

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