

**Open Report on behalf of Richard Wills  
Executive Director for Communities**

Report to:	<b>Planning and Regulation Committee</b>
Date:	<b>4 December 2013</b>
Subject:	<b>County Matter Application – (E)S170/1988/13</b>

**Summary:**

Planning permission is sought by Woodland Estates Ltd (Agent – Robert Doughty Consultancy Ltd) for a 500kW anaerobic digestion plant and for the change of use of a barn to an education centre at Reeds Beck Farm, Reeds Beck, Stixwoud.

The key issues to consider in this case are the impacts on the development in relation to odour and noise, the impacts on the surrounding area, including nearby residential properties and a grade II listed building and highways impacts.

It is concluded that the proposed development would not cause detrimental impacts as a result of odour or noise and would not result in a loss of amenities to the nearby residential properties. It would not have an adverse impact on the setting of the listed building or on the surrounding landscape character. The traffic movements associated with this development would not be significantly greater than those associated with the day to day operation of a farm and there would be no adverse highways impacts.

Overall, it is concluded that subject to the imposition of suitable conditions to ensure mitigation measures are implemented, the proposed development is acceptable.

**Recommendation:**

It is recommended that planning permission be granted.

**The Application**

1. Planning permission is sought for a 500kW anaerobic digestion plant and for the change of use of a barn to an education centre at Reeds Beck Farm, Reeds Beck, Stixwoud. The anaerobic digestion (AD) plant proposes to use maize grown on the applicant's farm and chicken litter to be sourced from local chicken farms, of which it is stated that there are several within a 5 mile radius of the site, as the feedstock for the process. The AD plant element of the proposals comprises two principle digestion tanks, silage clamps and ancillary equipment as set out below:

### Digestion Tanks

2. Two circular digestion tanks are proposed, both of which would have a diameter of 25 metres, with 4.2 metre high side walls and a flexible membrane domed roof to a maximum of 9.5 metres in height. The main digestion process is proposed to be carried out in the primary tank, where the organic matter is broken down in the absence of oxygen and the temperature doesn't exceed 37 °C. Once the AD process has been undertaken in the primary digester, the digestate is then passed into the secondary digester, where the liquid cools down and a further, albeit small, amount of methane is produced. Both of these tanks would be airtight in order for the anaerobic digestion process to take place.
3. The methane which is produced through the AD process is collected in the flexible membranes at the top of the two digestion tanks and is fed into a Combined Heat and Power Plant. The resultant digestate would be stored in the secondary tank prior to its removal to be used on the farm as a fertiliser.

### Plant Control Room

4. The 6 metre gap between the two digestion tanks is proposed to be bridged by a plant control room. This structure would be 6 metres long and 2.5 metres wide. It would have a maximum height of 3.5 metres with an access ladder to the top.

### Digestate Separator

5. Once the digestate has been through both digestion tanks, the resultant digestate would be put through a digestate separator to produce liquid and solid digestate. The digestate separator is proposed to be sited between the two digestion tanks, adjacent to the plant control room, and would be 3 metres long by 2 metres wide, with a maximum height of 5.9 metres.

### Liquid Tank

6. As stated above, the solid digestate would be stored in the secondary digestion tank, whereas the liquid digestate would be stored in a separate liquid tank which is proposed to have a diameter of 3.5 metres and stand to 5 metres in height. The liquid digestate would either be used as a liquid fertilizer on the applicant's land or stored in the tank ready for reintroduction back into the digestion process.

### Macerator Mixer

7. A macerator mixer is proposed to be sited to the north of the primary digestion tank. This would be 6 metres long by 4 metres wide and be 4 metres in height. The maize would be fed into the macerator where it would be chopped and blended with the chicken litter. The chicken litter is proposed to be transferred from a covered trailer into the bottom of the

macerator through a pipework system to prevent it being exposed to the air. The resultant paste would then be fed into the primary digester.

#### Combined Heat and Power Plant

8. To the north of the secondary digestion tank a Combined Heat and Power (CHP) container and control room are proposed. The methane produced through the AD process is fed into a purpose made engine which burns it to produce 500kW of electricity and 600kW of heat. The electricity is proposed to be used on the farm or exported to the National Grid and the heat is proposed to be used in the AD process. The CHP generator is housed in a container 12.2 metres long by 2.5 metres wide and 2.6 metres tall. However, elements of the generator stand above the height of the container, including a chimney which would be 7.8 metres high. The CHP control room would be 3.1 metres long by 2.5 metres wide and 2.6 metres high. In addition to this a gas conditioner, to the same dimensions as the CHP control room, and a flare which is proposed to be 2 metres wide and 7 metres tall, also form part of the proposed development.

#### Silage Clamp

9. To the north west of the digestion tanks a silage clamp is proposed with three separate bays. This is proposed to measure 68 metres by 68 metres with solid 4 metre high concrete walls to three sides of the clamp. Two internal walls, creating the three bays, are also proposed to be 4 metres high. The silage clamp is proposed to store the maize which would be brought to the clamp using agricultural tractors and trailers and then rolled with an agricultural tractor to remove as much oxygen as possible from the maize. The maize would then be sheeted over and weighted down to prevent oxygen getting into the feedstock.
10. The applicant, Woodland Estates Limited, farm 687 hectares of land largely to the north of Woodhall Spa. The proposed development would require 11,000 tonnes of maize which it is stated would be grown on 202 hectares of land within the farm. The Design and Access Statement states that the maize would be transported to the AD plant using tractors and trailers. In addition, 1,040 tonnes of chicken litter would be used and this would be brought to the plant from chicken farms in the local area, involving approximately two HGV's visiting the site per week.
11. An existing barn on the farm site is proposed to be converted into an education centre to demonstrate the benefits of the AD technology, together with the work carried out by the applicant in terms of deciduous tree planting and the Higher Level Countryside Stewardship Scheme that is operated on the farm. Little detail was originally provided with the application regarding the proposed conversion, however, the submitted drawings show that the only external alterations proposed is for one window to be replaced with a door. Internally, it is proposed to create an information and teaching area, kitchen and toilet facilities. In further information submitted by e-mail on 17 October 2013 it was confirmed that the barn was considered to be in

relatively good condition and considered to be capable of conversion, with only some minor repair needed.

12. Six car parking spaces are proposed adjacent to the barn which is proposed to be converted, although no further details have been provided of the hard surfacing to these spaces or to the proposed access route from the frontage of the site with Monument Road, past the barn to the AD plant to the rear of the site.

#### Site and Surroundings

13. The application site lies within Reeds Beck Farm, Reeds Beck, Stixwould, approximately 2.3km south east of the main settlement of Stixwould and 2.4km north of Woodhall Spa. Part of the site lies within the existing agricultural buildings on the farm and part lies immediately to the north west of these buildings. The access to the application site is off Monument Road and is close to the junction of this road with Sandy Lane to the south and Poolham Lane to the east. An overhead power cable on wooden poles crosses the application site along its boundary with the existing farm buildings. The Reeds Beck watercourse runs along the western boundary of the application site.
14. To the south of the application site are a number of residential properties on Sandy Lane. To the west of the site is Waterloo Wood and to the south of this is the Grade II listed Wellington Monument. To the east of the site is Poolham Lane which is lined by dense hedgerows. The surrounding area is predominantly agricultural land interspersed with pockets of woodland.

#### Main Planning Considerations

##### National Guidance

15. The National Planning Policy Framework (March 2012) (NPPF) sets out the Government's planning policies for England. It is a material consideration in the determination of planning applications and adopts a presumption in favour of sustainable development. A number of paragraphs of the NPPF are of particular relevance to this application:
  - paragraph 28 promotes a positive approach to supporting the rural economy;
  - paragraph 97 states that support should be given to renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;
  - paragraph 109 seeks to prevent adverse impacts as a result of noise pollution;

- paragraph 112 seeks to protect, and recognises the benefits of, the best and most versatile agricultural land, with poorer quality land to be used in preference to that of a higher quality;
- paragraph 120 seeks to ensure that consideration is given to the potential impacts on the amenities of local residents and other land users as a result of pollution;
- paragraph 123 seeks to prevent adverse impacts as a result of noise pollution;
- paragraphs 128 to 141 seek to ensure that any heritage assets associated with development sites are appropriately addressed and sets out the need to protect these assets wherever possible;
- paragraph 186 required planning authorities to approach decision taking in a positive way to foster the delivery of sustainable development;
- paragraph 187 requires planning authorities to look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible;
- paragraph 215 states that 12 months after the publication of the NPPF (2012) due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, with the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given. This is of relevance with regard to the Lincolnshire Waste Local Plan and the East Lindsey Local Plan (1999); and
- paragraph 216 states that from the day of publication, decision makers may also give weight to relevant policies in emerging plans according to the stage of preparation (the more advanced the greater weight can be given); the extent to which there are unresolved issues; and the degree of consistency of policies with the NPPF. This is of relevance to the Draft Core Strategy and Development Management Policies: Lincolnshire Minerals and Waste Local Plan (November 2013).

Planning Policy Statement 10 “Planning for Sustainable Waste Management” (2011) (PPS10) – sets out in Annex E the locational criteria which must be considered in relation to the suitability of proposed sites, including visual intrusion and odour.

In addition to this, the Government have set out their commitment to anaerobic digestion, including through on-farm AD plants in their National Anaerobic Digestion Strategy and Action Plan (2011) and a commitment to sustainable energy crop production through their UK Bioenergy Strategy (2012).

## Local Plan Context

16. The Lincolnshire Waste Local Plan (2006) and the East Lindsey Local Plan (1999) form the adopted development plan in relation to these proposals.

The following policies of the Lincolnshire Waste Local Plan are of relevance in this case:

Policy WLP11 – Anaerobic Digestion and Mechanical Biological Treatment states that planning permission will be granted for anaerobic digestion and mechanical biological treatment plants provided the following criteria are met:-

- i) any digestate produce as a residue of the process can be satisfactorily managed and disposed of; AND;
- ii) that the site is located so as to minimise the traffic impact on the highway network. Favourable consideration will be given to those developments that propose multi-modal transportation, for example, waste movement by rail; AND;
- iii) such facilities will be permitted on land identified for general industrial use (B2) or form an integral part of:
  - (A) sewage treatment plants;
  - (B) intensive livestock units;
  - (C) other waste management facilities;
  - (D) associated with food processing facilities; AND;
- iv) the proposal meets the criteria set out in Policy WLP21; AND;
- v) that the proposal is located at a distance from an occupied building (hotels, educational establishments, residential properties and institutions; other than properties in the same ownership as the proposed facility), that will allow any odour impacts upon the use of the occupied building(s) to be sufficiently mitigated against. The distance will be no less than 250 metres; AND;
- vi) self-sufficiency for operational energy and exportable energy recovery is maximised where appropriate; AND;
- vii) that with respect to anaerobic digestion plants, methane gas shall be utilised in all but specific circumstances; AND;
- viii) the application is accompanied by a satisfactory Odour Impact Assessment.

Policy WLP21 – Environmental Considerations states that planning permission for waste management facilities will be granted where a number

of environmental considerations are met. The sections of particular relevance to this application are:

**Agricultural Land**

- (i) where previously developed land, or land of a lower agricultural grade is not available to accommodate the proposed development and the proposal is on land of the lowest possible grade in that locality;

**Drainage, Flood Protection and Water Resources**

- (v) where the development would not adversely affect the efficient workings of local land drainage systems, or where it would not be at unacceptable risk from all sources of flooding, or where it would not create an unacceptable risk of flooding elsewhere, or where it would not involve the culverting of open watercourses for reasons other than access, or where it would not derogate groundwater sources and resources, or where it would not harm water quality;

**Archaeology, Historic Buildings, Historic Parks and Gardens, Registered Battlefields**

- (viii) where a development would not adversely affect a building listed as being of architectural or historic interest or its setting;

**Dust, Odour Etc**

- (xi) where the development including its associated traffic movements, visual impact, noise, dust, odour, litter, and emissions, and its potential to attract scavenging birds, other vermin and insects would not have an adverse effect on local residential amenity including air quality; and/or other local land uses;

**Transport System**

- (xii) where sufficient capacity is available on the local or wider road system for the traffic that is expected to be generated. Improvements or alternative modes of transport can be implemented and/or where there would not be an adverse effect on road safety;

**Reducing Transportation**

- (xiii) where the development proposed contributes where appropriate to the need to minimise the impact of transport requirements;

**Recovery of Materials**

- (xvii) where possible and appropriate the development proposal contributes to the potential recovery of materials and energy via recycling, energy recovery and composting in reducing the amount of waste for final disposal.

The following policies of the East Lindsey Local Plan (1999) are of relevance to this proposal:



Policy A4 – Protection of General Amenities states that development which unacceptably harms the general amenities of people living or working nearby will not be permitted.

Policy A5 – Quality and Design of Development states that development which, by its design, improves the quality of the environment will be permitted provided it does not conflict with other policies of the plan.

Otherwise, development will be permitted only where:-

- a) Its design – including its layout, density, scale, appearance or choice of materials – does not detract from the distinctive character of the locality;
- b) it retains or incorporates features or characteristics which are important to the quality of the local environment including important medium and long distance views;
- c) it is integrated within a landscaping scheme appropriate to its setting.

Policy C2 – Development and Demolition affecting a Listed Building states that development affecting the setting of a listed building will be given permission where its form, scale, proportion, materials, siting, boundary treatment and associated landscaping preserve or enhance the special architectural or historic interest of the listed building.

Policy DC6 – Re-Use of Buildings in the Countryside contains a number of criteria to be met in relation to the re-use of buildings in the countryside aimed at ensuring that the development would be in keeping with the surrounding area, that it would not have a detrimental impact on amenities of nearby residents, that the building is capable of conversion, that it would not result in the loss of habitat for protected species and that it would not lead to the dominance of non-agricultural uses in the countryside.

On 1 November 2013 Lincolnshire County Council published the Draft Core Strategy and Development Management Policies: Lincolnshire Minerals and Waste Local Plan for a period of consultation. Whilst this document does not currently form part of the adopted development plan, it is a material consideration in the determination of this application, albeit that it has very limited weight at this stage. The key policies of relevance in this case are:

Policy W3: Spatial Strategy for New Waste Facilities states that new waste facilities, including extensions to existing waste facilities will be permitted in and around specified urban areas and that they will only be permitted outside these areas where they are:

- facilities for the biological treatment of waste including anaerobic digestion and open-air windrow composting;
- the treatment of waste water and sewage;
- landfilling of waste;
- small scale waste facilities.



Policy W5: Biological Treatment of Waste Including Anaerobic Digestion and Open-Air Windrow Composting states that such facilities will only be permitted outside the urban areas identified in policy W3 where they would not result in any significant adverse impacts on local communities or the environment; where they would be located a suitable “stand-off” distance from any sensitive receptors; and where they would be located on either:

- land which constitutes previously developed and / or contaminated land, existing or planning industrial / employment land, or redundant agricultural and forestry buildings and their curtilages; or
- land associated with an existing agricultural, livestock, food processing or waste management use where it has been demonstrated that there are close links with that use.

Policy DM1: Presumption in favour of sustainable development sets out that planning applications which are in accordance with the Local Plan and the NPPF will be approved unless material considerations indicate otherwise.

Policy DM2: Climate Change states that development should choose locations which reduce distances travelled by HGVs in the treatment of waste, unless other environmental / sustainability considerations override this aim.

In relation to waste proposals should:

- reduce waste disposal to landfill;
- provide renewable energy generation;
- make provision for carbon reduction / capture measures to be implemented where appropriate.

Policy DM3: Quality of life and amenity states that development will not be permitted where it is likely to generate unacceptable adverse effects arising from noise, dust, vibration, odour, emissions, illumination, visual intrusion or traffic to occupants of nearby dwellings and other sensitive receptors.

Policy DM4: Historic Environment states that development that would adversely affect a designated heritage asset of the highest significance will not be permitted.

Proposals that:

- fail to preserve or enhance the character or appearance of Conservation Areas; or
- are detrimental to the character or setting of a listed building; or
- damage, obscure or remove any other heritage assets

will not be permitted unless it is demonstrated that the need for and benefit of the development outweigh these interests.

Policy DM6: Impact on Landscape and Townscape states that development will only be permitted where due regard has been given to the likely impact of the proposed development on the distinctive character of the landscape and townscape of Lincolnshire. If considered necessary by the County Council, additional design, landscaping, planting and screening (including planting in advance of the commencement of the development and a minimum 10 year maintenance period) will be required.

Policy DM11: Soils seeks to protect and, wherever possible, enhance soils. Proposals that would result in the significant loss of the best and most versatile agricultural land will only be permitted where it can be demonstrated that:

- there is an overriding need for the development;
- there is no suitable alternative site of lower agricultural quality that provides the same benefit in terms of sustainability;
- the land could be restored to its previous agricultural quality or better;
- other beneficial after uses can be secured which outweigh the loss of agricultural land; or
- the development is consistent with other sustainability considerations.

Policy DM12: Encouraging sustainable transport movements seeks to minimise road based transport and maximise where possible the use of the most sustainable transport option.

Policy DM13: Transportation by road states that development involving transportation by road will only be permitted where:

- the highway network is of, or will be made up to, an appropriate standard for use by the traffic generated by the development; and
- arrangements for site access and the traffic generated by the development would not have an unacceptable impact on highway safety, free flow of traffic, residential amenity or the environment.

#### Results of Consultation and Publicity

17. (a) Local County Council Member, Councillor D Hoyes – who is a member of the Planning and Regulation Committee reserves his comments for the meeting.
- (b) Stixwold with Old Woodhall Parish Meeting – consider that the application is inadequate in relation to a number of issues and object on a variety of grounds, summarised as:
- insufficient notification of the application;
  - Reeds Beck watercourse is not shown;
  - no risk assessment regarding methane gas and the properties in close proximity;
  - the roads shown on the plan include the hedgerows, not just the width of the highway;

- concerns regarding odour in relation to the delivery and unloading of chicken litter and the movement of the maize from the silage clamp;
- concerns regarding road safety due to narrow roads, existing weight restrictions, width of roads, volume of traffic movements generated, staggered crossroads with limited visibility, impact of icy conditions;
- concerns regarding noise disturbance from vehicles accessing and leaving the site;
- concerns regarding impacts on walkers and cyclists especially as area has been promoted for tourism;
- the application fails to say that of the applicant's 687 hectares, a substantial proportion is woodland and used for tourism;
- query whether sufficient land is farmed to use the fertiliser produced and what will happen to any remaining;
- need to protect Reeds Beck from landslip and accidents which may block the beck, particularly as has recently flooded causing damage to properties nearby;
- concerns regarding impacts on habitats;
- concerns regarding health and safety implications especially as plant unmanned for long periods;
- in periods of prolonged rain water runs off the fields onto Poolham Lane and down onto Monument Road at the staggered crossroads;
- query the number of visitors to the education centre and whether a feasibility study has been undertaken to assess the need for the centre;
- if planning permission is granted what steps could be taken to ensure the site could not be further developed or expanded?
- query whether the level of storage is appropriate for the use of the plant under consideration; and
- request a site meeting to discuss the application.

- (c) Woodhall Spa Parish Council – object as consider that the full impact of the traffic that will be generated by this facility has not been fully investigated. Surprised at the Highways Officer's comments and do not consider them to be accurate or based on accurate information. Request that these are assessed again before any decision is made. Insufficient information regarding traffic usage and it is vitally important to understand the exact amount of lorry movements that will result and the impact on this area where the roads are narrow single track roads. Concerns regarding conflicts with walkers and cyclists. Suggest that the maize will not only be grown on this farm but transported to the site from other farms which would have highways impacts. Concerned that the fertiliser would be more than is required by the farm so would result in additional traffic movements. Also concerned regarding odour from chicken litter stored on site and impacts of odour on local residents and tourism.
- (d) Environmental Health Officer, East Lindsey District Council - originally responded to state no objection in principle but have some concerns to be addressed by the applicant. In relation to odour, this is largely dependent upon the management of the facility. The Environment

Agency via the permitting system will address the management aspect of the proposal. However, at the planning stage it is important that the applicant demonstrates that the plant can be operated in a manner that will ensure that any local receptors are not adversely affected by the proposed development.

The submitted odour management plan is limited and it would be extremely surprising if it satisfied the Environment Agency permitting requirements. Suggest that the applicant either submits a more comprehensive odour management plan at this stage or if planning permission is granted, it is subject to a condition requiring a written odour management plan to be agreed in writing before the site is brought into operation. Recommend that the applicant discusses the requirements of an odour management plan with the Environment Agency as it will form part of the permit for the site.

In relation to noise, the design and access statement advises in para 3.24 that the typical noise specification is 70dB(A) at 7m. Using hemispherical propagation this equates to a sound power level of 94.9dB(A). However the subsequent 'container noise spectrum' advises that the noise is 65dB(A) at 10m which using hemispherical propagation relates to a sound power level of 93dB(A). Whilst such a difference should not be perceptible to the human ear, do expect a report to contain information that does not conflict with itself.

The report continues to advise that the nearest residential building not in the ownership of the applicant is approximately 200m away from the generator. Using the given noise levels and basic noise propagation this would equate to either a level of 39dB(A) or 40.9dB(A) dependant upon the initial sound power level. It is not possible to fully comment on these figures without a background noise level which in a rural environment is likely to be very low. BS4142 considers a low background to be 30dB (although it may be lower in this position). A difference of +10dB between the background noise level and the rating level of the noise (noise source plus any penalties to be applied) indicates that complaints are likely. However, note that there appear to be farm buildings between the noise source and the nearest residential property which will act as a barrier to noise assuming no direct line of sight. It may be necessary to provide some boarding to any open areas to prevent a direct line of sight to the nearest noise sensitive properties / amenity areas. There must be no gaps that would allow noise to travel from the CHP unit to the nearest residential property / amenity area.

Further to the submission of an Odour Management Plan and additional information on 13 November 2013 responded to state that had reviewed the Odour Management Plan and comments relating to noise from the Combined Heat and Power plant. Satisfied that with no line of sight noise from the plant should not be significant. The Odour Management Plan is a working document that will be subject to change however, at this stage it demonstrates an awareness of potential issues

and likely impact. This has satisfied the previous comments made and have no objection.

- (e) Environment Agency – no objection but make informative comments relating to the requirement for an Environmental Permit and the potential impacts of odour emissions on nearby communities.

Also state that where the only waste feedstock to an AD plant is agricultural manure and slurry or where non-waste feedstocks such as crops grown specifically for AD are used with the manure or slurry, the digestate output is not waste if it is spread to land in the same way as undigested manure and slurry would be.

State requirements regarding the storage of oils, fuels and chemicals in order to prevent pollution.

Note that the site is within 200 metres of a watercourse which feeds into a designated river, under the Water Framework Directive and state that the site must be designed in such a way that it will not impact on this river catchment.

- (f) Natural England – this application is in close proximity to the Woodhall Spa Golf Course Site of Special Scientific Interest (SSSI). However, satisfied that provided the proposal is carried out in strict accordance with the details of the application, as submitted, it will not damage or destroy the interest features for which the site has been notified.

Proposal may provide opportunities to incorporate features into the design which are beneficial to wildlife and to enhance the character and local distinctiveness of the surrounding area and these should be considered in the determination of the application.

- (g) Defence Estates – consulted on 15 October 2013 but had not responded at the time of writing this report.

- (h) Witham Third Internal Drainage Board – the maintenance of the adjacent watercourse is riparian responsibility, not the Drainage Board's.

The maintenance of this reach of riparian watercourse is important as residential properties upstream of the road culvert have suffered internal flooding in recent years. However, the new hedge proposed will be opposite a mature one on the other bank and so will make it impossible for plant working from the bank to clear the top to clear the watercourse. In this respect, it is making an already difficult situation worse.

Interesting to note that there will be no run-off from the new unit and it is completely sealed.

- (i) Highways (Lincolnshire County Council) – understand locals fears about the increase in traffic to this site but it would appear that there will only be two additional HGV movements to and from this site per week which will be transporting chicken litter to the site. The existing access does show some signs of overrun by tractors and trailers and suggest that this is improved to suit the largest vehicle likely to visit the site. Recommend a condition to secure this if planning permission is granted.

Recommend that a plan is obtained from the applicant which demonstrates that the largest vehicle can enter and leave the site without overrunning. This should include a swept path analysis of the access.

On the other concerns regarding traffic, this is an operational farm and the vast amount of traffic is already existing and additional traffic to this digester can be offset by the fact that this will create not only power but also fertiliser which can then be spread back on to the land negating the need to import fertiliser from further afield.

- (j) Historic Environment (Lincolnshire County Council) – ground disturbance is relatively limited and do not recommend any further archaeological work.

However, the application area is approximately 200 metres from the Wellington Monument, a Grade II listed building, English Heritage should be contacted for their opinion regarding the potential impact on the setting.

- (k) Trees Officer (Lincolnshire County Council) – consulted on 15 October 2013 but had not responded at the time of writing this report.
- (l) Public Rights of Way (Lincolnshire County Council) – consulted on 15 October 2013 but had not responded at the time of writing this report.
- (m) National Grid – consulted on 15 October 2013 but had not responded at the time of writing this report.
- (n) English Heritage – no comments but recommend that the application is determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

18. The application has been publicised by a site notice, an advertisement in the Horncastle News on 23 October 2013 and neighbouring properties have been individually notified on 15 October 2013. As a result of this publicity 16 representations from eight local households have been received. The issues raised are summarised below:

- understand that an Odour Management Plan would be mandatory if planning permission is granted;

- the education aspect is totally lacking in substance and does not reflect well on the rest of the application;
- in relation to odour and wind, whilst it may not be in the applicant's interest to allow it to escape, once it has happened there will be a cost and elapsed time to remedy it, from living in Sandy Lane know that wind is both excessive and prone to blow in all directions and this could aid the transmission of odour and sound to the detriment of the many residents living nearby;
- not ideal location as too close to residential properties;
- consultation undertaken was not wide enough;
- the surrounding roads are narrow and in poor condition and not suitable to support development;
- concerns regarding ice on the roads in winter;
- concern regarding impact on roadside verges;
- concern regarding highway safety as close to staggered junction;
- insufficient information in relation to vehicle movements and access routes associated with the development and queries relating to this;
- concern regarding impacts on pedestrians, joggers, cyclists;
- concern regarding impacts on tourism;
- planting proposals are inadequate as will take time to establish and there will be leaf fall in winter;
- concern regarding impact of HGV movements on residential water pipes in verges of roads;
- there would be irreversible impacts on wildlife and habitats, including impacts on nesting birds;
- consider that there are more appropriate locations;
- concerns regarding impacts on the listed Wellington Monument;
- concerns regarding impacts on house prices;
- the Reed Beck is missing off the application drawings;
- concerns regarding increase in surface water drainage and impacts on Reeds Beck and potential flooding of nearby homes;



- concerns regarding noise levels and consider that 40dBA at the nearest property is too high and a full assessment should be undertaken;
- concerns regarding visual intrusion into the landscape;
- concerns regarding odour impacts and consider assessment to be inadequate;
- query regarding what security measures will be put in place;
- consider that the proposal is to generate income not to fulfil a need for electricity;
- consider that there is no farm to which this application relates just a conglomeration of sheds and barns housing cattle and storing food;
- no consideration is given to where the on site cattle manure will go;
- the education centre would be better placed elsewhere on the applicant's land;
- concerns regarding impacts on RAF Coningsby; and
- queries regarding the advice of the County Council internal consultees.

#### District Council's Observations

19. East Lindsey District Council raised no objection to the application but make the following comments. It is considered that the principle of the scheme is sound and accords with the relevant policy as set out in the NPPF. However, request that before the scheme is allowed to proceed a more detailed analysis of the landscape impact and means of mitigating that impact is undertaken. No adequate statement of the significance of the nearby heritage asset (the listed Wellington Memorial) has been submitted as required by the NPPF and this should be included, together with detailed mitigation measures.
20. Also drew attention to the comments of the Stixwold with Old Woodhall Parish Meeting, which were forwarded with their response.

#### Conclusions

21. The proposed development is for a 500kW anaerobic digestion plant and for the change of use of a barn to an education centre at Reeds Beck Farm, Reeds Beck, Stixwold. The Design and Access Statement states that the applicant company, Woodland Estates Limited, farm 687 hectares of land largely to the north of Woodhall Spa.

22. Lincolnshire Waste Local Plan policy WLP11 deals with anaerobic digestion plants and sets out a number of criteria to be met. These criteria are discussed below in relation to issues such as noise, odour and highways. In relation to the types of location identified within the policy as being suitable for such facilities it is stated that they will be permitted:

*“on land identified for general industrial use (B2) or form an integral part of:*

- (A) sewage treatment plants;*
- (B) intensive livestock units;*
- (C) other waste management facilities;*
- (D) associated with food processing facilities”.*

23. Whilst the proposed development does not meet any of these locational criteria, the Waste Planning Authority have previously taken the approach that such facilities which utilise feedstock from the immediately surrounding area and can dispose of the resultant digestate on the surrounding area can be considered to be acceptable. In addition, in 2011 the Government published an Anaerobic Digestion Strategy and Action Plan which supports the role of AD plants on farms and this is reflected in policy W5 “Biological Treatment of Waste Including Anaerobic Digestion and Open-Air Windrow Composting” of the Draft Core Strategy and Development Management Policies: Lincolnshire Minerals and Waste Local Plan, which is currently out to consultation, which allows for such AD plants on land associated with an existing agricultural use. Given that the Government’s Strategy is more up to date than the 2006 Waste Local Plan and the emerging policy reflects the Government’s approach, it is considered that the principle of the proposed AD plant on this farm is acceptable, however, the detailed matters regarding its impacts need to be assessed.

### **Landscape and Visual Impact**

24. The NPPF, criterion (xi) of Waste Local Plan policy WLP21 and policy A5 of the East Lindsey Local Plan seek to ensure that new development does not detract from the character of the surrounding area or have detrimental visual impacts. A Landscape and Visual Impact Assessment has been submitted in support of this application, a revised version of which was submitted on 13 November 2013 to take into account the amended planting scheme and the comments of East Lindsey District Council.
25. The proposed AD plant would lie immediately north west of the existing agricultural buildings and farm house at Reeds Beck Farm and the proposed education centre would involve the conversion of one of the buildings within the existing built unit. The only external alteration involved in the proposed change of use to the education centre is the replacement of a window with a door and this would have no impact on the character of the building or on the character of the surrounding area.
26. The proposed AD plant would introduce structures and equipment beyond the existing farm buildings, however, they would be very closely related and

would be viewed as a comprehensive farm unit. The nearest digester tank to the existing agricultural sheds would be approximately 41 metres to the north west. The AD plant could not be sited any closer to the existing buildings than this as there are overhead power lines running between the two, indeed the application site boundary runs along the line of the power lines.

27. Views into the application site are restricted from the east along Poolham Lane due to the existing roadside hedge and tree planting. To the west of the site is the Waterloo Wood and to the north is Halstead Wood, both of which screen views of the site. There would be some views of the proposed AD plant from Monument Road which runs east to west to the south of the application site, but these would be limited by the existing mature trees and hedgerows along the roadside. Sandy Lane joins Monument Road close to the access to the application site and runs in a south easterly direction towards Roughton Moor. The Landscape and Visual Impact Assessment notes that there would be views of the proposed development from the northerly part of Sandy Lane, including from the residential property on the corner of Sandy Lane and Monument Road, but that these views would be limited to the primary digestion tank and the silage clamp as the existing farm buildings would screen views of the rest of the AD plant.
28. The Landscape and Visual Impact Assessment concludes that significant views of this development would be limited to close views from a short length of Monument Road to the east and west of the site, a short length of Sandy Lane to the south of the site, and from Poolham Lane close to the site. Any views of the site would be in the context of an existing farm and its associated buildings. There would be no longer distance views from the nearby settlements of Woodhall Spa, Stixwould or Roughton Moor due to the intervening blocks of woodland.
29. Overall, it is concluded that the proposed development, whilst including some relatively large structures, would be viewed in connection with the existing farm buildings and would not have a detrimental impact on the character or appearance of the landscape. The development would therefore be in accordance with the NPPF and policy A5 of the East Lindsey Local Plan in this regard.

## **Highways**

30. Waste Local Plan policies WLP11 and WLP21 both seek to minimise the traffic impacts of new development on the highway network. The application site is an existing farm and there are currently no restrictions on farm related traffic movements associated with the site.
31. The Design and Access Statement states that the proposed AD plant would be fed by two feedstocks, maize and chicken litter. It states that the 11,000 tonnes of maize would be grown on the applicants farm and that the 1,040 tonnes of chicken litter would be imported to the site from neighbouring chicken farms, of which it states that there are several within 5 miles of the

site. No vehicle movement data is provided in relation to the maize, however, the Design and Access Statement states that this would be transported within the farm using tractors and trailers. In relation to the delivery of chicken litter, it is stated that this would comprise two HGV deliveries per week.

32. No traffic information has been provided in relation to the proposed education centre on the site and the Design and Access Statement acknowledges that the reason for this is due to it being difficult to quantify at this stage. Provision is proposed for six car parking spaces associated with this element of the development. There are two key limiting factors in relation to the number of visitors to the proposed education building, one is the size of the building and the second is the hours of opening. The existing barn is approximately 16 metres long by 10 metres wide. Approximately 30 square metres of the barn is proposed to be converted into an information and teaching area, with the remaining area proposed to be converted into a kitchen and toilet facilities. As such, the area to attract visitors is relatively small and the number of people which it could accommodate would be limited by this.
33. Although no opening hours of the education centre were proposed in the original application, through discussions, it has been agreed that Monday to Friday 09:30 to 15:30 hours would be acceptable to the applicant. If planning permission is granted, it is recommended that a condition is imposed limiting the opening hours of the education centre to these times as this would limit the traffic movements to within these hours.
34. Most of the representations submitted by local residents, and the representations of Stixwold with Old Woodhall Parish Meeting and Woodhall Spa Parish Council, have raised concerns regarding the impact of the proposed development on the surrounding highway network. Concerns have primarily been focused on the number of traffic movements associated with both elements of the proposed development and the adequacy of the surrounding roads to accommodate it, particularly in relation to the delivery of feedstocks for the AD plant. Concerns have also been raised regarding the proximity of the site entrance to the junctions of Monument Road with Sandy Lane, to the south, and Poolham Lane to the east.
35. As stated above, the application site is an existing farm which does not currently have any restrictions in relation to traffic movements relating to the day to day running of that farm. The application documents state that the maize feedstock would be grown on the applicant's farm and therefore the movement of this to the application site would be within the parameters of the normal working of the farm. The only additional traffic movements relate to the importation of chicken litter and the traffic associated with visitors to the education centre. It is also noted that the resultant digestate produced through the AD process is proposed to be used as a liquid and solid fertiliser on the applicant's farm and as such the importation of fertiliser to the farm would be reduced as result, therefore reducing vehicle movements associated with this.

36. The Highways officer has responded to the application raising no objections to the development but requesting that the access to the site be improved to ensure that the largest vehicle visiting the site can enter and leave the site without overrunning. The Highways officer also acknowledges that this is an operational farm and that the additional traffic proposed to the AD plant would be offset by the fact that this will create power and fertiliser which can be spread back on the land thereby negating the need to import fertiliser from further afield.
37. Whilst the objections raised by the Parish Meeting and local residents are acknowledged, overall it is considered that, subject to the imposition of the recommended conditions, the proposed development would not have a detrimental impact on highway safety or cause problems on the local highway network.

### **Odour**

38. In relation to odour, Waste Local Plan Policy WLP11 sets out two specific requirements; one is that the application should be accompanied by a satisfactory Odour Impact Assessment; the other is that the proposal should be located at a distance of no less than 250 metres from an occupied building (including residential properties) to ensure any odour impacts upon the use of the occupied buildings are sufficiently mitigated against. Waste Local Plan policy WLP21 also requires that there be no adverse impact as a result of odour. Policy A4 of the East Lindsey Local Plan seeks to protect the amenities of people living or working near to proposed development.
39. The AD process operates as a closed system in the absence of oxygen. In this regard, the tanks within which the process takes place are sealed. The feedstock proposed to be used in this AD plant is maize and chicken litter. The maize is proposed to be stored in silage clamps which would be covered by sheeting, rolled and weighted down in order to prevent any oxygen entering the silage. The chicken litter is proposed to be fed directly into the digestion process on arrival to the site and there would be no storage of the chicken litter on the site. The digestate which is produced as a result of the AD process is proposed to be spread on the applicant's land and used as a fertiliser.
40. Following the comments of the Environmental Health Officer, an Odour Management Plan (OMP) was submitted on 13 November 2013. This document addresses odour sources, control techniques, process monitoring, an overview of management strategies and the OMP review process. In relation to odour sources, the OMP considers each aspect of the proposed development and considers the operational risks of odour, the probability of exposure and concludes with an assessment of overall risk. In relation to all elements of the proposed AD plant the probability of exposure is stated to be low and the overall risk not significant, with any potential impacts being confined within the site boundary. The OMP states that routine daily boundary odour tests will be carried out and sets out the framework for a procedure for recording incidents and dealing with complaints.

41. The nearest residential property (not under the control of the applicant) to the AD plant lies approximately 185 metres to the south east of the primary digestion tank and there is therefore a conflict with criterion (v) of policy WLP11 of the Waste Local Plan which requires a distance of at least 250 metres. However, the purpose of this criterion of the policy is to ensure that any odour impacts can be sufficiently mitigated against and that odour would not have a detrimental impact on residential amenity, which would also be contrary to Waste Local Plan policy WLP21 and East Lindsey Local Plan policy A4. Policy WLP11 is relevant to all types of AD plant and correctly takes a precautionary approach. However, the OMP concludes that there would be no off-site odour impacts of the development and therefore, providing that the development is carried out in accordance with the submitted details, residential amenity is unlikely to be harmed and the development would accord with Waste Local Plan policy WLP21 and East Lindsey Local Plan policy A4 in this regard. As such, the conflict with criterion (v) of policy WLP11 can be justified. The Environmental Health Officer has also confirmed that the OMP is satisfactory and raised no objections to the development in relation to odour. It is recommended that if planning permission is granted it is subject to a condition requiring that the odour mitigation measures are implemented and that odour is monitored in accordance with the OMP.

## Noise

42. Waste Local Plan Policy WLP21 requires that there be no adverse impact as a result of noise and Policy A4 of the East Lindsey Local Plan seeks to protect the amenities of people living or working near to proposed development.
43. The Design and Access Statement includes a section which considers noise impacts and further to the original comments of the Environmental Health Officer, additional information in relation to noise was submitted on 13 November 2013. It is stated that the day to day operation of the plant creates little noise. The only element of the process which is stated to generate noise is the Combined Heat and Power (CHP) plant that houses the engine which generates the electricity. This engine is proposed to be housed in a sound insulated container. Whilst there would be some noise emitted from the CHP plant, any impacts of this at the nearest residential property (out of the applicant's ownership) are stated to be mitigated by the intervening digestion tank and livestock buildings, which are said to have large stacks of straw around the rear and side, such that there would be no adverse noise impacts.
44. The Environmental Health Officer has confirmed that given there would be no line of sight from the CHP plant to the nearest residential property, noise from the plant should not be significant and no objections are raised in this regard.
45. Local residents have raised concerns regarding the impacts of noise as a result of vehicle movements associated with both the AD plant and the



proposed education centre. As stated above in relation to highways, it is concluded that there would not be a significant number of vehicle movements in addition to those associated with the day to day running of a farm and therefore it is concluded that there are unlikely to be adverse impacts in terms of noise disturbance as a result of the increase in vehicle movements.

46. It can therefore be concluded that, subject to the noise control measures proposed being implemented throughout the lifetime of the development, the proposed AD plant and education centre would not have an adverse impact in relation to noise and would therefore be in accordance with Waste Local Plan policy WLP21 and East Lindsey Local Plan Policy A4.

### **Impact on Amenities of Nearby Residential Properties**

47. Waste Local Plan policy WLP21 and East Lindsey District Council policy A4 seek to protect the amenities of residential properties. Residents from eight local properties have made a total of 14 representations objecting to the proposed development on a number of grounds, including raising concerns regarding the impacts on their amenities.
48. The two main impacts to consider in relation to the amenities of the nearby residential properties relate to odour and noise. As stated above, subject to the measures contained within this application to mitigate odour and noise being implemented, the proposed development would not have an adverse impact on the amenities of nearby residents in relation to these matters.
49. Concerns have been raised regarding potential disturbance from the proposed education centre, however, the opening hours of this centre are proposed to be limited to 09:30 to 15:30 Monday to Friday and it is anticipated that all visitors would be via prior arrangement. This element of the proposed development would therefore not have an adverse impact on the nearby residential properties.
50. Whilst the Landscape and Visual Impact Assessment acknowledges that there may be some views of the proposed AD plant from windows of nearby residential properties, the distances from those properties to the AD plant mean that there would be no loss of amenity. Concerns have also been raised regarding the impact of the proposed development on the value of the nearby residential properties, however, this is not a planning matter and cannot form part of the consideration of this application.
51. It is concluded that, subject to the aforementioned measures being in place regarding odour and noise, the proposed development would have no detrimental impacts on the amenities of the nearby residential properties and therefore would be in accordance with Waste Local Plan policy WLP21 and East Lindsey Local Plan policy A4 in this regard.



### **Impact on the Wellington Monument Listed Building**

52. The NPPF, Waste Local Plan Policy WLP21 and Policy C2 of the East Lindsey Local Plan all seek to protect listed buildings and their settings. The proposed primary digestion tank lies approximately 260 metres to the north of the Grade II listed Wellington Monument. The monument is a granite obelisk, almost 11 metres high, on a rectangular stepped base with a bust of the Duke of Wellington on top. It was erected in 1844 and has an inscribed panel at the base recording that the adjacent Waterloo Wood was planted *“from Acorns Sown Immediately After the Memorable Battle of Waterloo”*. The Waterloo Wood, which lies immediately adjacent to the Wellington Monument, to the north and west, is owned and managed by the applicant company.
53. East Lindsey District Council have raised concerns that the application does not adequately address the significance of this listed building. The Design and Access Statement contains a section dealing with this matter and the Landscape and Visual Impact Assessment submitted on 13 November 2013 has been revised to give further consideration of this heritage asset, in light of the District Council’s comments. It is therefore concluded that the applicant has appropriately considered the Wellington Monument listed building in the submitted documents.
54. The proposed development would have no impact on the fabric of the listed building, however, consideration must be given to whether there would be any impact on its setting. The listed building is primarily viewed from Monument Road and is set against the background of Waterloo Wood. The proposed development lies to the north of the listed building and it is proposed to increase the existing planting to provide further screening of the proposed AD plant. The AD plant would therefore be largely screened from views by the existing hedgerows and proposed planting and, given this together with the distance of the development from the listed building and the limited opportunity for views of both, it is concluded that the development would not have a detrimental impact on the setting of the Wellington Monument and would therefore not conflict with the NPPF, the Waste Local Plan or the East Lindsey Local Plan in this regard.

### **Agricultural Land**

55. Criterion (i) of Waste Local Plan Policy WLP21 seeks to protect the best and most versatile agricultural land and requires the lowest possible grade of agricultural land within the vicinity to be used. This reflects the approach of the NPPF.
56. The AD plant element of the application site lies on agricultural land which is classified as Grade 3. According to DEFRA’s Multi-Agency Geographic Information for the Countryside (MAGIC) agricultural land classification maps most of the land in the vicinity of the application site is Grade 3. In this respect, the proposed development does not conflict with criterion (i) of Waste Local Plan policy WLP21.

57. In relation to the use of agricultural land for the production of crops for use in electricity generation, as is proposed in this case with the use of maize as a feedstock for the AD plant, the Government's approach is set out in the UK Bioenergy Strategy (2012). This document acknowledges the potential impacts of the loss of agricultural land for food production in order to facilitate the production of energy crops, however, it concludes that it is not anticipated that there will be any significant conflicts with food production objectives. It also states that Government policy should aim to maximise opportunities for improving energy crop supplies sustainably and that ways of removing barriers to energy crop production should be explored. In addition to this, the National Anaerobic Digestion Strategy and Action Plan (2011) sets out the Government's commitment to on-farm AD plants, as stated above.
58. It is therefore concluded that the proposed development is acceptable in relation to its impact on agricultural land.

### **Change of Use of Agricultural Building**

59. Policy DC6 of the East Lindsey Local Plan contains a number of criteria to be met in relation to the re-use of buildings in the countryside. The purpose of these criteria is to ensure that any such conversions are acceptable in terms of their impacts on the surrounding area and that the existing building is capable of conversion.
60. In additional information provided, the applicant has stated that the building is structurally capable of conversion, needing just minor repairs. Whilst no structural survey has been submitted with this application, this assessment of the capability of the building for conversion is not disagreed with and it was not evident as a result of the case officer's site visit that any further information in this regard was required.
61. In light of the only proposed alterations to the external appearance of the building relating to the removal of a window and replacement with a door, it is concluded that the proposed conversion would have no detrimental impacts in relation to its design and setting or cause any harm to the character or amenities of the surrounding area. In relation to its proposed use, as described above, this would be limited by the size of the building and the opening hours and as such it is considered that the use as an education centre would not be detrimental to the surrounding area.
62. As such, it is concluded that the proposed change of use of the existing agricultural barn to an education centre is in accordance with policy DC6 of the East Lindsey Local Plan.

### **Impact on Reeds Beck Watercourse**

63. A number of local residents have raised concerns regarding the potential impacts of the development on the Reeds Beck watercourse which lies along the western boundary of the application site. The Witham Third

Internal Drainage Board have confirmed that the maintenance of this watercourse is the responsibility of the landowner and whilst they didn't raise any objections to the development, they raised concerns regarding the future maintenance given the location of the proposed landscaping which would result in the watercourse being planted to both banks, thereby preventing maintenance of this stretch of the beck. In response to this, revised plans were received on 13 November 2013 moving the proposed landscaping such that access to the watercourse is retained.

64. The proposed development would not directly impact on the Reeds Beck and the AD plant part of the proposals would not result in any surface water run off as all rainwater and leachate would be collected and put back into the AD plant in order to comply with the permitting requirements of the Environment Agency. This therefore limits the potential for an increase in surface water run off or pollution from this source.
65. Part of the proposed internal access route would run in close proximity to the Reeds Beck. In further information the applicant has stated that there would be no impacts and to ensure that this was the case, it is recommended that if planning permission is granted it is subject to a condition requiring details of the hardsurfacing of this access route to be submitted and approved, including details regarding how the Reeds Beck will be protected during construction and thereafter.

### **Overall Conclusion**

66. It is concluded that whilst the proposed development conflicts with criterion (v) of Waste Local Plan policy WLP11, this can be justified through the proposed mitigation measures to ensure that there would be no harm as a result of odour and that the development would not be harmful to the surrounding residential properties, the character of the local landscape, the setting of the Wellington Monument listed building or the surrounding highway network. Overall, it is considered that, subject to conditions to ensure appropriate mitigation and control measures are implemented, the proposed development is acceptable.

<b>RECOMMENDATIONS</b>
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It is recommended that planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the date of commencement shall be sent to the Waste Planning Authority within seven days of such commencement.
2. The development hereby permitted shall be carried out strictly in accordance with the submitted details and recommendations, including drawing numbers:

- a) 1080/01/03 “Conversion of Agricultural Building to Education Centre” (received 18 October 2013);
  - b) 1080-01-SP04 Rev A “Site Plan” (received 13 November 2013);
  - c) 1080-01-05 “Plans & Elevations” (received 2 October 2013);
  - d) 1080-01-06 “Plans & Elevations” (received 2 October 2013);
  - e) 1080\_01\_07 “Clamp Wall Plan & Elevations” (received 2 October 2013); and
  - f) 1080-01-LP08 Rev A “Site Location Plan” (received 14 November 2013).
3. Prior to the commencement of development samples of the materials to be used in the construction of external surfaces shall be submitted to, and approved in writing by, the Waste Planning Authority. Development shall thereafter be carried out in accordance with the approved details.
4. Prior to the commencement of development a scheme of landscaping and tree planting, including the number, species, heights of planting and positions of all of the trees, shrubs and bushes, shall be submitted to, and approved in writing by, the Waste Planning Authority. The approved scheme shall be implemented in full within the period of 12 months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be adequately maintained and all losses shall be made good for the lifetime of the development.
5. Prior to the commencement of development, a scheme for the improvement of the access to the site off Monument Road shall be submitted to, and approved in writing by, the Waste Planning Authority. The scheme shall ensure the improvement accommodates the largest vehicle likely to visit the site and demonstrates that the largest vehicle can enter and leave the site without overrunning, including a swept path analysis of the access. The approved scheme shall thereafter be implemented in full prior to the development hereby permitted becoming operation.
6. Prior to the commencement of development details of the hardsurfacing of the access route through the site and the proposed car parking spaces shall be submitted to, and approved in writing by, the Waste Planning Authority. The scheme shall ensure that the banks of the Reeds Beck are adequately protected during construction of the access route and thereafter. The approved scheme shall thereafter be implemented in full prior to the development hereby permitted becoming operation.
7. The feedstock materials for the anaerobic digestion plant hereby permitted shall be restricted to silage, biomass and energy crops grown and sourced from within the farmholding and chicken manure unless otherwise agreed in writing with the Waste Planning Authority.
8. The odour mitigation and monitoring measures set out in the Odour Management Plan (received 13 November 2013) shall be implemented in full for the lifetime of the development.

9. The noise mitigation measures and noise limits set out in the Design and Access Statement (received 2 October 2013) shall be implemented in full for the lifetime of the development.
10. The opening hours of the education centre hereby permitted shall be between 09:30 and 15:30 Monday to Friday only.
11. There shall be no external lighting of the site.
12. The material stored in the silage clamps shall not exceed 4 metres in height.
13. No material shall be stored outside at any time other than in the silage clamps.
14. The means of connection to the National Grid shall be by underground cable.

#### Reasons

1. To comply with Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the development is carried out in an acceptable manner and for the avoidance of doubt as to the development that is permitted.
- 3, 4, 11, 12, 13 & 14  
In the interests of visual amenity and to protect landscape character.
5. In the interests of highway safety.
6. In the interests of visual amenity and to protect the adjacent watercourse.
7. To correspond with the source of feedstock materials for which planning permission was applied and to limit the nature of feedstock materials in the interests of the amenity of the area.
- 8, 9 & 10  
In the interests of the amenity of the area.

#### **Appendix**

These are listed below and attached at the back of the report	
Appendix A	Committee Plan

## Background Papers

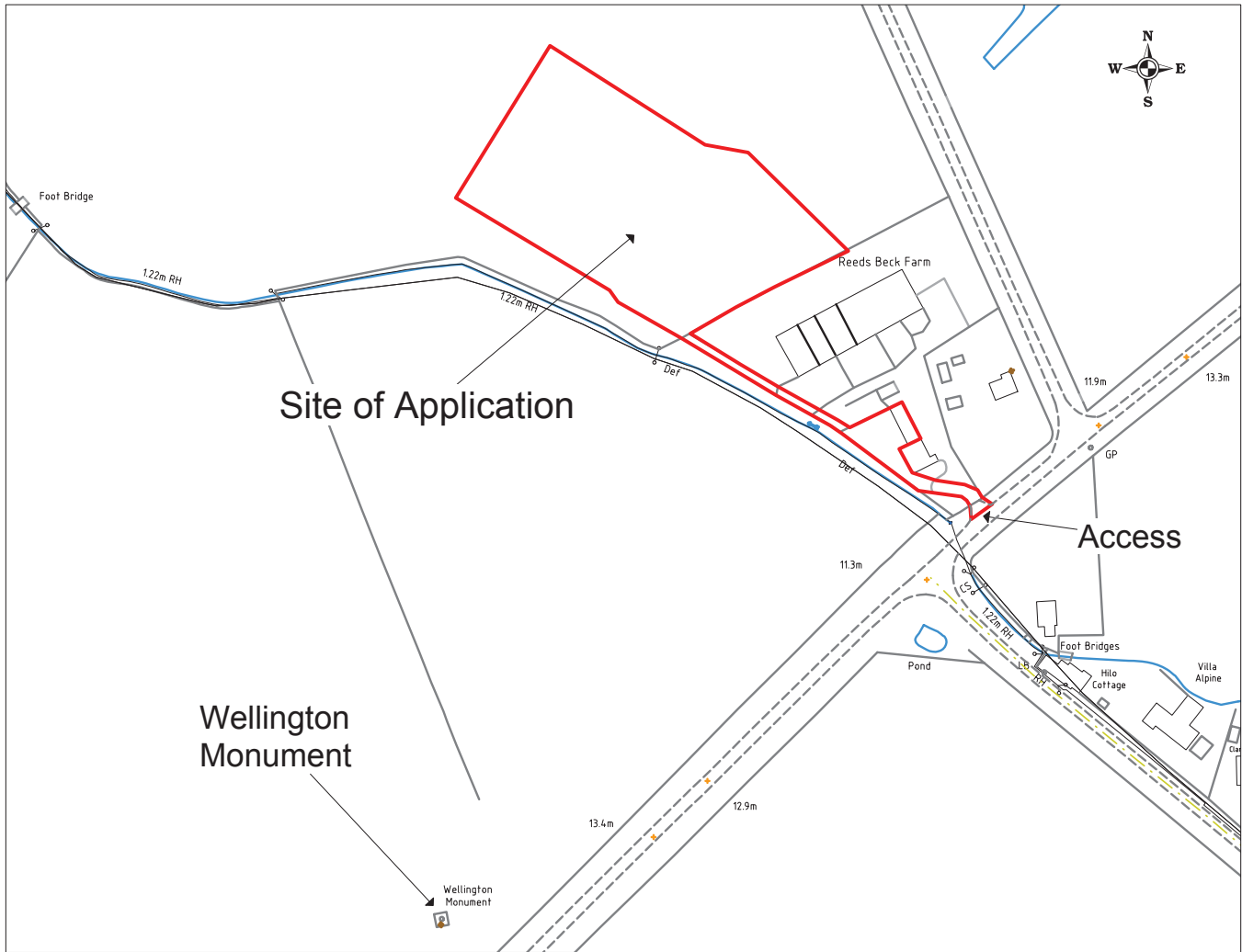
The following background papers as defined in the Local Government Act 1972 were relied upon in the writing of this report.

Document title	Where the document can be viewed
Planning Application File (E)S170/1988/13	Lincolnshire County Council, Planning, Witham Park House, Waterside South, Lincoln
National Guidance - National Planning Policy Framework (2012)  Planning Policy Statement 10 "Planning for Sustainable Waste Management" (2010)  National Anaerobic Digestion Strategy and Action Plan (2011)  UK Bioenergy Strategy (2012)	Communities and Local Government website <a href="http://www.gov.uk">www.gov.uk</a>
Lincolnshire Waste Local Plan (2006)	Lincolnshire County Council website <a href="http://www.lincolnshire.gov.uk">www.lincolnshire.gov.uk</a>
East Lindsey Local Plan (1999)	East Lindsey District Council website <a href="http://www.e-lindsey.gov.uk">www.e-lindsey.gov.uk</a>

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# LINCOLNSHIRE COUNTY COUNCIL Appendix A PLANNING



Prevailing Wind Direction from the south-west ↗



LINCOLNSHIRE COUNTY COUNCIL  
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OS LICENCE 1000025370

**Location:**  
Reeds Beck Farm  
Reeds Beck  
Stixwold

**Description:**  
For a 500kW anaerobic digestion plant and for  
the change of use of a barn to an education  
centre

**Application No:** (E)S170/1988/13

**Scale:** 1:2500

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