



**PLANNING AND REGULATION COMMITTEE
SITE VISIT
29 NOVEMBER 2023**

PRESENT: COUNCILLOR I G FLEETWOOD (CHAIRMAN)

Councillors T R Ashton, P Ashleigh-Morris, A M Hall, N Sear, T J N Smith and C L E Vernon.

Councillor D McNally was in attendance as the Local Member.

Officers in attendance:-

Marc Willis (Applications Manager) and Rachel Wilson (Democratic Services Officer)

1. APOLOGIES/REPLACEMENT MEMBERS

Apologies for absence were received from Councillors I D Carrington, N H Pepper, Mrs S A J Nutman

2. TO CONSTRUCT A GAS TO GRID ANAEROBIC DIGESTER AND FERTILISER PRODUCTION FACILITY COMPRISING OF NINE DIGESTER/FERMENTATION TANKS; FEEDSTOCK RECEPTION/STRAW PROCESSING AND STORAGE BUILDING; DIGESTATE SEPARATION AND FERTILISER PRODUCTION BUILDING; BIOGAS UPGRADE PLANT; EMERGENCY GAS FLARE; ODOUR CONTROL AND CONDENSING UNIT; GAS ENTRY COMPOUND/UNIT OTHER ANCILLARY PLANT AND EQUIPMENT AND UNDERGROUND PIPELINE CONNECTING TO NATIONAL GRID AT LAND AT MANBY AIRFIELD, OFF MANBY MIDDLEGATE, MANBY - MANBY BGE LTD (AGENT: READING AGRICULTURAL CONSULTANTS) - N/113/01243/23

The Committee made a site visit to the application site in advance of the consideration of the application at the meeting on 4 December 2023.

The Applications Manager guided members down the access road, highlighting the boundaries and footprint of the site. The location of the nearest residential properties was also highlighted. It was also noted that there were a number of isolated properties around 1km from the proposed development site.

The report set out the site plan and the equipment which would be installed. In response to a question, it was noted that the tanks would be slightly higher than the straw bales which were on site. The waste for the digester would be provided by a local cattle farm as well as localised arable farms.

Comments were raised by the Committee in relation to the following:

- There would be no changes to the control tower which was visible as it was outside the footprint of the site.
- Queries were raised in relation to the drainage for the site, and members were informed that there would be a contained drainage system and water collected on site would be re-used. There would not be any discharge from the site. All surface water collected would be recirculated, foul water and sewage would be collected in septic tanks.
- It was noted that the access road would be widened.
- The only highways improvements were planned for the entrance to the site. It was confirmed that this would be the only entrance to the site. There was a condition included which required the access improvements to be carried out before work started on site.
- There was a gas pipeline connection to the site.
- Representations had been received from people living in the nearest properties, including concerns regarding traffic. It was also noted that some of the windows of these properties would have open views of the facility. Members were advised that landscape planning would be included in the development.
- It was noted that since the report was published, the applicant had committed to a routing restriction following some of the objections received to prevent traffic using particular roads within the area. however, most of the traffic would be approaching the site from the west.

On driving away from the site, the members travelled to the nearest residential properties to view the site as well as the location of the primary school.

The site visit ended at 10.57am