

Item Number: 9
Application No: 14/00709/MFUL
Parish: Sand Hutton Parish Council
Appn. Type: Full Application Major
Applicant: JFS Gravel Pit Farm Biogas Ltd
Proposal: Installation of an anaerobic digestion and combined heat and power plant to include 3 no. tanks, ancillary structures, silage clamps and digestate storage lagoon
Location: Gravel Pit Farm Sand Hutton York YO41 1LN
Registration Date:
8/13 Wk Expiry Date: 25 September 2014
Overall Expiry Date: 7 September 2014
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Countryside Officer	No views received to date
Environmental Health Officer	No views received to date
Tree & Landscape Officer	Recommend conditions
Parish Council	Object
Sustainable Places Team (Yorkshire Area)	Object
Parish Council	No views received to date
Land Use Planning	No Comments Required From Yorkshire Water
Northern Gas Networks	No views received to date
Highways Agency (Leeds)	No objection
Health And Safety Executive	Does not advise against
Highways North Yorkshire	No Objection In Principle – Further clarification sought

Neighbour responses: R F Pearce, Mr Dick Tagg, Alan Black, B Lumley-Holmes, Mr Edward Walker, Mrs Valerie Smith, Ian H Scothern, Mr Stephen Denison, Mr Ian Holmes,

INTRODUCTION:

Members may be aware that the Council has received a major application at Gravel Pit Farm, Sand Hutton from JFS Gravel Pit Farm Biogas Ltd for the following proposal:-

14/00709/MFUL - Installation of an anaerobic digestion and combined heat and power plant to include 3 no. tanks, ancillary structures, silage clamps and digestate storage lagoon.

Consultation responses are currently awaited on the application and it has already been identified that further information is required from the applicant in relation to several different aspects of the proposal.

The application is not presented for any formal decision to be made at this meeting.

The site is located approximately 1.2km to the west of Sand Hutton within the open countryside.

The proposal, because of its size and nature is a 'major' planning application. The Government has recently announced in relation to performance indicators that Local Planning Authorities could lose the right to determine 'major' application received if it fails to determine at least 40% of these types of applications within 13 weeks.

Therefore, in order to ensure that if a decision is required by Planning Committee, this is reached before the expiry date of the application on 25 September 2014. As such, it would be necessary that this planning application to be determined at the next Planning Committee meeting on 23 September 2014.

If this is the case (and in advance of that meeting), Members may wish to inspect the site prior to making a final decision. This can be achieved by a 'formal' site visit (date to be agreed).

RECOMMENDATION: **Site Inspection**