

PLANNING COMMITTEE – 30 MARCH 2021

Application No:	20/02472/FUL	
Proposal:	Change of use of land to site a retort to support existing firewood business.	
Location:	Norwood Park Farm, Norwood Park, Halam Road, Southwell, NG25 0PE	
Applicant:	Mr H Starkey	
Agent:	Mr Scott O'Dell – Fisher German LLP	
Registered:	07.01.2021	Target Date: 04.03.2021
Website Link:	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QLDZ33LBKY700	

Members will recall this application was presented to Planning Committee on 2nd March 2021. The Committee resolved to approve the application in accordance with Officer Recommendation subject to discussing the addition of a condition to specifically control emissions from the retort with colleagues in Environmental Health. It was concluded that if no agreement could be reached between the Environmental Health Technical Officer (EHTO), Planning Officer and Local Ward Members the application would be referred back to Committee.

The EHTO has given their professional opinion on the inclusion of a condition to monitor Particulate PM2.5 emissions from the retort, advising that charcoal production is exempt from the Environmental Permitting Regulations 2016 and as such, there is no legal requirement for such a process to quantitatively monitor stack emissions. Continuous monitoring of emissions requires industrial operators to install dedicated equipment to carry this out, this is very costly, likely to cost in excess of £10,000. The suggested emission limit value (ELV) restriction put forward by Cllr Harris is particularly low (PM2.5 at <12mg/m³ in 24 hrs) and is unlikely to be achieved, therefore imposing such a condition would mean the process is not able to operate or would have to install abatement equipment, again at significant cost. The significant costs associated with the installation and operation of continuous monitoring equipment and abatement are likely to mean that the development is not viable with this condition to monitor particulate emissions. Furthermore, there is no legal requirement for the monitoring of emissions under the Environmental Permitting Regulations 2016. On this basis Officers consider this condition would be unreasonable and thus fail to meet the requirements of the six tests as set by para. 55 of the NPPF as it would not be reasonable or necessary.

This application has been referred to the Planning Committee for determination by the local ward member Cllr Peter Harris on the grounds that the application could result in an adverse impact on amenity through potential nuisance/air quality implications.

The Site

The application site is part of the wider Norwood Park Farm site which is situated c. 500 m from Southwell. The site itself is in the open countryside and lies on the northern side of Halam Road.

The application site is accessed down a c. 100 m access track which also serves as access to properties that lies to the east and west of the access track, Norwood Park Farm and the wider fruit farm plantation. The southern boundary running along Halam Road has dense hedgerow/tree cover such that visibility into the site is limited from the surrounding area. From within the site itself the boundaries with the open countryside are largely open and the wider log business site demarked on the Existing Block Plan blurs with the surrounding farm complex and the surrounding out buildings. From the public realm the site is largely invisible given boundary screening along the highway – directly to the north are traditional farm buildings and to the south is an agricultural storage yard - the SE side of which is included within the log business site as a storage area for timber to be processed.

Relevant Planning History

20/00201/FUL - Change of use of land and barn for the storage, processing and distribution of timber solid fuel including associated kilns, workshop, office and biomass boilers (retrospective) – Permitted 03.06.2020

The Proposal

The application seeks consent for the change of use of the land to site a Charcoal Retort to support the existing firewood business.

The land subject to the change of use is approx. 140m² in area and lies to the west of the approved timber storage area associated with the log business. The Charcoal Retort measures approx. 5.5 x 2.5 m x 2.5 m in height plus the associated flue to c. 6.8 m height overall and would be positioned in this land adjacent to the timber storage yard.

Access is afforded off an existing track to the SW corner of the site adjoining with Halam Road. The Retort is proposed to support the existing firewood business at Norwood Farm which stores, processes and distributes timber solid fuel locally. The installation of a low emission Retort is proposed to enable the production and distribution of charcoal for which the applicant advances there is a local demand for. This Charcoal Retort is cited as an efficient and environmentally friendly way of producing high quality charcoal without adversely impacting upon air quality.

Documents considered as part of this appraisal:

- Site Location Plan - Ref. 125155 - 600C
- Air Quality Assessment – Ref. 3597/4r3 dated 15th December 2020
- Existing Block Plan – Ref. 125155 - 601
- Proposed Block Plan – Ref. 125155 – 602A
- Proposed Retort – Ref. 125155 – 603
- Charcoal Retort Introduction Maintenance and Manual
- Supporting Statement
- Written Scheme of Maintenance

Departure/Public Advertisement Procedure

Occupiers of 3 properties have been individually notified by letter and a site notice has been displayed close to the site.

Earliest decision date: 03.02.2021

Planning Policy Framework

The Development Plan

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Spatial Policy 3: Rural Areas
Spatial Policy 7: Sustainable Transport
Core Policy 6: Shaping our Employment Profile
Core Policy 9: Sustainable Design
Core Policy 10: Climate Change
Core Policy 12 Biodiversity and Green Infrastructure

Allocations & Development Management DPD

Policy DM4 – Renewable and Low Carbon Energy Generation
Policy DM5 – Design
Policy DM7 – Biodiversity and Green Infrastructure
Policy DM8 – Development in the Open Countryside
Policy DM10 – Pollution and Hazardous Materials
Policy DM12 – Presumption in Favour of Sustainable Development

Southwell Neighbourhood Plan (adopted October 2016)

Policy SD1 - Delivering Sustainable Development
E6 – Climate Change and Carbon Emissions
TA3 – Highways Impact
HE4 – Economic Development

Other Material Planning Considerations

- National Planning Policy Framework 2019
- Planning Practice Guidance 2014
- Landscape Character Assessment SPD 2013

Consultations

Southwell Town Council – Object – Concerns raised: Inappropriate location resulting in the industrialization of a rural area with the plant in front of attractive rural farm buildings.

Southwell Civic Society – Object – Concerns raised: Inappropriate in this rural location. The proposal would be contrary to CP9, CP13 and DM8. The proposal will result in smoke pollution contrary to DM10 and HE4 of the SNP.

Environmental Health Contaminated Land – Support – Comments:

- The assessment uses ADMS-5.2 (v5.2.4.0) dispersion modelling to assess the impact of the two biomass burners and double charcoal retort at various sensitive receptors in the vicinity of the application site. The report concludes that the impact at all receptors, residential and ecological is not significant in all cases (in accordance with IAQM guidance).
- However in order to minimise the risk of any future nuisance complaints from the charcoal retort (to which this application relates), which could result in enforcement action, Environmental Health would advise a number of conditions relating to the operation, maintenance and monitoring of the retort.

NCC Highways – Support - The proposal will have very little impact on the existing highway network.

Comments have been received from one interested party which can be summarised as follows:

Object:

- Concerns that the proposal will result in smoke and emissions that would be detrimental to local amenity and health
- Properties were adversely impacted by toxic smoke at times from 2018-2020 as a result of the previous (ring kiln) charcoal operation
- The Air Quality assessment suggests emissions will be negligible with regards to particulate matter and Nitrogen Dioxide emissions. However, 'negligible' is not 'nil'. The plans at the end of the report show that some emissions could impact neighbouring properties and pedestrians using the adjacent pavement alongside Halam Road
- How can local residents be reassured that no 'invisible' impact on air quality will be the result of this new operation?
- It is noted that the Environmental Health officer specifies various good practices in the retort's operation which would seem to be essential to minimise any pollution and I would ask whether these can be a condition of this application should it be approved?
- No objection to the development of rural business, but queries why the retort is being sited so near to local homes.

Comments of the Business Manager

The NPPG acknowledges that Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area, thus providing a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Southwell Neighbourhood Plan was adopted in October 2016 and forms part of the development plan for the district and its policies are a material consideration alongside other policies in the development plan and carry weight in the determination of planning applications in Southwell. In this instance the most relevant policies in the Neighbourhood Plan are listed above and are considered against the relevant aspects of the proposal in the assessment below.

Principle of Development

Spatial Policy 3 states that development away from the main built-up areas of villages, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting such as (amongst other things) agriculture and forestry and schemes for rural diversifications. Land surrounding the application site has recently been granted consent under 20/00201/FUL for a change of use from agricultural to the processing and distribution of timber solid fuel as a scheme for Rural Diversification.

Proposals to diversify the economic activity of rural businesses are supported where it can be shown that they can contribute to the local economy. Proposals should be complimentary and proportionate to the existing business in their nature and scale and be accommodated in existing buildings wherever possible. Paragraph 83 of the NPPF is also relevant in the assessment of this application which affirms that decisions should enable the diversification of agricultural and other

land-based businesses. Core Policy 6 also states that the economy of the District will be strengthened and broadened to provide a diverse range of employment opportunities by helping the economy of rural areas by rural diversification that will encourage tourism, recreation, rural regeneration, and farm diversification, and complement new appropriate agriculture and forestry development. Development sustaining and providing rural employment should meet local needs and be small scale in nature to ensure acceptable scale and impact.

The application at hand seeks consent for the installation of a Charcoal Retort on land to the west of the approved timber storage yard to support the existing firewood business. The installation of a low emission Retort is proposed to enable the production and distribution of charcoal for which the applicant advances there is a local demand for. This Charcoal Retort is cited as an efficient and environmentally friendly way of producing high quality charcoal without adversely impacting upon air quality. The supporting statement advances that the existing firewood business is seasonal, where full operation is only when demand is highest in winter. However, demand for charcoal is healthy during the summer months and is therefore considered an important diversification for the business to reduce the financial impacts of seasonality.

In this case, the site lies within the open countryside within the Norward Farm complex which is an established agricultural holding. The nature of the business and charcoal retort means that it cannot be sited within an existing building on the site but it is proposed to sit adjacent to the timber storage yard and is contained to the centre of the site where there is existing built form. The business supports local businesses within Southwell (in addition to households locally) and uses resources from the wider agricultural holding to serve the wood business itself. Timber used in the production of the firewood is sourced from surrounding agricultural holdings nearby and this would also be the case for the charcoal retort. The firewood business supports the diversification of activities associated with the wider agricultural holding and the installation of a charcoal retort would support the existing firewood business by allowing it to also function through low emission charcoal production which will help to maintain consistent demand throughout the year where firewood requirements are often seasonal.

Overall, I consider there to be rural diversification benefits to this proposal that would support the firewood business and consequentially the existing agricultural holding. I am therefore satisfied that the principle of this use in this location, for the purposes of rural diversification, is acceptable in principle subject to a more detailed assessment of other factors below.

Impact upon Character of Area

Core Policy 9 states that new development should achieve a high standard of sustainable design and layout that is of an appropriate form and scale to its context complementing the existing built and landscape environments. Core Policy 13 requires the landscape character of the surrounding area to be conserved. Policy DM8 of the DPD states agricultural development should have regard to the character of the surrounding landscape and be designed to reduce its impact on the surrounding area.

Core Policy 13 of the Core Strategy addresses issues of landscape character. It states that development proposals should positively address the implications of the Landscape Policy Zones in which the proposals lie and demonstrate that such development would contribute towards meeting the Landscape Conservation and Enhancement Aims for the area.

The District Council has undertaken a Landscape Character Assessment to assist decision makers in understanding the potential impact of the proposed development on the character of the landscape. The LCA provides an objective methodology for assessing the varied landscape within the District and contains information about the character, condition and sensitivity of the landscape. The LCA has recognised a series of Policy Zones across the 5 Landscape Character types represented across the District.

The relevant Landscape Policy Zone for the site is Halloughton Village Farmlands (MN PZ 38). Landscape condition is defined as good and landscape sensitivity with regards to visibility into and out of the area is moderate. Landscape actions for the area are to create and reinforce – however the relevant policy part for this type of development is to concentrate new development around existing settlements of Southwell and Halloughton, conserve the local built vernacular and reinforce this is new development. The policy also notes that a threat of drivers for change in this policy zone includes increasing the intensity of commercial agriculture (for example, development of mushroom farming). I note that this application seeks consent for a change of use of land, however this amounts to a small area to site the charcoal retort upon and is part of an existing agricultural yard. The proposal therefore does not seek to expand the existing site beyond its original confines and would not introduce any further large scale buildings. Instead, the proposal seeks permission for a small scale retort. The nature of the charcoal retort means that it cannot be sited within an existing building on the site but it is proposed to sit adjacent to the timber storage yard and is contained to the centre of the site where there is existing built form.

Views of the retort will be restricted from the view by virtue of its positioning within an existing agricultural yard and separation from the immediate public realm. Notwithstanding this, I accept that the impact on the openness of the countryside is not measured purely by what can be seen from the public realm. The impact of the retort in plan form is also a consideration when assessing the impact on the openness of the countryside. However, the retort is relatively small scale and low profile such that its impact would be limited. As explained above, the retort has been sited to cluster built form within the site and prevent sprawling outside of the defined site boundaries. Whilst I accept that in plan form the impact will be of an additional structure within the site, I also accept that structures in an agricultural setting are not uncommon features within these locations, nevertheless the retort is relatively small scale and would not, in my view, be harmful to the character and appearance of the wider area.

In terms of wider landscape impacts I am mindful that from the public realm visibility into the site is relatively low because of the high boundaries to the roadside (S) and the wider farm complex that surrounds the timber production site. The retort is proposed to be sited in the land to the south adjacent to the timber storage area within the agricultural yard. Given the context of the existing agricultural yard areas, the location proposed is relatively well confined within the existing site operation such that I do not consider the use of this area for siting the retort would result in an unacceptable impact on the landscape character, particularly against the backdrop of the existing farm buildings on the site.

Comments received from the Town Council and the Civic Society have been duly taken on board. I note they raise concerns about the potential visual impact of siting this retort close to an attractive traditional barn range, however I would highlight that it has already been accepted that the existing business can operate from this site without undue impact on the character and appearance of the wider area. The only matter for consideration in the application at hand is the addition of this one retort/piece of machinery on the site. The retort would be located to the front of the existing traditional farm buildings on site (which for the avoidance of doubt the

Conservation Officer has identified as non-designated heritage assets) but would still be within the agricultural service yard where agricultural machinery and processes being undertaken would not be uncommon. From the roadside the retort would be seen against the backdrop of the existing agricultural yard and buildings and would be partially screened by roadside vegetation. Having discussed the proposal with the Conservation Officer they have advised that historically woodland management activities would have taken place here. In addition, given the agricultural/semi-industrial nature of the site it would not be uncommon to see different machinery in the context of agricultural buildings. They do not consider an objection on heritage grounds could be substantiated.

I therefore consider the proposed development would not be unduly prominent from the surrounding rural area in accordance with Core Policies 13 & 14 and Policies DM5, DM8 and DM9 of the Development Plan Document.

Impact upon Residential Amenity & Air Quality

The NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy DM6 of the DPD states that development proposals should ensure no unacceptable reduction in amenity upon neighbouring development. Policy HE4 of the Southwell NP states that outside of settlement boundaries, applications for employment uses will be resisted unless it can be demonstrated that they will not undermine residential amenity.

The charcoal retort is small scale and well removed from any neighbouring property such that there would be no impact through overshadowing or overbearing. Separation from surrounding neighbours not associated with the wider farm complex is c. 65m and given the proposed operation of the retort, the main amenity concern is any potential impact through smoke disturbance and air quality implications.

The submitted information with this application states that to produce charcoal the retort relies on pyrolysis/carbonisation of timber in a closed vessel excluding oxygen to avoid ignition. This causes the timber to decompose into charcoal, which is primarily elemental carbon. The retort is designed to reburn gases produced by the wood as it is heated which means that the system is efficient and produces very little in the way of emissions. Emissions from the retort are also kept to a minimum by using only untreated timber with a low moisture content as fuel. This is produced by the existing firewood business, ensuring it remains of suitable quality. This proposal does not involve methods traditionally associated with charcoal production (such as charcoal kilns), which are less environmentally friendly and inefficient.

Policy DM10 (Pollution and Hazardous Materials) require development proposals involving the potential for pollution to take account and address their potential impacts in terms of health and the natural environment including the general amenity in terms of air quality.

To support the application for the charcoal retort the applicant has submitted an Air Quality Assessment which assesses the cumulative implications of adding the charcoal retort to the operational firewood business which includes biomass burners. The Environmental Health Technical Officer has reviewed this AQ assessment and the Written Scheme of Maintenance submitted for the retort and has advised that the AQ assessment uses dispersion modelling to assess the impact of the two biomass burners and double charcoal retort at various sensitive receptors in the vicinity of the application site. The report concludes that the impact at all

receptors, residential and ecological is *not significant* in all cases (in accordance with IAQM guidance). However, in order to minimise the risk of any future nuisance complaints from the charcoal retort (to which this application relates), which could result in enforcement action, Environmental Health have suggested a number of conditions relating to the charcoal retort and its operation (please see consultation section above for these conditions in full).

I note that comments from an interested party and the Civic Society reference occasions of smoke nuisance last year. Following receipt of complaints an investigation into the site by colleagues in Environmental Health was undertaken in 2020 which established that charcoal was being produced on land to the NW of the application site in unauthorised ring kilns (outside of the red line of this current application). Ring kilns are essentially cylinders that are filled with wood and lit, a lid placed on top and is left to burn and does emit an amount of smoke out of the chimneys. Following enforcement action this operation ceased in 2020 and Environmental Health have confirmed that no complaints have been received since. However, it is important to note that the charcoal retort proposed in this application is significantly different from the ring kilns previously used. The retort is an advanced piece of machinery that recirculates any gasses emitted and burns them off so that emissions are negligible. The Environmental Health Officer explained that following the incident in 2020 he had initial reservations regarding the proposed retort, however, having discussed the process with the retort manufacturer, an operator who has two double retorts and the local authority environmental health department in the district where the operator is based, all reported very little smoke/emissions from the process and the local authority noted that no complaints have been received regarding the process.

It is also important to note that in referring this case to be put before the Planning Committee Councillor Harris has advised that he: *"wish[es] to propose better conditions in order to prevent nuisance. I am proposing definitive and specific measurable emissions as this industrial process has caused problems with the current - and the proposed - conditions and wish to have these implemented. This is so that residents can measure the emissions at the time and not be held to the relatively subjective conditions being proposed."* In response to this, I would reiterate that this proposed retort is not the same charcoal production process that resulted in smoke complaints last year and that the application must be assessed on its own merits and without prejudice. Paragraph 55 of the NPPF makes it clear that planning conditions should be kept to a minimum, and only used where they satisfy the following six tests: necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects. I consider the conditions suggested by the Environmental Health Officer to meet the requirements of the six tests and would ensure the correct operation, management and maintenance of the retort. Conditions attached to this permission can also only control the charcoal retort and cannot be used to as a means to control the wider timber production site/operations as these are subject to their own conditions imposed on 20/00201/FUL. The EHO has also advised that there would be no legal basis to enforce emission limits on this type of machinery due to restrictions relating to environmental permits.

Overall, I note the comments and positive conclusion of the Environmental Services section and subject to the conditions requested by them, I am satisfied that the charcoal retort would comply with Air Quality requirements. Provided the retort is maintained and operated in accordance with the conditions proposed to be attached to this consent I am satisfied that the development would not result in any detrimental impact on the natural environment in accordance with the aims of Policy DM10 or neighbouring amenity in accordance with Policy DM6 of the DPD.

Impact upon the Highway

Spatial Policy 7 of the Core Strategy seeks to ensure that vehicular traffic generated does not create parking or traffic problems and Policy DM5 of the DPD requires the provision of safe access to new development and appropriate parking provision.

The Highways Authority (HA) have been consulted on this application, as part of the previous consent for the firewood business the HA advised that the site access on Halam Road would benefit from widening to prevent overrunning of vehicles in the future along with improved signage for the benefit of users of the adjacent public highway. Whilst the access was already operational, the HA considered that given the nature of the business this may attract irregular customers who are less familiar with the area, and thus would not be expecting the access in its location and as such clearer signage should be installed. These requirements were controlled by conditions attached to the previous consent.

With regard to the application at hand the HA have confirmed that the proposal would have very little impact on the existing highway network and therefore they raise no objection to the proposal. On the basis of support from the highways authority I am of the view that the application meets the requirements of SP7 and DM5.

Conclusion

Given the above, I am satisfied that the principle of the development at the site is acceptable and that the proposal would not result in any material impact on the character and appearance of the site, highways safety concerns or impact neighbouring properties and is unlikely to result in any significant impact on the natural environment in terms of air quality subject to conditions. It is therefore considered that the proposal would accord with the aims of NPPF as well as Core Strategy Policies SP3, CP9, CP12 and Policies DM4, DM5, DM7 and DM8 of the Allocations & Development Management DPD as well as policies contained within the Southwell Neighbourhood Plan. Therefore it is recommended that planning permission be granted.

RECOMMENDATION

That full planning permission is approved subject to the following conditions

Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried out except in accordance with the following approved plans, reference:

- Site Location Plan - Ref. 125155 - 600C
- Proposed Block Plan – Ref. 125155 – 602A

– Proposed Retort – Ref. 125155 – 603

Reason: So as to define this permission.

03

The development hereby permitted shall be constructed entirely of the material details submitted as part of the planning application.

Reason: In the interests of visual amenity

04

The site shall only be open to members of the public and for deliveries during the following hours:- 07:00h to 16:00h Monday- Friday, 07:00h to 12:00h Saturdays and not at all on Sundays, Public or Bank Holidays.

Reason: In the interests of residential amenity.

05

The operator shall undertake visual observations during each occurrence of start up and shut down of the retort and record the information in an environmental logbook. This information shall include the date, time, weather conditions, wind direction, any visible smoke from the retort and the duration, any problems/corrective actions/maintenance to the machinery, the moisture content of fuel wood and the operative.

Reason: To ensure that the smoke, odour and fumes from the retort are correctly assessed and controlled in order that the risk of exposure to nearby residents and the local area is not harmful or a nuisance.

06

The operator shall ensure that emissions to air from the charcoal retort shall be free from visible smoke and in any event shall not exceed the equivalent of Ringelmann Shade 1 as described in British Standard BS 2742:2009 except in the event of lighting from cold, where emissions of smoke should not exceed Ringelmann Shade 1 for more than 10 minutes.

Reason: To ensure that the smoke, odour and fumes from the retort are correctly assessed and controlled in order that the risk of exposure to nearby residents and the local area is not harmful or a nuisance.

07

Where the operator observes smoke emissions that contravene the requirements of condition 06, the operator shall shut down the equipment that is producing excessive smoke emissions. The operator shall then record the date and time that the emission occurred in a logbook. Records of such emissions shall be retained for a minimum of 2 years and made available for examination to the Local Planning Authority. The cause of the excessive emissions shall be investigated and the necessary remedial action carried out prior to starting up the equipment again. Any remedial actions shall be noted in an environmental log book.

Reason: To ensure that the smoke, odour and fumes from the retort are correctly assessed and controlled in order that the risk of exposure to nearby residents and the local area is not harmful or a nuisance.

08

Any fuel that is to be used to fuel the retort shall be stored undercover, kept in a dry condition and shall not exceed the maximum moisture content permitted by the operation and maintenance manual and by the Renewable Heat Incentive certification for the respective appliance (which for the avoidance of doubt, is a maximum of 20% moisture content of fuel wood).

Reason: To ensure that the smoke, odour and fumes from the retort are correctly assessed and controlled in order that the risk of exposure to nearby residents and the local area is not harmful or a nuisance.

09

Only clean virgin untreated wood shall be used as a fuel source. Burning of treated, stained or painted wood or waste wood such as pallets is not permitted.

Reason: To ensure that the smoke, odour and fumes from the retort are correctly assessed and controlled in order that the risk of exposure to nearby residents and the local area is not harmful or a nuisance.

10

The charcoal retort hereby permitted shall be maintained in accordance with the Written Scheme of Maintenance deposited 15.12.2020 by Fisher German for Norwood Park, Southwell. If the retort is replaced at any time, the operator shall supply the Local Planning Authority with an updated Written Scheme of Maintenance which shall first be agreed in writing and thereafter maintained in accordance with the agreed details.

Reason: to ensure that the smoke, odour and fumes from the proposed burner are correctly assessed and controlled in order that the risk of exposure to nearby residents and the local area is not harmful or a nuisance.

11

If during the course of operation substantiated complaints relating to emissions are received by the Council, the operator shall arrange for an assessment of the impact of the retort emissions on nuisance/amenity. The findings of this assessment shall be considered by the Council and a scheme for rectifying any issues identified shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall thereafter be implemented in accordance with the agreed details.

Reason: To ensure that the smoke, odour and fumes from the retort are correctly assessed and controlled in order that the risk of exposure to nearby residents and the local area is not harmful or a nuisance.

Notes to Applicant

01

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

02

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

03

Staff responsible for operating the charcoal retort shall receive appropriate training on how to operate the process while minimising emissions from it.

BACKGROUND PAPERS

Application case file.

For further information, please contact Honor Whitfield on ext 5827

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Lisa Hughes
Business Manager – Planning Development

Committee Plan - 20/02472/FUL

