

DEVELOPMENT MANAGEMENT COMMITTEE 15th JULY 2024

Case No: 24/00066/S73

Proposal: VARIATION OF CONDITION 2 (APPROVED PLANS) AND 13 (FEEDSTOCK LIMIT) OF 22/01107/FUL TO AMEND DESIGN/LAYOUT AND INCREASE AMOUNT OF TOTAL FEEDSTOCK TONNAGE PERMITTED IN 12 MONTH PERIOD BY 15%.

Location: COLLMART GROWERS LTD, THE DROVE,
PONDERSBRIDGE, HUNTINGDON, PE26 2TP

Applicant: COLLMART GROWERS LIMITED

Grid Ref: 525914 292082

Date of Registration: 15th JANUARY 2024

Parish: FARCET

RECOMMENDATION – APPROVE

This application is referred to the Development Management Committee (DMC) because the Officer recommendation of approval is contrary to the Parish Council's recommendation.

1. DESCRIPTION OF SITE AND APPLICATION

Site overview and constraints

- 1.1 The site is located to the south of the Drove, Pondersbridge. The site lies to the west of several large storage and packing building where the processing, curing/drying of onions takes place for Collmart Growers Ltd (the applicant), the proposals will form part of this larger site within the Farcet Parish Council boundary. Beyond the large buildings to the east is the residential settlement of Pondersbridge which falls within boundary of Whittlesey Town Council within the District of Fenland.
- 1.2 The application site measures 2.63 hectares in area and is accessed off the existing access from The Drove which leads onto Ramsey Road. There are large, surfaced areas associated with the storage and packing buildings that enable off road parking and turning for large vehicles. To the south of the site is Beavill's Leam, an artificial drainage cutting with its embankment and informal footpath/track.

- 1.3 The site is located within Flood Zone 3 as identified on the Environment Agency Flood Maps for Planning and Huntingdonshire's Strategic Flood Risk Assessment (2017). The site and surrounding land is classified as Grade 1 Agricultural Land.
- 1.4 The landscape characteristic is generally flat open farmland with no existing features; however, the land levels rise to the Drove and Ramsey Road where there are unobstructed views into the site. The existing buildings and large wall of storage crates are prominent in the wider public views from Herne Road to the south and Ramsey Road to the north.

Background and proposal

- 1.5 Planning application reference 18/01782/FUL for 'Proposed Anaerobic Digestion Plant and Associated Infrastructure' was granted planning permission under delegated powers on 26th November 2018. Subsequently, the plans were amended under planning application reference 19/01542/S73 (approved 3rd December 2019) to incorporate changes to the location, number and type of digesters proposed. These planning permissions are no longer extant due to the passage of time.
- 1.6 Planning application reference 22/01107/FUL for 'Proposed Anaerobic Digestion Plant and Associated Infrastructure' was granted planning permission under delegated powers on 22nd September 2023 and this permission remains extant. The approved plans show the anaerobic digestion plant and associated infrastructure sited to the rear of the existing buildings on site.
- 1.7 Planning approval 22/01107/FUL permits a total feedstock limit for the process of 43,200 tonnes per annum made up of onion waste, straw, potato, and maize. The feedstock would be a by-product from onion processing currently undertaken by the applicant or grown on the applicant's land within Cambridgeshire. Crop feedstocks would be transferred to the site using a tractor and trailer during typical harvest periods prior to unloading within the clamp. This would be compacted and covered using protective plastic sheeting to form an airtight layer to minimise emissions and preserve the feedstock throughout the year.
- 1.8 The feedstocks would be digested within the sealed Anaerobic Digestion (AD) tank producing approximately 6.8MW of biomethane and heat per year. The biomethane created would be exported off site via a pipeline to a national grid connection. The heat created would be used to heat the digestion process, curing/drying process of the onions within the adjacent stores and for heating of the existing production buildings.

- 1.9 The process also creates digestate which will be used as a biofertilizer on the applicant's farmland, reducing the need for fossil fuel reliant inorganic fertiliser. The liquid digestate created would be pumped into the covered storage lagoon prior to transfer into a tanker for land application during the spring, summer and autumn as part of the agricultural cycle. Solid digestate would be stored within a bunker prior to transfer off-site for long-term storage and subsequent land application.
- 1.8 The current application seeks to vary condition 2 (approved plans) and the amendments to the design/layout of the site are summarised below:
- Alterations to size and/or siting of clamp, straw processing building, feed hoppers, continuous-flow stirred tank reactors (CSTR), flare, biogas upgrade unit;
 - Additional ancillary buildings/equipment including propane tanks, lighting mast, electrical kiosk, control room, transformer compound, potato and onion hoppers, weighbridge, odorant removal plant and chillers/coolers.
- 1.9 For ease, a comparison of the approved plans and 'replacement' or additional plans has been included below:

<i>Approved Plans</i>		<i>Replacement/Proposed Plans</i>	
Plan Type	Reference	Plan Type	Reference
Block Plan	01/22/AD1 Rev A	Block Plan	LUT-212-024 Rev A
Access Details	18860-TDPB-5-500 Rev A	/	/
Elevations (Biogas Pre-Treatment and Upgrade Units)	01/22/AD10	Floor plans and Elevations (Biogas Upgrade Area)	LUT-121-010
Floor plans and Elevations (CHP unit)	01/22/AD14	Floor plans and Elevations (CHP unit)	LUT-212-008
Floor plans and Elevations (Clamp)	01/22/AD9	Floor plans and Elevations (Clamp)	LUT-212-007
Floor plans and Elevations (Compressor Units)	F0012658 Rev 2	Floor plans and Elevations (Biogas Compressors)	LUT-212-014
Floor plans and Elevations (Digester Feeder Unit)	01/22/AD6	Floor plans and Elevations (200m3 Feeders)	LUT-212-013
Floor plans and Elevations (Digester Plans)	01/22/AD3	/	/
Floor plans and Elevations (Gas Entry Unit)	01/22/AD8	Floor plans and Elevations (Gas Entry Unit)	LUT-212-011
Floor plans and Elevations	01/22/AD4	Floor plans and Elevations (CSTR)	LUT-212-005

(Homogenisation Tank)			
Section (Lagoon Section)	01/22/AD13	/	/
Location Plan	01/22/AD2	/	/
Floor plans and Elevations (Process Building)	01/22/AD5	Floor plans and Elevations (CO2 Recovery Area)	LUT-212-009 Rev A
Floor plans and Elevations (Straw Processing Building)	01/22/AD7	Floor plans and Elevations (Straw Processing Building)	LUT-212-006 Rev A
/	/	Elevation Views	LUT-212-004 Rev G
/	/	Floor plans and Elevations (Propane Tanks)	LUT-212-012 Rev A
/	/	General Arrangement	LUT-212-003 Rev E
/	/	Floor plans and Elevations (Biogas Flare)	LUT-212-015 Rev A
/	/	Floor plans and Elevations (Odorant Removal Plant)	LUT-212-026 Rev A
/	/	Floor plans and Elevations (Chillers/Coolers)	LUT-212-027 Rev A
/	/	Floor plans and Elevations (Weighbridge)	LUT-212-028 Rev A
/	/	Floor plans and Elevations (LV equipment)	LUT-212-029 Rev A
/	/	Floor plans and Elevations (Transformer Compound)	LUT-212-030 Rev A
/	/	Floor plans and Elevations (Potato and Onion Hoppers)	LUT-212-017 Rev A
/	/	Floor plans and Elevations (Lightning Mast)	LUT-212-021 Rev A
/	/	Floor plans and Elevations (Reverse Compressors)	LUT-212-020 Rev A
/	/	Floor plans and Elevations (Electrical Kiosk)	LUT-212-019 Rev A
/	/	Floor plans and Elevations (Control Room)	LUT-212-018 Rev A

- 1.10 The application also seeks to amend the wording of condition 13 (feedstock limit) of 22/01107/FUL to increase the amount of total feedstock tonnage permitted in 12-month period by 15%, from 43,200 tonnes to 49,680 tonnes. The amount of biomethane generated would remain the same as previously approved, however the system needs the flexibility for more feedstock input (15%) than previously accounted for to generate the same amount of gas.
- 1.11 The following documents have been submitted with the application:
- Odour Assessment (reference 2594-5r1) dated 6th December 2023 by Redmore Environmental
 - Odour Management Plan (reference 2594-6r1) dated 6th December 2023 by Redmore Environmental
 - Noise Impact Assessment Report and Noise Management Plan (reference A1248) dated December 2023 by Anglia Consultants
 - Drainage Design Strategy and Philosophy Statement Revision 0 (reference 28696) dated December 2023 by Plandescil Consulting Engineers

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (December 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2023 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment.
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP2: Strategy for Development
 - LP5: Flood Risk

- LP6: Waste Water Management
 - LP9: Small Settlements
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP19: Rural Economy
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP35: Renewable and Low Carbon Energy
 - LP34: Heritage Assets and their settings
 - LP36: Air Quality
 - LP38: Ground Contamination and Groundwater Pollution
- 3.2 Supplementary Planning Documents/Guidance
- Huntingdonshire Design Guide SPD (2017)
 - Developer Contributions SPD (2011)
 - Huntingdonshire Landscape and Townscape Assessment (2022)
 - Cambridgeshire Flood and Water SPD (2017)
 - Huntingdonshire Tree Guidance Note 3

For full details visit [Local policies](#)

4. RELEVANT PLANNING HISTORY

- 4.1 23/02327/S73 – Variation of condition 13 (Feedstock Limit) of 22/01107/FUL for Proposed Anaerobic Digestion Plant and Associated Infrastructure – Pending consideration
- 4.2 22/01107/FUL – Proposed Anaerobic Digestion Plant and Associated Infrastructure – Approved 22.09.2023
- 4.3 22/80025/COND – Conditional information for 18/01782/FUL: C12 (Noise) – Details agreed 29.03.2022
- 4.4 22/80042/COND – Conditional information for 18/01782/FUL: C10 (Odour Management Plan) – Details agreed 26.02.2022
- 4.5 21/80387/COND – Conditional Information for 18/01782/FUL: C7 (Highway Junction Improvement Scheme- Ramsey Road and The Drove) – Details agreed 29.04.2022
- 4.6 19/01542/S73 – Variation of Condition 2 of 18/01782/FUL - amend plans to change layout and design – Approved 03.12.2019

- 4.7 18/01782/FUL – Proposed Anaerobic Digestion Plant and Associated Infrastructure – Approved 25.04.2019.
- 4.8 17/00684/FUL – Erection of an agricultural storage building – Approved
- 4.9 1101238FUL – Extension to vegetable processing plant to provide additional office space – Approved 02.03.2012
- 4.10 0503728REM – Approval of landscaping relating to the erection of buildings for packing, grading, preparation and distribution of vegetables. Construction of hardstanding and access – Approved 02.08.2006
- 4.11 0502499REM – Approval of external appearance and design in respect of building for packing, grading, preparation and distribution of vegetables – Approved 15.11.2005
- 4.12 0400810FUL – Retention of extension to building for processing packaging of vegetables – Approved 21.07.2005
- 4.13 0213092OUT – Erection of buildings for packing, grading, preparation and distribution of vegetables. Construction of hardstanding and access – Approved 18.05.2004

5. CONSULTATIONS

- 5.1 Farcet Parish Council - Recommend refusal on the grounds of the increase in vehicular traffic and highway safety.
- 5.2 Whittlesey Town Council – Recommend refusal. Request that should the Anaerobic Digester be granted it operates with the existing application condition and not an increase as there will already be additional traffic and this would further increase the vehicle movements. It should also be noted that the application has not been complete correctly.
- 5.3 Fenland District Council – No objection providing additional traffic, noise and odour is satisfactorily addressed.
- 5.4 Environment Agency – No comment.
- 5.5 Local Lead Flood Authority – We have reviewed the submitted information and based on this we have no objections regarding the variation of conditions 2 and 13. The proposals appear to increase the impermeable area on site as well as traffic movements, therefore further attenuation and water quality treatment may be required. This detail is to be provided upon submission of the discharge of condition application and we therefore have no further comments to make.

- 5.6 CCC Archaeology – We have reviewed the amended plans and these do not alter our advice. We have no objections or recommendations.
- 5.7 CCC Minerals and Waste Team – No comments.
- 5.8 HDC Environmental Health – Environmental Health matters will be dealt with under the Environmental Permit regulated by the Environment Agency, therefore we have no further comments to make in relation to this proposed variation.
- 5.9 HDC Conservation Team – No comment.
- 5.10 CCC Highways – Having looked at the proposed increase in traffic movements associated with this application over those already approved within applications 22/01107/ful and prior to that 18011782FUL. The indicated weekly increase of 1.7 lorry movements and 4.8 tractor movements per week, this could not be seen as significant and a recommendation of refusal would not be possible to defend at any subsequent appeal based on this increased level of activity. Given the above I have no objections on highway safety grounds. The previous conditions appended to the previous applications should also be reiterated.

6. REPRESENTATIONS

- 6.1 144 neighbours and previous objectors have been consulted on the current Section 73 application.
9 representations have been received from 3 households in objection raising the following matters:
- Roads unsuitable for the volume of traffic proposed
 - Odour and air quality impacts to the detriment of nearby residents
 - Health risks associated with release of gases
 - Safety concerns due to the proximity to residential housing and the river
 - Risk of fire or explosion from gas tanks
 - Site visible from roads in and out of Pondersbridge meaning proposal would be prominent
 - The site is visible from public areas
 - No beneficial gain for the residents of the surrounding area
 - Noise Pollution including mechanical sounds of processing equipment, transportation activities and potential backup generators
 - Property value
 - Existing access road in state of disrepair and proposal would exacerbate this issue
 - Highway safety
 - Accuracy and completeness of submitted information
 - Visual impact on landscape

- New design of digester would have much greater visual impact as it will be seen above existing buildings
- This new plan also has the clamp increasing by 9%, (an increase in area of 404.16 m² and volume of 1,818.72 m³) to accommodate the storage of the extra foodstock
- Quality of life for residents
- Contamination risk to rivers
- The new plans mention a proposed building on the existing site that is not part of the anaerobic digester

7. ASSESSMENT

7.1 The main issues to consider in the determination of this application are:

- Principle of development
- Design, Visual Amenity and Impact on the Character of the Countryside
- Residential amenity
- Heritage Impacts
- Highway Safety, Parking Provision and Access
- Biodiversity
- Flood Risk and Drainage
- Other matters

Principle of development

7.2 The proposed amendments are set out above and all other parts of the development remain unchanged and therefore the previous planning permission remain relevant and unamended. Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted, subject to new or amended conditions. In this instance, the application seeks to vary conditions 2 and 13 of 22/01107/FUL through the submission of amended and additional drawings and documents.

7.3 The principle of development has been established by the original permission and therefore this will not be considered as part of this application. In determining an application under this section, Officers have regard to the development plan and all other material considerations.

Design, Visual Amenity and Impact on the Character of the Countryside

7.4 Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity. Policy LP10 states that development in the countryside should b. recognise the intrinsic character and

beauty of the countryside; and c. not give rise to noise, odour, obtrusive light, or other impacts that would adversely affect the use and enjoyment of the countryside by others.

- 7.5 The site is characterised by the existing agricultural production/storage buildings to the northeast; and flat open countryside to the south and northwest with residential dwellings to the east of the wider site. Part of the application site is currently being used to store crates.
- 7.6 Under the original application 22/01107/FUL, the delegated Officer Report acknowledged that the introduction of the Anaerobic Digester (AD) and associated plant would have visual impacts on the surrounding countryside and would result in some landscape harm, however the proposals would be viewed alongside the range of existing modern agricultural buildings and subject to securing 15 metre and 5 metre wide planting areas plus a 2 metre high bund by condition, on balance the visual impacts of the development would not be so great as to conflict with Policies LP10, LP11 and LP12 of the Local Plan to 2036.
- 7.7 The proposal looks to increase the size, height and/or siting of the approved AD equipment. For example, the approved 'homogenisation tanks' measure 20 metres in width and 7 metres in height and the proposed CSTR tanks measure 26.86 metres in width and 11.6 metres in height. The approved straw processing building measures 30 metres in length, 9 metres in width and 7 metres in height and the proposed measures 52 metres in length (with additional cantilever roof over the conveyor belt), 19 metres in width and 11.1 metres in height. The proposed straw processing building is now sited in a north-west alignment adjacent to the gas holder, CSTR's and feed hoppers and would largely obscure views of this equipment in views from the west. The approved clamp measures 84 metres in length, 53 metres in width and 4.5 metres in height and the proposed measures 90.6 metres in length, 53.6 metres in width and 4.5 metres in height.
- 7.8 The existing buildings on site measure approximately 9 – 11 metres in height. Although the proposal looks to increase the height of the proposed equipment, it is not considered in the context of the existing site this would appear unduly prominent within the landscape. Views of the proposed AD and ancillary plant would be largely obscured by the existing buildings from dwellings in the adjacent settlement of Pondersbridge to the east. There are no formal public rights of way within the vicinity of the site and public realm visibility is limited to nearby roads, B1095 to north, B1040 to south, Straight Drove to the west and unadopted farm tracks.
- 7.9 Details of ancillary buildings/equipment having also been submitted with this application, including propane tanks, lighting mast, electrical kiosk, control room, transformer compound,

potato and onion hoppers, weighbridge, odorant removal plant and chillers/coolers. Drawing LUT-212-024 Rev A shows the proposed buildings and equipment sited along the eastern boundary of the application site, to the rear of the existing buildings and adjacent to the AD plant and clamp. Excluding the lightning mast, the structures would be low-level in the context of the approved AD plant and existing buildings. Due to their siting between approved and existing built form, it is not considered there would be any additional detrimental harm to the appearance of the site or the surrounding countryside.

- 7.10 The proposal retains the proposed 2-metre-high bund and 15-metre-wide landscaping strip to the north of the site. Once matured, this landscaping buffer would soften views of the existing buildings and proposed AD in views from the B1095 to the north. A 5-metre landscape strip is also shown along the western boundary as previously approved which would soften views from Bevill's Learn to the south and longer distance views from Straight Drove to the west.
- 7.11 The landscaping and planting details are limited at this stage and Condition 4 of 22/01107/FUL requires further details of the hard and soft landscaping proposals prior to commencement of development. It is recommended that this condition be reimposed, if Members are minded to grant planning permission, to ensure the proposal can be satisfactorily assimilated into the surrounding landscape in accordance with Policy LP10, LP11 and LP12 of the Local Plan.
- 7.12 Furthermore, Condition 3 of 22/01107/FUL requires details of external finishes for the proposed buildings/structures and it is recommended that this condition also be reimposed to ensure the materials, finish and/or colour of the buildings are appropriate having regard to the rural setting of the site.
- 7.13 As with the approved scheme, the introduction of additional built form within the fen landscape would result in some landscape harm and whilst soft landscaping is proposed, this would not fully obscure views or mitigate the harm arising from the scheme. However, subject to the recommended conditions, it is considered that the proposals would be viewed alongside the existing agricultural use and buildings and on balance, would accord with Policies LP10, LP11, LP12 and LP19 of the Local Plan to 2036.

Residential Amenity

- 7.14 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and

maintained for users and occupiers of neighbouring land and buildings.

- 7.15 The proposal seeks to amend the wording of condition 13 to increase the feedstock tonnage permitted in 12-month period by 15%, the important issues to consider are any potential increased odour and noise impacts associated with this. The application is accompanied by an updated Odour Assessment (reference 2594-5r1), Odour Management Plan (reference 2594-6r1) and Noise Impact Assessment Report and Noise Management Plan (reference A1248).
- 7.16 The Environment Agency has been consulted but has provided no additional comments. HDC's Environmental Health Officers and Fenland District Council have raised no objection to the proposed amendments.
- 7.17 As with the approved scheme (22/01107/FUL), due to the proposed throughput, as well as the inclusion of waste within the feedstock, the activities proposed fall under the Environmental Permitting Regime and therefore the site will require an Environmental Permit from the Environment Agency (EA). An Environmental Permit will control environmental emissions from the process such as air pollution, noise, vibration, odour, dust, light, land contamination and energy, and will contain strict controls on waste storage and acceptance procedures, management of the site to control emissions, and monitoring requirements.
- 7.18 As the proposed activities would be covered by an EA Permit the LPA are limited with what conditions can be used to control the development. Paragraph 194 of the NPPF 2023 stipulates:
"The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities."
- 7.19 Therefore, as with the approved scheme (22/01107/FUL), potential pollution associated with the AD would be subject to alternative control by the way of an Environmental Permit which takes precedence over planning conditions in the interests of reducing dual control and potential issues regarding conflicting conditions and enforcement responsibilities. It is therefore expected matters such as air pollution, noise, vibration, odour and/or contamination in respect of protection of residential amenity which would usually be controlled/mitigated by conditions recommended by HDC's Environmental Health Team,

would instead be covered by the Environmental Permit and enforced by the Environment Agency.

- 7.2 Should the feedstock input change in future, no longer requiring regulation under the Environmental Permitting system, condition 8 on the previous permission (22/01107/FUL) states “*Should the Anaerobic Digestion activities on site not be covered by an Environment Agency regulated Environmental Permit, the operator shall cease all associated activity until a Noise Management Plan and Odour Management Plan are submitted to and agreed in writing by the Local Planning Authority. The agreed plans shall be implemented immediately and adhered to in perpetuity prior to the use hereby permitted commencing*”. It is therefore recommended that this condition be reimposed should Members be minded to approve this application under Section 73 to ensure odour and noise would continue to be controlled.

Odour

- 7.21 Representations received during this application, as well as previous applications for the AD on site have raised concerns relating to air quality and odour. The application is accompanied by an updated Odour Assessment (reference 2594-5r1) dated 6th December 2023 by Redmore Environmental and Odour Management Plan (reference 2594-6r1) dated 6th December 2023 by Redmore Environmental. This sets out that a number of changes to the consented scheme are now proposed which include an increase in the tonnage of feedstocks that will be processed at the facility, as well as variation to the site layout and infrastructure. The proposed changes have the potential to affect odour emissions from the facility and associated impacts at sensitive locations in the vicinity of the site. As such, a further Odour Assessment has been undertaken to consider potential effects.
- 7.22 Potential odour sources from the proposed facility layout and operating procedures are:
- Exposed crops, onions and potatoes within the silage clamps;
 - Exposed materials during transfer to the feed hoppers;
 - Exposed material within the feed hoppers;
 - Liquid digestate within the storage lagoon;
 - Air expelled from the digestate tanker during filling;
 - Solid digestate within the bunker.
- It should be noted that the actual AD process itself is sealed and therefore does not form a source of odour, or other emissions such as methane (CH₄) or hydrogen sulphide (H₂S) under normal operation.
- 7.23 The updated Odour Assessment states that the significance of odour impacts as a result of the development was predicted to be negligible at all receptor locations, including the closest residential properties on The Drove, Ramsey Road, Decrease

Drove and Kings Farm. Notwithstanding this, the application is also accompanied by an updated Odour Management Plan which set out the procedures that will be followed at the site in order to prevent or minimise odour emissions during normal operating scenarios, set out corrective actions and remedial measures that will be utilised to prevent or minimise odour emissions during abnormal and emergency events and formalise the procedures for dealing with any odour complaints.

Noise

- 7.24 The proposal involves changes to the proposed AD plant and layout and therefore an updated Noise Impact Assessment Report and Noise Management Plan (reference A1248) dated December 2023 by Anglia Consultants has been submitted. This states that noise is likely to be generated from operation of the combined heat and power units (CHP) and associated compressors, from vehicle movements delivering and removing digester materials, from digester loading vehicles and from the straw extrusion plant.
- 7.25 The proposed AD and associated plant would be sited at the rear of the site, screened from the nearest residential receptors on The Drove and Ramsey by existing buildings. The submitted Noise Assessment identifies that noise produced by the AD Plant would be below the baseline day and nighttime background noise at both receptor locations and not likely to be perceptible. The additional vehicle movements generated by the AD transport operations are not likely to result in any perceptible change at the receptor positions, when compared to the noise generated by existing vehicle movements on the site.
- 7.26 As mentioned above, the AD and associated activities on site would be regulated by the Environment Agency under the Environmental Permitting (England and Wales) Regulations (2016) and as such it will not fall to the local authority to ensure that odour and noise are appropriately managed at the site. In the event that the activities on site no longer fell under the aforementioned regulations, Officers are satisfied on the basis of the submitted Odour and Noise Assessments and Management Plans that odour, air quality and noise could be appropriately managed. This is subject to the recommended imposition of a condition, as per the previous consents, requiring a Noise Management and Odour Management Plan to be submitted and approved with the Local Planning Authority should the activities no longer be covered by an Environment Agency Regulated Permit in the future.
- 7.27 Overall, it is not considered the amendments proposed to the site layout or increase in feedstock processed at the site would have unacceptable detrimental impacts on nearby properties and

therefore the proposal accords with Policy LP14 of the Local Plan, subject to the suggested conditions.

Heritage Impacts

7.28 The nearest part of the application site is approximate 230 metres away from the Church of St Thomas a Grade II Listed Building. Given the significant distance between the site and the Church of St Thomas, the proposal, by virtue of its siting and location is considered to preserve the setting and significance of this heritage asset. The proposals have also been assessed in consultation with Cambridgeshire County Council Archaeology Team, who have raised no objections to the proposed amendments. It is considered the proposal meets the aims and objectives of Policy LP34 of Huntingdonshire's Local Plan and the NPPF 2023 in this regard.

Highway Safety, Parking Provision and Access

7.29 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

7.30 The proposed development would be served by an existing access to the Collmart Growers site and utilise existing parking and turning areas within the site. Drawing no. 18860-TDPB-5-500 Rev A approved under 22/01107/FUL shows an improvement to the existing junction at The Drove with the B1095 to allow two HGV vehicles to enter and leave simultaneously. This junction improvement was supported as the existing junction and road surface shows signs of damage as it has been serving large vehicles associated with the existing site operations.

7.31 It is understood that the existing average number of vehicle movements accessing the site is 40 HGV movements and 10 tractor/trailer movements. The proposed AD plant operation as approved (22/01107/FUL) would add 4 HGV movements and 11 tractor/trailer movements. The proposal to increase the feedstock limit by 15% under this application would result in 1.7 additional lorry movements and 4.8 additional tractor movements weekly above the approved scheme (22/01107/FUL). The Highway Authority have raised no objection as the indicated weekly increase in traffic movements could not be seen as significant compared to the approved scheme. The Highways Officer has recommended previous conditions appended to the previous approvals should be reiterated.

7.32 Under the approved scheme and proposed scheme, the biogas created on site would be piped to the network as opposed to

transported off-site by tankers. This means that there would be no large vehicle movements associated with this aspect of the process. Details of the proposed connection have not been provided within the application, however condition 12 of 22/01107/FUL requires this to be demonstrated prior to first use of the development. It is recommended that this condition be reimposed if Members are minded to grant permission under this Section 73 application, to ensure that a piped connection is in place which avoids additional vehicle movements associated with the transportation of biogas.

- 7.33 Condition 16 of 22/01107/FUL requires that the existing access from The Drove be widened to 20.8 metre to the road edge as specified. Condition 15 secures the proposed improvements works to the junction of The Drove and the B1095 prior to the development commencing onsite. It is recommended that these conditions are also reimposed should Members be minded to grant planning permission under Section 73. Furthermore, it is recommended that the wording of condition 13 be amended to increase the feedstock limit per annum, as it has been considered above that the additional vehicle movements associated with this amendment would not have a detrimental impact on highway safety. Condition 14 requiring the monitoring and recording of feedstock is also recommended to be imposed on any permission granted under Section 73. With the above, it is considered that the proposal would therefore accords with Policy LP17 of the Local Plan.

Biodiversity

- 7.34 Policy LP30 of the Local Plan requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.
- 7.35 The application site comprises arable land and is considered to have negligible-low nature ecology value. The approved scheme and proposed scheme include landscaping strips and bunds which would enhance the biodiversity within the site. Condition 4 of 22/01107/FUL requires further details of the proposed planting, species, type, size and a timetable for planting and maintenance regimes to ensure no net loss in biodiversity and to achieve a net gain. Subject to this condition being reimposed should planning permission be granted, it is considered the proposal complies with the requirements of Policy LP30 of the Local Plan.

Flood Risk and Drainage

- 7.36 The application site falls within Flood Zone 3 on the Environment Agency's Flood Map for Planning and Flood Zone 3a on

Huntingdonshire's Strategic Flood Risk Assessment (2017). Paragraph 165 of the National Planning Policy Framework (NPPF 2023) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).

- 7.37 Under the previous application 22/01107/FUL, the sequential test was considered to be passed as all of the applicant's land falls within flood zone 3, therefore in circumstances where the proposals are considered to be less vulnerable in flood zone 3 and given that the proposals have to be sited in close proximity to the storage and production buildings to feed heat back into the buildings and close to the feedstock for operational reasons, it was considered that there were no practical alternative locations for the development within the established agricultural unit at lower risk of flooding. Furthermore, the proposed use is classified as "less vulnerable" as per table 3 of the NPPF Technical Guidance which is a compatible use in Flood Zone 3a.
- 7.38 It is not considered that the proposed amendments would increase the flood risks to or from the development. The Environment Agency have raised no objection. The Local Lead Flood Authority have also been consulted and have advised that the amendment does not appear to have any surface water flood risk or drainage implications. Conditions imposed on 22/01107/FUL require the submission of a surface water drainage scheme, long term maintenance arrangements for the surface water drainage system and drainage arrangements during construction. Subject to these conditions being reimposed if permission were to be granted, the proposed development is considered to be acceptable in terms of flood risk and drainage meeting the aims and objectives of Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan and the NPPF 2023.

Other matters

- 7.39 An application under Section 73 of the Town and Country Planning Act 1990, if approved, has the effect of the issue of a new, separate, planning permission. Consequently, the conditions applied to the previous permission to which this application relates must be reviewed and added to any approval of this application where they would pass the tests of conditions set out in paragraph 56 of the NPPF 2023.
- 7.40 The wording of condition 1 in respect of the time limit would be amended so as to not extend the time within which the works must be started in accordance with Section 91 of the Town and Country Planning Act 1990, as amended. The list of approved drawings would be varied to include the amended drawings however the wording of condition 2 (approved plans) will remain to ensure the development is carried out in accordance with the approved plans list. The wording of condition 13 (feedstock limit)

would be amended to increase the amount of total feedstock tonnage permitted in a 12-month period from 43,200 tonnes to 49,680 tonnes. The remainder of the conditions on the original application are recommended to be imposed on this application and would continue to have effect.

Conclusion

7.41 Having regard to national and local planning policies, and having taken all relevant material considerations into account, it is recommended that application should be approved for the proposed amendments. It is recommended that the wording of all conditions on the original application (22/01107/FUL) be replicated on this application under section 73 of the Town and Country Planning Act 1990, excluding those conditions which will be amended as outlined above.

8. RECOMMENDATION – APPROVAL subject to conditions to include the following

- Time limit
- Approved plans
- Submission of materials and finishes
- Hard and soft landscaping
- Surface water drainage scheme
- Maintenance arrangements for surface water drainage scheme
- Drainage during construction
- Requirement for Noise and Odour Management Plan should activities no longer require Environmental Permit
- Noise Construction Hours
- Hours of Operation
- Details of external lighting
- Details of piped network connection
- Feedstock limit
- Records of Feedstock
- Highway improvement works
- Access width

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER: Lucy Pateman

Enquiries: lucy.pateman@huntingdonshire.gov.uk

From: [REDACTED]
To: [DevelopmentControl](#)
Subject: Planning observations
Date: 07 February 2024 12:13:45

Good afternoon,
Farcet Parish Council planning observations are:

[REDACTED]

24/00066/S73- Variation of condition 2 (approved plans) and 13 (feedstock limit) of 22/01107/FUL to amend design/layout and increase amount of total feedstock tonnage permitted in 12month period by 15%, Collmart Growers Ltd The Drove Pondersbridge dwelling, retail unit and equine facilities, 93 Peterborough Road Farcet Peterborough Farcet Parish Council would recommend refusal on the grounds of the increase in vehicular traffic and highway safety.

Kind regards

[REDACTED]
Parish Clerk
Farcet Parish Council

[REDACTED]

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[REDACTED]
website: www.farcetpc.org.uk

Development Management Committee

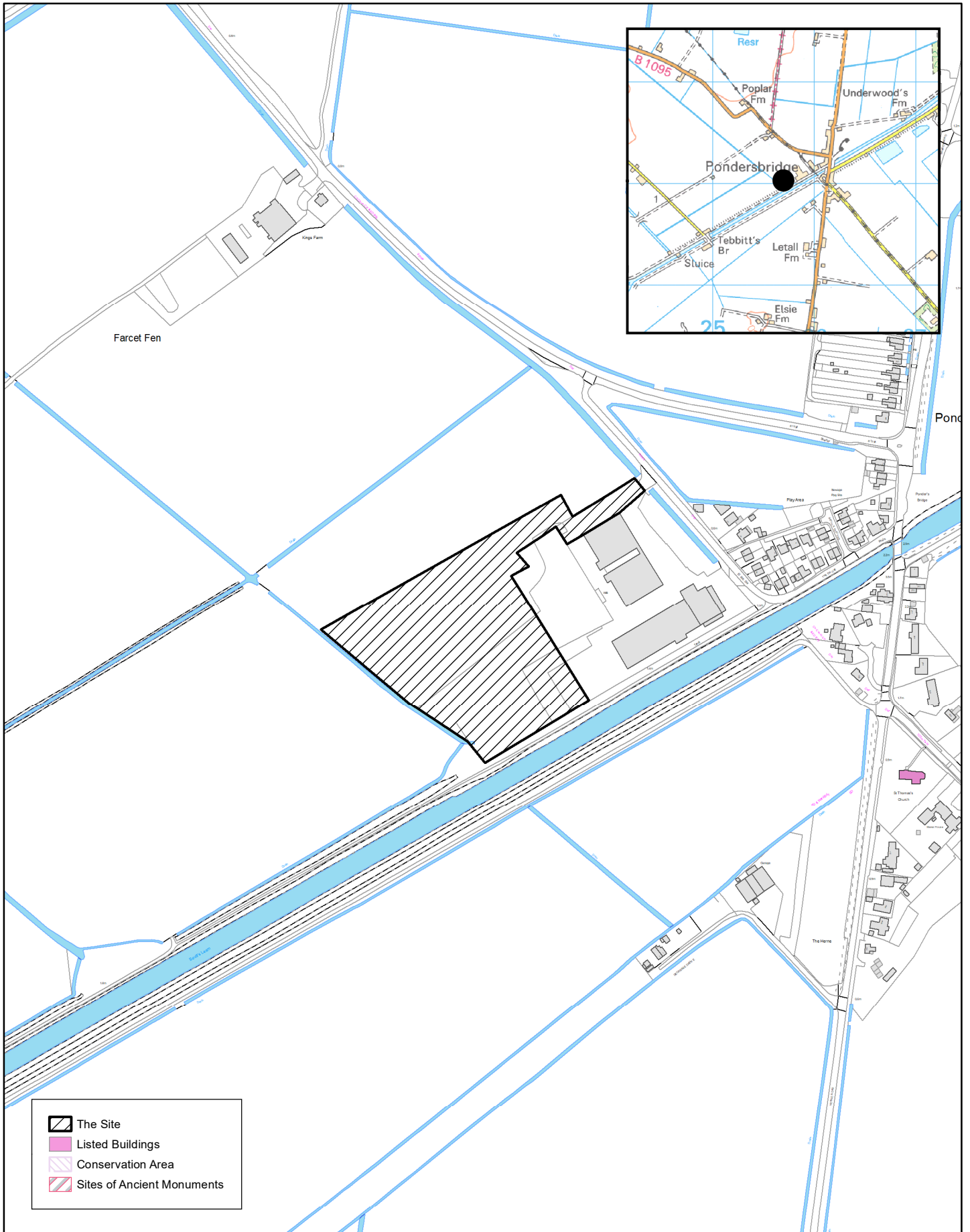


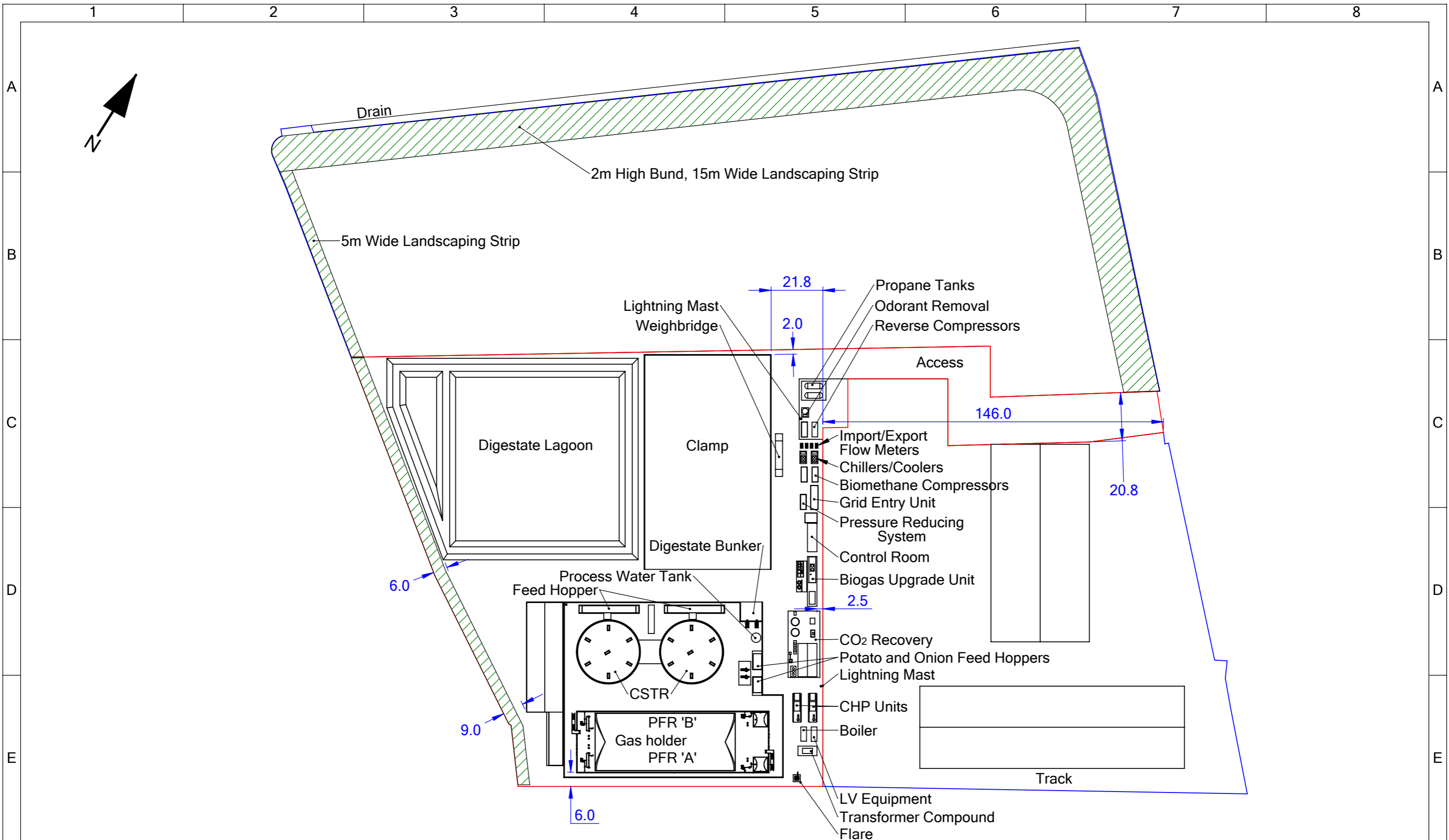
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Date Created: 03/07/2024

Application Ref: 24/00066/S73


Location: Farcet/Pondersbridge



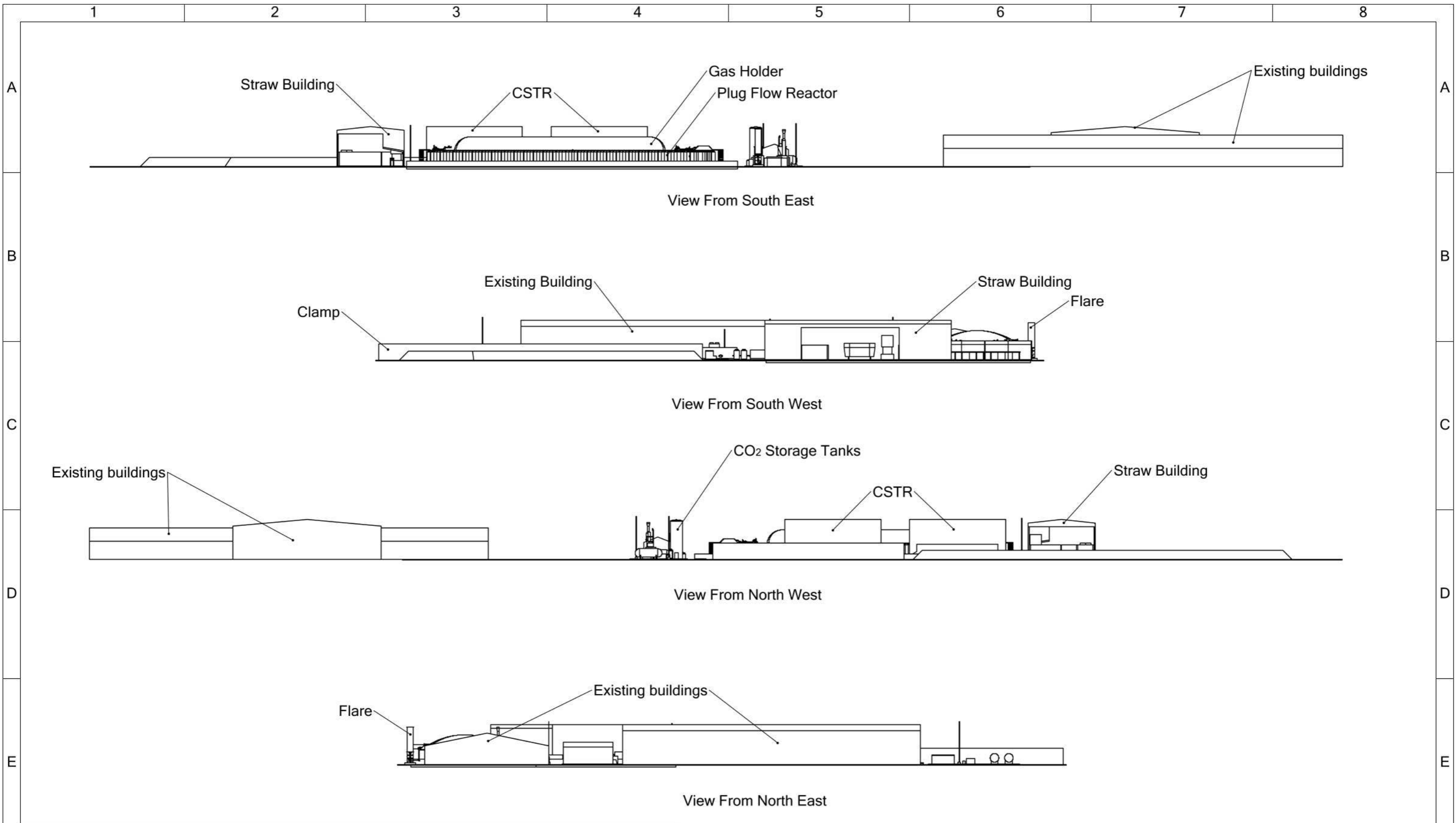


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Drawn by: M. K. Aplin	Checked by:	Approved by: - date: -	All dimensions in metres	Date: 16/01/2024	Scale: 1:1500
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Lutra Ltd. Barrett's Mill Woofferton Ludlow SY8 4AH		This drawing is the property of Lutra Ltd. and may not be copied in whole or in part or communicated to a third party or used for any purpose without the written consent of Lutra Ltd.	Collmart AD Plant General Arrangement Including Lease Boundary	
			Drawing No. LUT-212-024	Sheet 1 of 1

Rev.	Description	Date	Checked	Approved
A	Initial issue	16/01/2024		



G	Proposed building on existing site removed	17/06/2024		
F	Straw building redrawn	24/01/2024		
E	Larger feed hoppers	06/12/2023		
D	Existing site buildings and descriptions added	05/12/2023		
C	Revised straw processing area, flare relocated	30/11/2023		
B	Revised site layout	29/11/2023		
A	Initial issue	21/03/2023		
Rev.	Description	Date	Checked	Approved

Lutra Ltd. Barrett's Mill Woofferton Ludlow SY8 4AH			This drawing is the property of Lutra Ltd. and may not be copied in whole or in part or communicated to a third party or used for any purpose without the written consent of Lutra Ltd.	Collmart AD Plant Elevation Views	
				Drawing No. LUT-212-004	Sheet 1 of 1

A3

Drawn by: M. K. Aplin	Checked by:	Approved by: - date: -	All dimensions in millimetres	Date: 21/03/2023	Scale: 1:1000
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