Bourne Valley Associates Ltd

Planning Statement

to support a

Section 73 Application to amend approval 16/01451/FUL

For

Proposed building extension and erection of feedstock buffer tank.

at

Codford Biogas, Malmpit Hill, Codford, Warminster, Wiltshire, BA12 0PA

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1. Introduction

This statement is submitted in support of an application to Wiltshire Council (WC) to amend the approved application reference 16/01451/FUL for the extension of an existing building. We are the requesting an alteration to the approved elevations to increase the height of the extension.

The application was for a proposed building extension and erection of feedstock buffer tank. The feedstock buffer tank was built out within the permitted 3 years and as a result the application is extant and the applicant can build the extension in accordance with the approved plans at their leisure. The applicant now wishes to build the extension however requires it to be 2m higher.

This section 73 application to replace the approved plans in condition 2 as highlighted in the below table.

2. Supporting Documents

Approved Drawing No.	**Title**	**Replaced / Amended Drawing No.**
Drawing no.1 Location plan scale	Location Plan	As approved
Drawing no.2 Block plan existing scale	Block Plan	As approved
Drawing no.3A Block plan proposed	Block Plan	As approved
Drawing no.4A	**Proposed Elevations**	**01972-09-A Elevations**
Drawing no.5	Landscaping Plan	As approved
Drawing no.6	Roof Plan	As approved
Drawing no.7		As approved
Drawing no.8	**Proposed Floor Plan**	**01972-09-A Floor Plan**

3. Conditions

The conditions placed on the planning consent 16/01451/FUL consist of:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan scale 1:5000 Block plan existing scale 1:1250 Block plan proposed scale 1:1250 Dwg no. 1, 2, 3A, 4A, 5, 6, 7, 8

REASON: For the avoidance of doubt and in the interests of proper planning

Condition 1 has been complied with as the feedstock buffer tank was built in 2016 and in operation also within 2016. See Inspection Certificate dated 25th November 2016 and aerial photograph evidence in Annex 1.

4. Proposed Development

It is proposed to substitute the Approved Plans as shown in the Supporting Documents section 2 above.

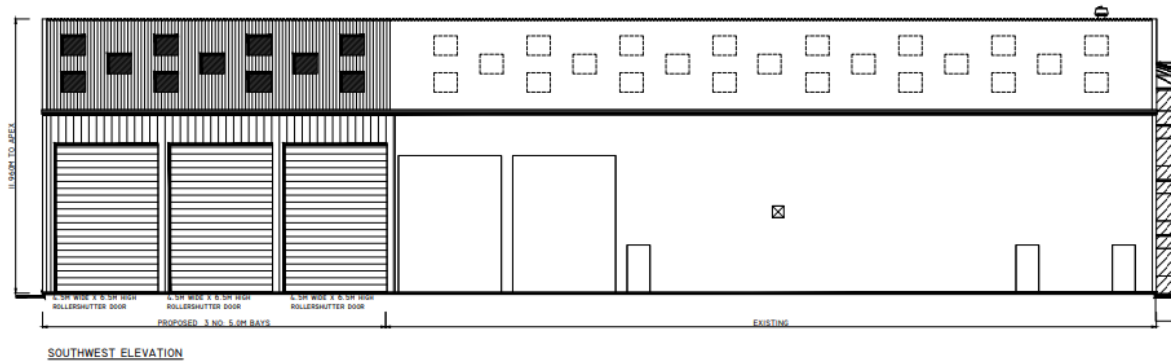


Figure 1 - Clip of the Approved Elevations

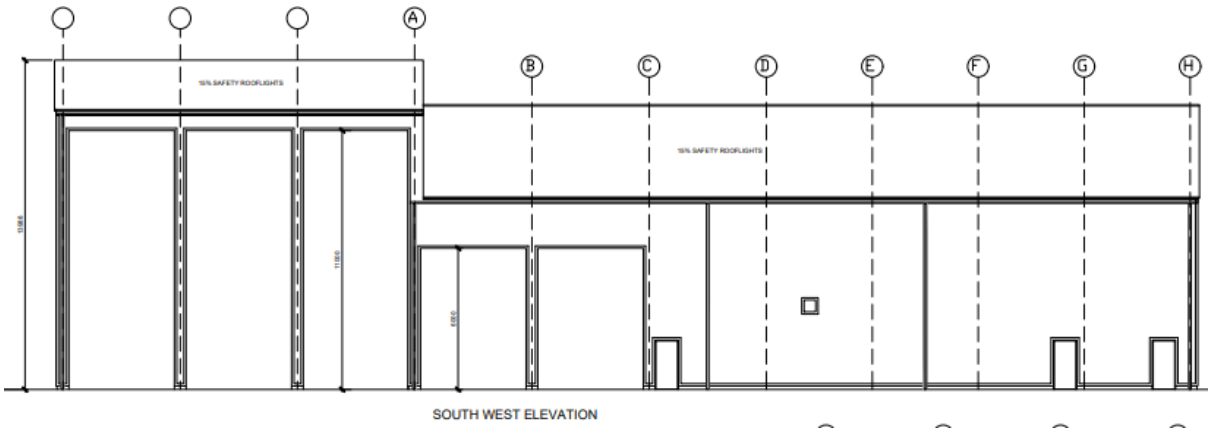


Figure 2 - Clip of the Proposed elevations

It is proposed to increase the extension height from the approved height of 11.96m to 13.99m.

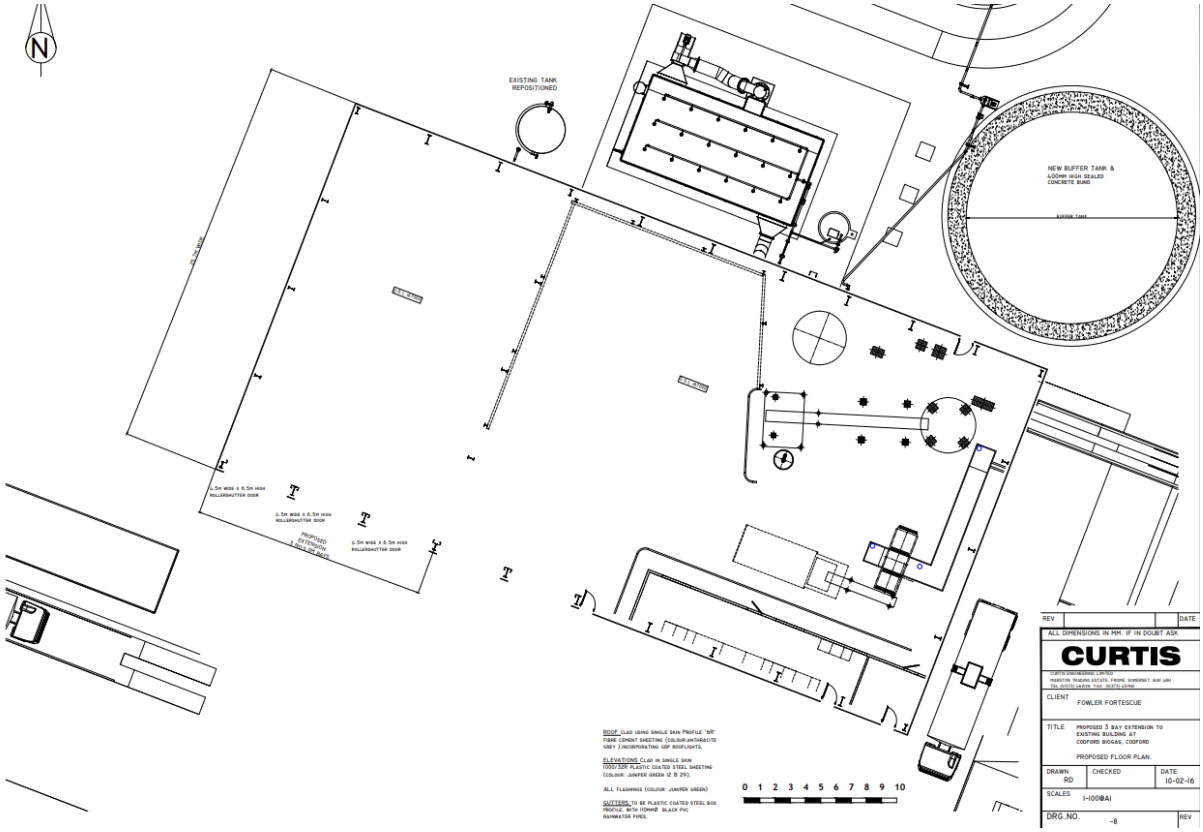
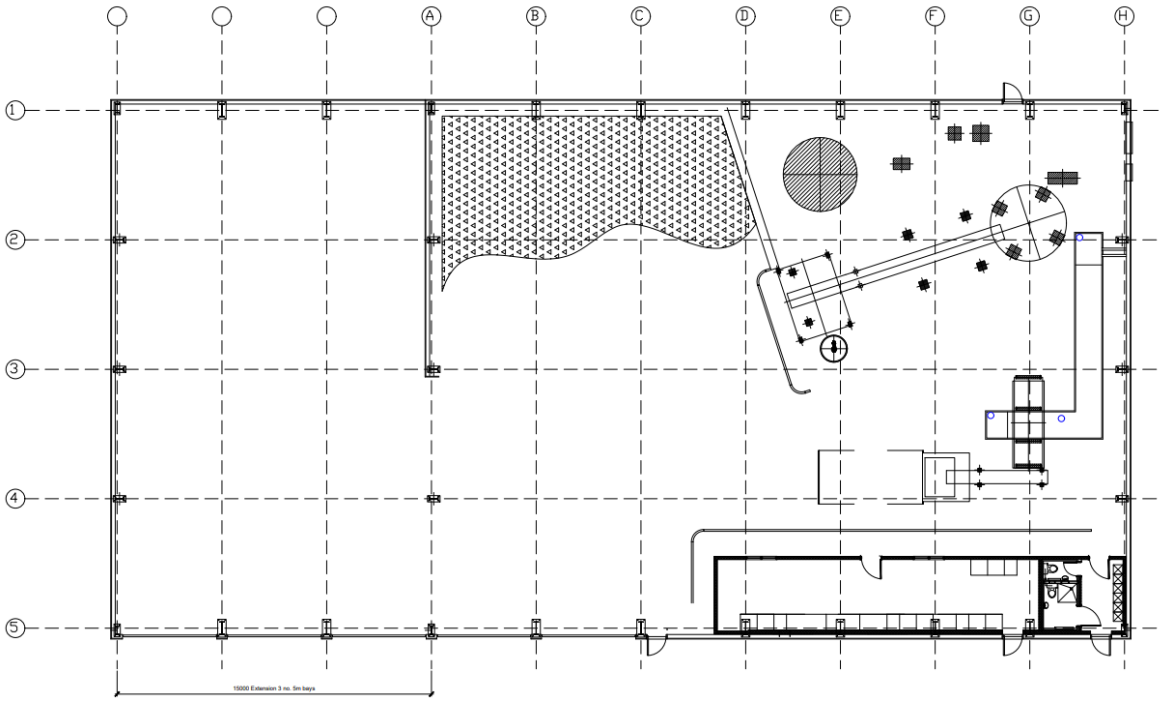


Figure 2 - Clip of the Approved Floor Plan



5. Requirement for the development

The increased height is required simply allow the existing vehicles delivering the waste material, to be able to 'tip' their loads fully to empty the contents within the building efficiently. The permitted extension allowed for storage of more waste material. This proposed increase in building extension height will not result in any changes to operations at the site, no increase in vehicle movements.

6. Landscape Impact

It was considered by the planning officer that the building extension within this position of the site was acceptable. It was stated in the officer report that '…..because the development is located within a site screened from the surrounding countryside by existing woodland and the proposed buildings are no higher than the existing, the development would have no adverse impact on the character of the area. The proposed development therefore complies with policy CP51 and CP57 of the Wiltshire Core Strategy.'

The site has a variety of built forms associated with the Biosgas operation. This extension will not be any higher than the highest equipment currently existing on site, it will therefore have no higher landscape impact that the existing built form. The recessive materials will match the main building in design and colour as previously approved. The woodland will continue to screen the development around the perimeter.

The extended building previously allowed for storage of more waste material. This proposed increase in building extension height will not result in an increase in vehicle movements, or a change in vehicle type. It will simply allow the existing vehicles to be able to 'tip' their loads fully to empty the contents within the building efficiently.

7. Planning Policies

It was previously accepted that the calf housing complied with Local and National Planning Policy, the amendment to the height of the extension should not alter this stance.

8. Conclusion

This proposed increase in building extension height will not result in any changes to operations at the site, no increase in vehicle movements. The height increase is required to allow the existing vehicles to be able to 'tip' their loads fully to empty the contents within the building efficiently.

The landscape impact of the extension was previously considered acceptable. The increase in extension height by 2m will not have a significant impact on the visibility of the building from outside the site. There are other existing structures within the biogas site which are higher than the proposed extension therefore it will not appear intrusive within this position.

The proposals will provide the business with a more efficient system and overall, the development accords with policy and constitutes sustainable development. We look forward to receiving your approval for this proposal which has social and economic advantages without any significant environmental disadvantages.

Annex 1

Inspection Certificate of the Buffer Tank erected in 2016

KIRK

Request for Inspection

Client	Supervisor	Contract Name	Contract N°
Codford Biogas Ltd	Dan Sparks	Codford	K35551

Works for Inspection

We hereby offer the following works for your inspection (insert description of work below)

Tank And bund as detailed on drawing number K35551-101 (P3)-Pre-Per Buffer Tank GA.

Client Inspection

For completion by Client's Site Management		Yes	No
1	Tank and ancillary equipment installed to GA Drawings	✓	
2	The GRP cover is installed according to GA drawing	✓	
3	Tank area left clean and tidy	✓	
4	Tank / Base seal installed according to GA drawing	✓	
5	Wet swab test completed and signed off by KIRK and Client Management	✓	
6	Gaskets and fixings for side wall access hatch handed over to site management	✓	

Acceptance / Non-acceptance tick as appropriate

The above works have been accepted.	✓
The above works have NOT been accepted for reasons outlined below.	

Detail below reasons for non-acceptance

Sign off

The above works have been inspected on behalf of the Client by

Name (Block Capitals)	Signature	Position	Date
KEVIN SAVORY		Plant Manager	25/11/16

Witnessed by on behalf of Kirk UK Ltd

Name (Block Capitals)	Signature	Position	Date
Dan Sparks	D Sparks	Site Supervisor	25/11/2016

Template Ref: KF-CI-007	Revision: 006	Page 1 of 1	Revision Date: July 2016	Author: Ian Twining

Aerial photograph showing the erected buffer tank in 2017.

