

Mrs Judith Roberts
Clerk to Woodmansey Parish Council

By e-mail only:
woodmanseyclerk@lawks.co.uk

Your Ref:
Our Ref: ASM/PARISH166
Enquiries to: Alan Menzies
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Tel. Direct: (01482) 391600
Date: 29 May 2018

Dear Mrs Roberts

Anaerobic Digestion Plant – Planning Application 15/03894/STPLF

I refer to your letter dated 2 May 2018 regarding the above.

I am informed by Mr Andrew Wainwright, Strategic Development Services Manager, that the matters you have set out were discussed at the Community Liaison Group on 21 March. The Parish Council were represented at this group and a copy of the minutes has been sent to you. However, I hope that the following will assist.

Condition 16 attached to planning permission reference 15/03894/STPLF relates to bird and bat boxes. I presume you are referring to condition 15 which relates to landscaping.

Condition 15 was recommended by the Council's Landscape Officer to ensure the provision, implementation and maintenance of an appropriate landscaping scheme. The reason for this condition is in the interests of the conservation and enhancement of landscape character and public visual amenity, and in accordance with Policy ENV2 of the East Riding Local Plan. The condition was not suggested to overcome any issues relating to residential amenity, noise or odour.

In terms of the landscaping provision, during consideration of the planning application the applicant's agent confirmed additional landscaping could be provided on the eastern, southern and western boundary of the location of the AD Plant. However, since permission was granted the applicant's agent undertook further survey work and identified that it would not be possible to plant on the western boundary due to the impact on underground infrastructure. A revision to the landscaping of the site was subsequently received by the Council as part of the application to discharge this condition and was accordingly approved.

As previously mentioned, landscaping was discussed at the recent liaison group meeting. It was confirmed at the meeting that the developer is willing to provide additional landscaping in the wider area. Planning permission is not required for additional landscaping as this would be a civil matter/agreement between the landowner and developer. The additional landscaping that has been offered by the developer will be considered again at the next liaison group meeting scheduled for 21 June 2018.

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With regards the non-material application I can confirm this is still pending consideration and has not been determined by the Council. More information about non-material applications can be found on the Government's website at <https://www.gov.uk/guidance/flexible-options-for-planning-permissions>

I do not agree that the Council has failed to follow its own policies and procedures. The planning application was determined in accordance with the constitutional protocols and the Parish Council made representations that were fully considered. I appreciate that you may not like the decision to approve this application but it was determined and approved in an open and transparent manner.

With regards statutory consultees, it was fully explained at the last liaison group meeting that the Environment Agency would be the only statutory consultee to be invited. The group can also invite other specialists to talk and discuss issues/concerns if they feel that this is appropriate.

The Council has set up the liaison group to foster better relationships with the local community and the developer whilst the AD plant is being constructed. Going forward I hope that this will take place. In future any technical issues that you have about the AD plant should be addressed to the developer directly or at the liaison group. Officers will continue to respond to any planning concerns you may have but again I would advise you that the best forum for these matters to be debated is at the liaison group.

It is hoped that the Parish Council will help engender better relationships with the local residents and the company. Council officers will always endeavour to assist in this process and will continue to attend the meetings. However, we will not organise the meetings or take minutes and these tasks will have to be agreed between the developer, Parish Council and local residents.

I hope this further clarifies the position and addresses your concerns.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alan Menzies', written in a cursive style.

Alan Menzies
Director of Planning and Economic Regeneration