

FHWS4

Planning application for the retention of one flue serving a biomass boiler at Lane End Farm, Coniston, Hull, East Yorkshire HU11 4jx

1 **Development.** Planning consent is sought retrospectively to retain a flue serving a biomass boiler producing heat for the rearing of broiler chickens (agriculture).

2 **Most relevant planning policies.**

2.1 S1 Presumption in favour of sustainable development.

2.2 S2 Addressing climate change.

2.3 S4 Supporting development in Villages and the Countryside.

2.4 ENV1 Integrating high quality design.

2.5 ENV2 Promoting a high-quality landscape

2.6 ENV6 Managing environmental hazards.

2.7 EC1 Supporting the growth and diversification of the East Riding economy.

2.8 A1 Beverley & Central sub area.

3 **Environmental standards.**

3.1 One building used for the purposes of rearing chickens which are mainly or wholly processed locally within East Yorkshire and are operated in accordance with current environmental standards and permits.

4 **Background**

4.1 The biomass boiler complete with flue was installed in 2013.

4.2 Planning consent is not required for the biomass boiler or the portable metal container in which the biomass boiler is housed.

4.3 The applicant has become aware that planning consent is required for the flue.

4.4 The planning application seeks retrospective planning consent for the retention of the flue.

5 **Summary**

5.1 The principle of such forms of agricultural use in the countryside benefit the local economy.

5.2 ERLP SD policies S4, EC1 and A1 are generally supportive of agricultural development in the countryside.

5.3 NPPF supports such development.

5.4 The policies place great need on the necessity to support economic growth and expansion of all types of businesses, including agriculture, providing the development does not have an adverse impact on the surrounding area.

- 5.5 The biomass boiler flue has been in operation for seven years without complaint, demonstrating that the use does not have an adverse impact on the surrounding area.
- 5.6 The biomass boiler is operated in accordance with the Environmental standards thereby ensuring that the use of the flue does not have an adverse impact on the surrounding area.
- 5.7 The application is a technical application to regularise the planning position.

6 **Plans and documents.**

- 6.1 Location plan FHWS1.
- 6.2 Site plan FHWS2.
- 6.3 Elevations and flue diameter FHWS3.
- 6.4 Planning statement/summary FHWS4.