

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 24th May 2005

Report Title Ryton Pools Country Park - Landfill Gas Utilisation Facility

Summary The application proposes the provision of a replacement generator for a landfill gas utilisation facility to generate electricity from landfill gas at Ryton Pools Country Park, Ryton Road, Bubbenhall, Ryton-on-Dunsmore.

For further information please contact Mathew Williams
 Planning Officer
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 mathewwilliams@warwickshire.gov.uk

Would the recommended decision be contrary to the Budget and Policy Framework? Yes/No

Background Papers Submitted application, received 24/3/2005.
 Email from Environmental Health Officer, Warwick District Council, dated 13/4/2005.
 Email from Environmental Health Officer, Rugby Borough Council, dated 15/4/2005.
 Letter from Warwick District Council, dated 14/4/2005.
 Letters from County Museum, dated 6/4/2005 and 15/4/2005.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

Other Committees

Local Member(s) Councillor Mrs H M Timms (formerly Councillor M W Brassington – no comments)
 (With brief comments, if appropriate)

Other Elected Members Councillor M Doody (formerly Councillor C S Cleaver – no comments received)

Cabinet Member
 (Reports to The Cabinet, to be cleared with appropriate Cabinet Member)

- Chief Executive
- Legal I Marriott – comments incorporated.
- Finance
- Other Chief Officers
- District Councils Rugby Borough Council, the Environmental Health Officer - no objection.
Warwick District Council – no objection.
- Health Authority
- Police
- Other Bodies/Individuals Bubbenhall Parish Council, Ryton-on-Dunsmore Parish Council, County Museum and Environment Agency – see paragraph 2.

FINAL DECISION

YES/NO (If 'No' complete Suggested Next Steps)

SUGGESTED NEXT STEPS :

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

Regulatory Committee - 24th May 2005

Ryton Pools Country Park - Landfill Gas Utilisation Facility

**Report of the Director of Planning, Transport and
Economic Strategy**

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the provision of a replacement generator for a landfill gas utilisation facility to generate electricity from landfill gas at Ryton Pools Country Park, Ryton Road, Bubbenhall, Ryton-on-Dunsmore subject to the conditions and for the reasons contained in **Appendix B** of the report of the Director of Planning, Transport and Economic Strategy.

APPLICATION NO : R1330/05CM010

RECEIVED BY COUNTY : 24/3/2005

APPLICANT : Ryton Energy Limited, c/o Energy Developments (UK) Ltd,
Sheridan House, 17 St Ann's Road, Harrow, Middlesex.

AGENT : Mr P Rainbow - (C I Associates), Station House, Old
Warwick Road, Leamington Spa, Warwickshire CV31 3NS.

THE PROPOSAL : Replacement generator for landfill gas utilisation facility to
generate electricity from landfill gas.

SITE & LOCATION : Land at Ryton Pools Country Park, Ryton Road,
Bubbenhall, Ryton-on-Dunsmore, Coventry.
[Grid ref: 372.725].

See plan in **Appendix A**.

1. Application Details

- 1.1 The application proposes the provision of a generator to replace the existing landfill gas utilisation plant at the former Ryton Landfill (now Ryton Pools Country Park) to generate electricity from landfill gas produced at the site.

- 1.2 The replacement unit would be a 330 kw generator (sufficient to generate sufficient electricity for over 300 homes) housed within a containerised unit. The unit would measure 6.1 metres long by 2.5 metres wide by 2.6 metres in height. Cooling equipment and silencers mounted on the roof of the container would take the overall height of the unit to 4.2 metres. An exhaust stack would extend to 7.3 metres in height. The container, cooling system, exhaust silencer and exhaust stack would be painted grey. The replacement generating set would be located outside of the existing generator building within an existing compound area. Existing ancillary equipment such as oil tanks, blowers would remain in use. A new transformer would also need to be installed on site.
- 1.3 The generator would operate at a constant output 24 hours per day, seven days per week. The facility would operate on an automated basis with only a limited number of visits to site required by personnel in order to undertake monitoring and adjustments. It is anticipated that one inspection visit to the site would be made per day.
- 1.4 The existing facility compound is enclosed by an existing two metre high security fence.
- 1.5 Planning permission is sought for a 15 year period.

2. Consultations

- 2.1 **Rugby Borough Council** – The Environmental Health Officer has no objection.
- 2.2 **Warwick District Council** – No objection.
- 2.3 **Bubbenhall Parish Council** – No comments received.
- 2.4 **Ryton-on-Dunsmore Parish Council** – No comments received.
- 2.5 **Councillor C S Clever** – No comments received.
- 2.6 **Councillor M W Brassington** – No comments received.
- 2.7 **County Museum** – No objection.
- 2.8 **Environment Agency** – No comments received.

3. Representations

- 3.1 None received.

4. Observations

- 4.1 Ryton Pools Country Park is the site of a former County Council Landfill. Landfill gas (LFG) produced by waste decomposing within the landfill has been utilised since 1991 for the generation of electricity by a 1 MW generating set on site. The existing generator is located within a small industrial style building which incorporates an educational facility/exhibition.

- 4.2 The amount of LFG generated by old landfills diminishes over time. At Ryton Pools this decline has meant that the current generator set is no longer efficient for the smaller volume of LFG. The existing plant would have to cease commercial operations within the next 12-24 months.
- 4.3 The proposed replacement generator would be a smaller 330 kw containerised generator of modern design which is significantly more efficient than the existing unit.
- 4.4 The proposed generating set would continue to control LFG at the site, thus minimising the potential problems which could otherwise occur if the LFG were not properly controlled. As the LFG is used as fuel for electricity generation it transforms a waste product into a useful energy source which would reduce some of the electrical load on conventional power stations.
- 4.5 The replacement generator would be located within the existing compound area between the existing generator building and raised landform of the former landfill thus minimising any visual impact.
- 4.6 The generator would be housed within a sound insulated container designed to minimise noise emissions. A noise assessment submitted with the application indicates that the replacement generator is not likely to result in any disturbance to residents within the locality. The Environmental Health Officers at both Rugby Borough Council and Warwick District Council have raised no objection to the proposed development.
- 4.7 Landfill gas can create an unpleasant odour. The odorous components of LFG are broken down by heat. Therefore, the combustion of LFG in a utilisation plant should reduce any odour problems.
- 4.8 The application site is reasonably remote although an isolated dwelling is situated a little over 140 metres from the site. The landform and existing generator building would screen this property from the replacement unit.
- 4.9 The existing generating plant is located in a building which also includes an educational exhibition room. This would be retained as a back up facility and allow the exhibition room to be maintained as a local education resource.
- 4.10 The application site is located within the Green Belt, as defined within the Rugby Borough Local Plan, where development will not be permitted except in very special circumstances. The proposed containerised generator unit would be located adjacent to the existing LFG generator building within the existing facility compound and therefore would have no greater impact on the openness of the Green Belt. The facility would reduce the potential hazards and problems associated with LFG production and makes use of a waste product and therefore constitutes the very special circumstances to allow development of the facility within the Green Belt.

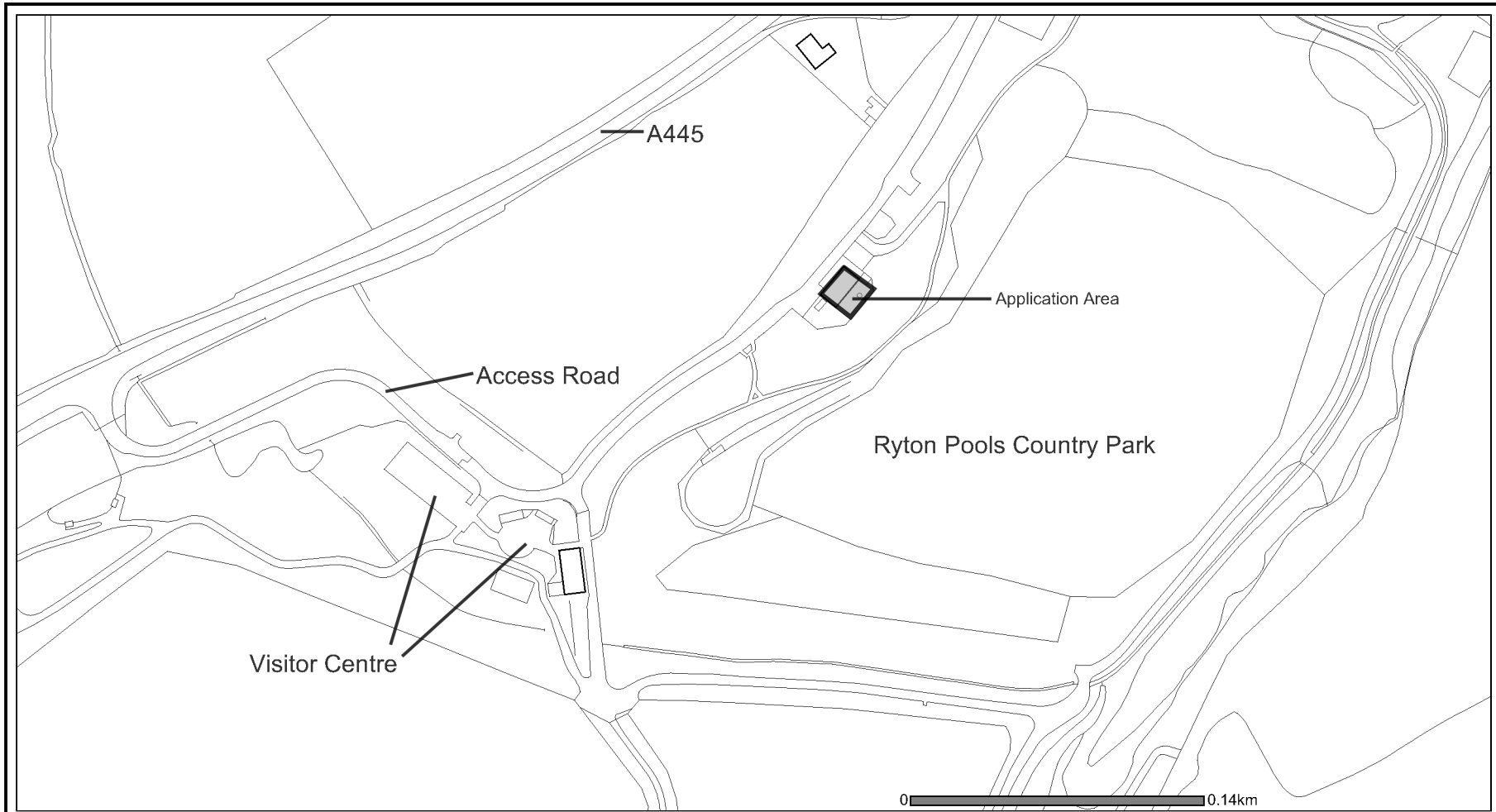
- 4.11 The proposed replacement LFG generator unit would have limited impact on the locality whilst allowing the beneficial and safe use of an otherwise waste product.

5. Environmental Implications



- 5.1 The proposed development represents a continuation of existing LFG utilisation facility at a lesser scale with more efficient equipment hence there will be no significant effects on the environment.

JOHN DEEGAN
Director of Planning, Transport and Economic Strategy
Shire Hall
Warwick

11th May 2005



Scale 1: 3000	Ref No. R1330/05CM010	Drawn Thomas Cox
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<p>Regulatory Committee 24 May 2005</p> <p>Subject</p> <p>Landfill Gas Generator - Bubbenhall</p> <p>Reproduced from the Ordnance Survey map. With the permission of the HMSO Controller Licence No. 100018285. (c) Crown Copyright.</p>	  <p>Warwickshire County Council</p> <p>John Deegan Director of Planning, Transport and Economic Strategy Shire Hall, Warwick, CV34 4SX</p>
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APPENDIX A OF AGENDA NO.

Regulatory Committee - 24th May 2005

Ryton Pools Country Park - Landfill Gas Utilisation Facility

Application No: R1330/05CM010

Commencement Date

1. The development hereby permitted shall be commenced no later than five years from the date of this permission.

General Operations

2. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref: R1330/05CM010, plans ref: 35007/001, 35007/002.
3. The landfill gas utilisation facility, including existing generator building, and associated development hereby permitted shall cease operation no later than the expiration of 15 years from the date of this permission. In any event the system and associated development shall be decommissioned and removed from the site no later than 6 months of the system ceasing operation.

Reasons

1. Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of development.
3. To prevent the retention of inappropriate development in the Green Belt.

Development plan Policies Relevant to this Decision

- a) Warwickshire Structure Plan – 1996-2011 – **Policies GD.1, GD.2, GD.3, GD.4, GD.6 and ER.9.**
- b) Rugby Borough Local Plan : June 1997 – **Policies R/E9 and R/E10.**
- c) Rugby Borough Local plan : First Deposit May 2004 – **Policies GP1, GP2, E1, E2 and E3.**
- d) The Waste Local Plan for Warwickshire – **Policies 1 and 2.**

Reasons for the Decision to Grant Permission

The development hereby permitted will enable the safe and beneficial use of landfill gas for which very special circumstances exist to allow the development within the Green Belt and there are no contrary material considerations sufficient to require refusal.

Note: -The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the Committee report.