

North Yorkshire County Council

Business and Environmental Services

Planning and Regulatory Functions Committee

21 JANUARY 2020

**C8/2019/0732/CPO - PLANNING APPLICATION FOR THE PURPOSES OF THE EXTRACTION AND EXPORT OF PULVERISED FUEL ASH ('PFA') FROM LAGOONS C AND D AND STAGES II AND III OF THE GALE COMMON ASH DISPOSAL SITE AND ASSOCIATED DEVELOPMENT, INCLUDING THE PROVISION OF PROCESSING PLANT, EXTENDED SITE LOADING PAD, UPGRADED SITE ACCESS ARRANGEMENT AND FACILITIES, ADDITIONAL WEIGHBRIDGES AND WHEEL WASH FACILITY, EXTENDED SITE OFFICE AND OTHER ANCILLARY DEVELOPMENT; HIGHWAY IMPROVEMENT WORKS ON COBCROFT LANE/WHITEFIELD LANE BETWEEN THE SITE AND THE A19 AND AT THE WHITEFIELD LANE JUNCTION WITH THE A19; AND A NEW ACCESS FROM COBCROFT LANE, CAR PARKING AND ANCILLARY DEVELOPMENT IN CONNECTION WITH PROPOSALS FOR PUBLIC ACCESS TO STAGE I. ON LAND AT GALE COMMON ASH DISPOSAL SITE, COBCROFT LANE, CRIDLING STUBBS, KNOTTINGLEY, NORTH YORKSHIRE, WF11 0BB
ON BEHALF OF EP UK INVESTMENTS
(SELBY DISTRICT) (OSGOLDCROSS ELECTORAL DIVISION)**

Report of the Corporate Director – Business and Environmental Services

1.0 Purpose of the report

- 1.1 To request Members visit the Gale Common Ash Disposal Site near Whitley prior to receiving a report regarding the determination of the above planning application, in the light of the request from Whitley Parish Council for Member to visit the site prior to determination.

2.0 Background

- 2.1 The Gale Common Ash Disposal Site lies within the District of Selby to the south of Cobcroft Lane, Cridling Stubbs. The site extends to approximately 307 hectares in area is located approximately 5 kilometres to the south-west of Eggborough Power Station. The site boundary is approximately 700 metres to the east of the village of Cridling Stubbs; 1 kilometre west of the village of Whitley and 970 metres to the north-east of the village of Womersley respectively. The nearest main settlements to the site are: Knottingley approximately 2 kilometres to the north-west, Goole approximately 20 kilometres to the east and Askern approximately 9 kilometres to the south. The site boundary is 25 metres south of the M62 Motorway, near junction 34; approximately 320 metres to the south of the Aire and Calder Navigation; approximately 320 metres to the south of the Knottingley to Goole railway and 500 metres to the north-east of the Doncaster to Knottingley railway.
- 2.2 The site is bounded to the north by Cobcroft Lane; woodland, arable land and the village of Cridling Stubbs to the west; and woodland and arable land to the south and east. A motor-cross track adjoins a section of the site's eastern boundary. The surrounding area largely comprises agricultural land (with the exception of the site itself) and the general topography is relatively flat.

3.0 Site visit reasons

3.1 This proposal raises a number of significant issues as follows:

- the principle of the development occurring within the designated Green Belt;
- the landscape impact of removing part of the mound
- the scale and duration of the proposed increase in HGV traffic numbers that would travel east along Whitefield Lane to the junction with the A19 in Whitley.

3.2 The application site comprises land at Gale Common itself, together with a section of highway between Gale Common and Whitley village along Whitefield Lane, together with an area of land between Selby Road and Whitefield Lane to the south of Whitefield Lane.

3.3 It is considered that Members will be able to see all of the elements of the proposal on a Site Visit which can draw attention to the details of the proposal to be considered in relation to the landscape, Green Belt, highways and residential properties.

4.0 Conclusion

4.1 It is therefore considered that it would be beneficial for Members to visit the site in order to gain a better understanding of the development in its context and therefore it is recommended that, as has been requested by Womersley Parish Council, a visit should take place to the site.

9.0 Recommendation

9.1 For the following reason(s):

That Members agree to a site visit being undertaken by the Members of the Committee to the site at Gale Common to be undertaken on 4 February 2020.

D BOWE
Corporate Director, Business and Environmental Services
Growth, Planning and Trading Standards

Background Documents to this Report:

1. Planning Application Ref Number: C8/2019/0732/CPO (NY/2019/0091/ENV) registered as valid on 24 June 2019. Application documents can be found on the County Council's Online Planning Register by using the following web link:
<https://onlineplanningregister.northyorks.gov.uk/register/>

2. Consultation responses received.
3. Representations received.

Author of report: Rachel Pillar