

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 24th May 2005

**Report Title** **Finham Sewage Treatment Works - Construction and use of a Building and Plant Associated with the 'Dryvac' and Bioreactor Plant**

**Summary** This application by Severn Trent Ltd is for the construction and use of a building and plant associated with the Dryvac and bioreactor plant to meet new environmental legislation at Finham Sewage Treatment Works.

**For further information please contact** Jim Davies  
Planning Officer  
Tel. 01926 412907  
jimdavies@warwickshire.gov.uk

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

**Background Papers** Application and Supporting Statement Received 8/4/2005.

**CONSULTATION ALREADY UNDERTAKEN:-** *Details to be specified*

- Other Committees  .....
- Local Member(s)  Councillor D J Shilton – No comments received.  
(With brief comments, if appropriate) Councillor M. Doody
- Other Elected Members  .....
- 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  Warwick District Council (Environmental Health) – no objection.
- Health Authority  .....
- Police  .....
- Other Bodies/Individuals  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**

**Finham Sewage Treatment Works - Construction and use of Building and Plant Associated with the Dryvac and Bioreactor Plant**

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

**Recommendation**

That the Regulatory Committee authorises the grant of planning permission for the construction and use of buildings and plant associated with the Dryvac and bioreactor at the Severn Trent Sewage Treatment works at Finham, subject to the application not being called in for determination by the Secretary of State and 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: W274/05CM0015

SUBMITTED BY: Severn Trent Water Ltd, 2297 Coventry Road, Birmingham, B26 3PU.

AGENT: Allison Pritchard, SLR Consulting Ltd, Brockhill Court, Brockhill Lane, Redditch, Worcestershire, B97 6RB

THE PROPOSAL: The construction and use of a building and plant associated with the Dryvac and bioreactor plant to meet new environmental legislation.

SITE AND LOCATION: Severn Trent Sewage Treatment Works, Finham.

See plan in **Appendix A**.

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**1. Application Details**

- 1.1 This application has been submitted to meet changes in European Union and United Kingdom legislation regarding the use of liquid sludge on farmland. To ensure compliance with the legislation, all sludge now needs to be pre-treatment to a 'cake' form. A proposed Dryvac plant and associated plant and machinery is to be installed at Finham Severn Trent Water Ltd.

- 1.2 The proposed development includes various other permitted developments and these are stated below:-
- (i) 1 Fine Bubbled Diffused Air Tank.
  - (ii) 1 Membrane Plant (12.7m x 13.3m x 5.5m) comprising membrane tank, permeate tank, sludge tank and flow split tank.
  - (iii) 6 Blowers.
- 1.3 Other minor changes to permitted development elements of the scheme are:-
- (i) 2 Exhaust Stacks (5m high) (previously 1 exhaust stack).
  - (ii) Weighbridge.
  - (iii) Transformer Compound.
  - (iv) Dryvac Pump Station.
  - (v) Cooling Water Pump Station.
- 1.4 Planning Permission is required for the following components (buildings) of the proposed development.
- (i) 1 Sludge Dryer (length 42.7m width 24.4m height 10.1m), white PVC covered building.
  - (ii) 1 Product Storage Area Cover (21m x 9.2m x 7.67m) steel clad cover
  - (iii) 1 Polymer Mix Building (5m x 7m x 3.05m) steel clad building.
  - (iv) 1 Air Compressor Building (4.22m x 6.10m x 3.05m) steel clad building.
  - (v) 1 Booster Station Building (4.5m internal x 3.5m internal x 3m (approx).
  - (vi) 1 MCC Building (10m x 3.5m x 3m) Glass Reinforced Plastic (GRP).
- 1.5 It is proposed that all material excavated during the construction of both the buildings and the permitted development facilities would be retained on site. This material would be stored in temporary stockpiles within the site boundary during the construction period and used in future workings at the site. The stockpiles would be contoured and seeded to soften their appearance whilst waiting for final use.
- 1.6 Generally, construction traffic entering the site would use Gate 3 access off the B4113 (Coventry Road) with large vehicles using Gate 1, off St Martins Road (also B4113). A maximum of 20 vehicles per day are anticipated during the height of the 7 to 8 months of construction. However, during the same period

general lorry levels are likely to average 15 vehicles per day and could reach lows of around 5 per day.

- 1.7 Once the construction is completed, a small increase in traffic movements to the site would be noticed. These extra movements are predicted to be 1-2 vans per day, 1 lorry/1-2 days with an average of 22 loads/week of dry product leaving the site.

## **2. Consultations**

- 2.1 **Warwick District Council** - No comments received.
- 2.2 **Warwick District (Environmental Health)** - No objection.
- 2.3 **Stoneleigh Parish Council** - No comments received.
- 2.4 **Councillor D J Shilton** - No comments received.
- 2.5 **County Museum** - No comments received.
- 2.6 **Environment Agency** - No comments received.
- 2.7 **English Nature** - No objection.

## **3. Representations**

- 3.1 None received.

## **4. Observations**

- 4.1 The Severn Trent Sewage Works are approximately 1.25km to the north of the village of Stoneleigh, 3km from Kenilworth and adjacent to outskirts of the City of Coventry. Access to the site is from the B4113 Coventry Road via a series of three main Gates. The site is split into south east and north west halves by Finham Brook but does not lie within an Environment Agency defined Floodplain. The River Sowe forms the southern boundary to the site, with Finham and a Golf Course to the North and East.
- 4.2 The proposed building would be located within the operational site.
- 4.3 Existing trees or hedgerows will not be affected by the proposal and it will not have any significant adverse ecological impact.
- 4.4 The proposal is not expected to have any adverse effects on nearby residential properties or local air quality. The housing of certain plant machinery within buildings will also reduce the potential for nuisance light and noise emissions from existing levels on the site.

## **5. Planning Policies**

- 5.1 The Sewage Treatment Works is located within the Green Belt as defined in the adopted Warwick District Local Plan 1996-2011 and Policy GD.6 of the Warwickshire Structure Plan, Planning Policy Guidance Note 2 (PPG2). Although the proposed development does not meet the criteria identified in the Local Plan and should only be supported in very special circumstances. The proposed improvements would bring significant benefits to air quality and the natural environment, therefore the application is deemed to have special circumstances which justify support.

## **6. Conclusions**

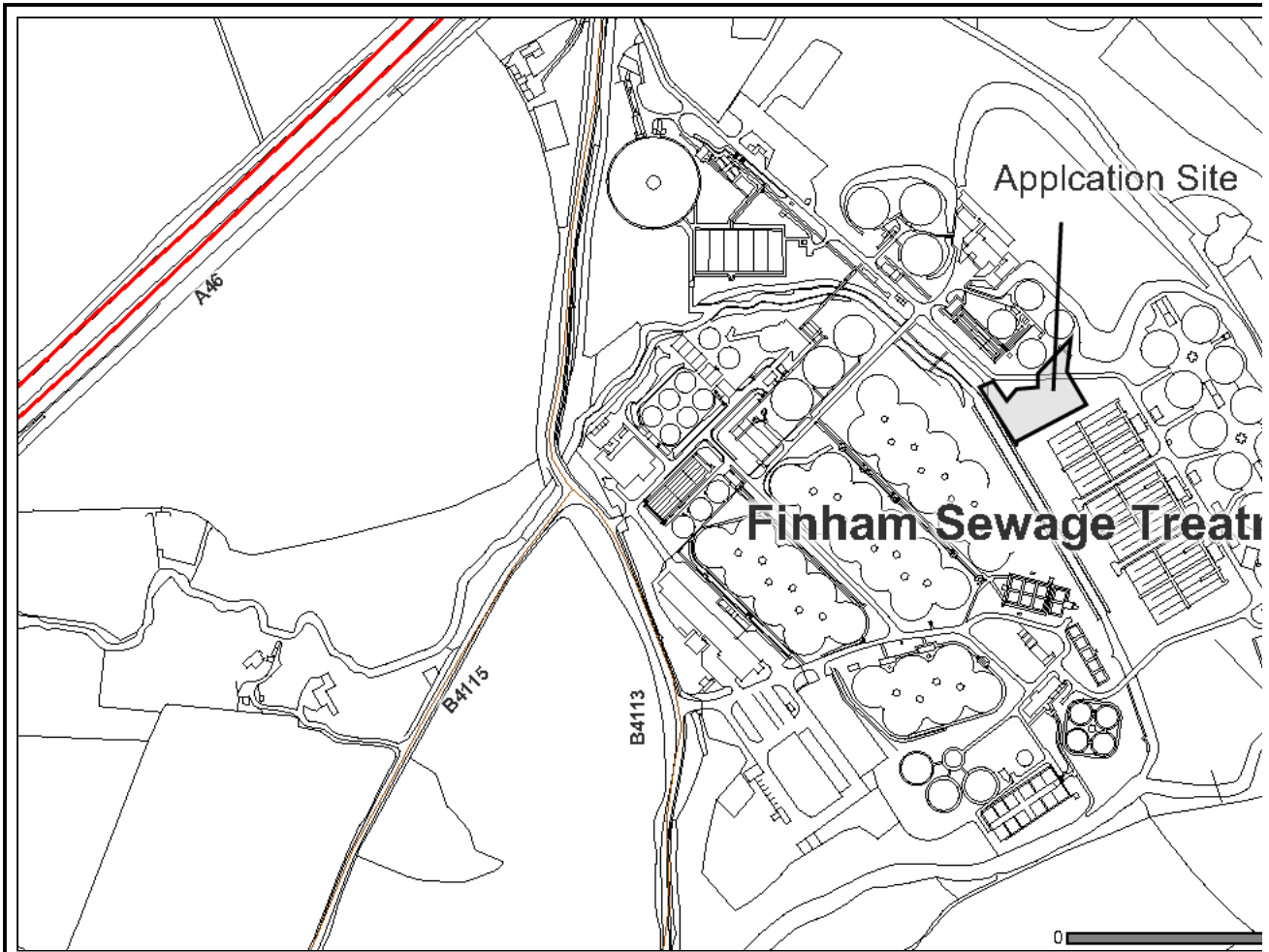
- 6.1 The proposals associated with the Dryvac and Bioreactor at Finham Sewage Treatment Works are an essential part of improvement works being undertaken at this site to meet new legislation and need to be located on the sewage treatment site. The environmental benefits of the proposal constitute the very special circumstances necessary to support this development in the Green Belt.

## **7. Environmental Considerations**

- 7.1 The proposed developments would have a minimal impact on the amenities of the surrounding area and would assist in improving an existing waste treatment facility, bringing into line with existing legislation.

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

13th May 2005



Scale 1: 6500

Ref No. W274/05CM015

Drawn Jim

Regulatory Committee 24th May, 2005

Subject

**Finham Sewage Works**

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**Regulatory Committee - 24th May 2005**

**Finham Sewage Treatment Works - Construction and use of Building and Plant Associated with the Dryvac and Bioreactor Plant**

**Application No: W274/05CM0015**

**Commencement Date**

1. The development hereby approved shall be commenced no later than 5 years from the date of this permission.

**General Conditions**

2. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref: W274/05CM015, Supporting Statement and drawings Q4371961-PA002, Q4371961-PA003, Q4371961-PA004, Q4371961-PA005, Q4371961-PA006, Q4371961-PA007, Q4371961-PA008, Q4371961-PA009 and Q4371961-PA010.

**Reasons**

1. To comply with the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of development in the interest of visual amenities of the area.

**Development Plan Policies and Proposals Relevant to the Decision to Grant Permission**

Warwickshire Structure Plan 1996 – 2011

- (i) Green Belt
- (ii) ER1 Natural & Cultural Environmental Assets

Waste Local Plan

- (i) Policy 1 General Land Use



- (i) DAP1 Green Belts

**Reasons for the Decision to Grant Permission**

The harm caused by the inappropriateness of the development hereby permitted in the Green Belt is not accompanied by any additional harm to the appearance or character or purposes of the Green Belt, or by any other detriment that cannot be satisfactorily remedied by conditions, and is outweighed by the very special circumstances constituted by the benefits from improving water quality in the area.

**Note:** The policies, proposals and reasons given above are only summaries of the considerations set out more fully application report and minutes of the Regulatory Committee.