

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 27th September 2005

Report Title Wellesbourne Sewage Treatment Works – Proposed Asset Renewal of Existing Works and the Construction of Three Kiosks

Summary This report recommends the grant of planning permission for the asset renewal of an existing works and the construction of three kiosks at Wellesbourne Sewage Treatment Works, Stratford Road, Wellesbourne.

For further information please contact Thomas Cox
 Planning Officer
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Would the recommended decision be contrary to the Budget and Policy Framework? Yes/No

Background Papers Submitted application and plans received 13/6/2005. Email from Countryside Recreation received 20/6/2005. Letter from County Museum received 12/7/05. Letter from Stratford on Avon District Council received 15/7/05.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees
- Local Member(s) Councillor Mrs A Macaulay – No comments received.
(With brief comments, if appropriate)
- Other Elected Members
- Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive

- Legal I Marriott - agreed
- Finance
- Other Chief Officers
- District Councils Stratford on Avon District Council – No objection
- Health Authority
- Police
- Other Bodies/Individuals See paragraphs 2 and 3

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 - 27th September 2005

**Wellesbourne Sewage Treatment Works – Proposed Asset
Renewal of Existing Works and the Construction of Three
Kiosks**

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

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the asset renewal of an existing works and the construction of three kiosks at Wellesbourne Sewage Treatment Works, Stratford Road, Wellesbourne, 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: S4647/05CM016

SUBMITTED BY: Stoneleigh Planning

RECEIVED BY: The Director of Planning, Transport & Economic Strategy on
13/06/2005

ADVERTISED DATE: 16th June 2005

THE PROPOSAL: Asset Renewal of Existing Works and the Construction of
Three Kiosks

SITE AND LOCATION: Wellesbourne Sewage Treatment Works, Stratford Road,
Wellesbourne, Warwickshire

See **Appendix A**

1. Application Details

- 1.1 The proposed works are part of a modernisation programme and would also reduce odour from the site. At present, primary sludge and surplus activated sludge are tankered off site once a month. It is intended for both the primary sludge and surplus activated sludge to be transferred to a new sludge thickening plant on site.
- 1.2 Most of the improvements do not require planning permission. However, the construction of three glass reinforced plastic kiosks require planning consent.
- 1.3 One kiosk measuring 3m x 1.2m x 2.6m high would be located adjacent to the new inlet works. This enclosure would contain motor control equipment for the preliminary treatment plant. A second kiosk measuring 8m x 8m x 3.8m high would be located adjacent to the new sludge plant and contain the new sludge thickener.
- 1.4 The third kiosk measuring 9m x 2.5m x 2.6m high would be located adjacent to the new aeration unit and house the motor control equipment. All the enclosures would be constructed in glass reinforced plastic coloured grey.

2. Consultations

- 2.1 **Stratford on Avon District Council** – No objection.
- 2.2 **Wellesbourne Parish Council** – No comments received.
- 2.3 **Councillor A Macaulay** – No comments received.
- 2.4 **Environment Agency** – No comments received.
- 2.5 **County Museum** – No objection.
- 2.6 **Countryside Recreation** – No objection.

3. Representations

- 3.1 None received

4. Observations

- 4.1 Wellesbourne Sewage Treatment Works extends to approximately 1.75 hectares. Access to the site is gained via 160 metre long, 4 metre wide concrete road off the B4086 Wellesbourne to Stratford Road. The surrounding land is under arable cultivation. The River Dene runs along the northern and eastern boundaries of the site.
- 4.2 The site is surrounded by a 2m high concrete post and chain link fence and by a mix of indigenous trees and hedges along the western, northern and eastern boundaries. The site contains a limited number of two storey brown and red

brick, flat roofed buildings dispersed across the site. These are screened from view by the boundary trees and hedges. Although the site is open to view from the south it is set well back from the public highway.

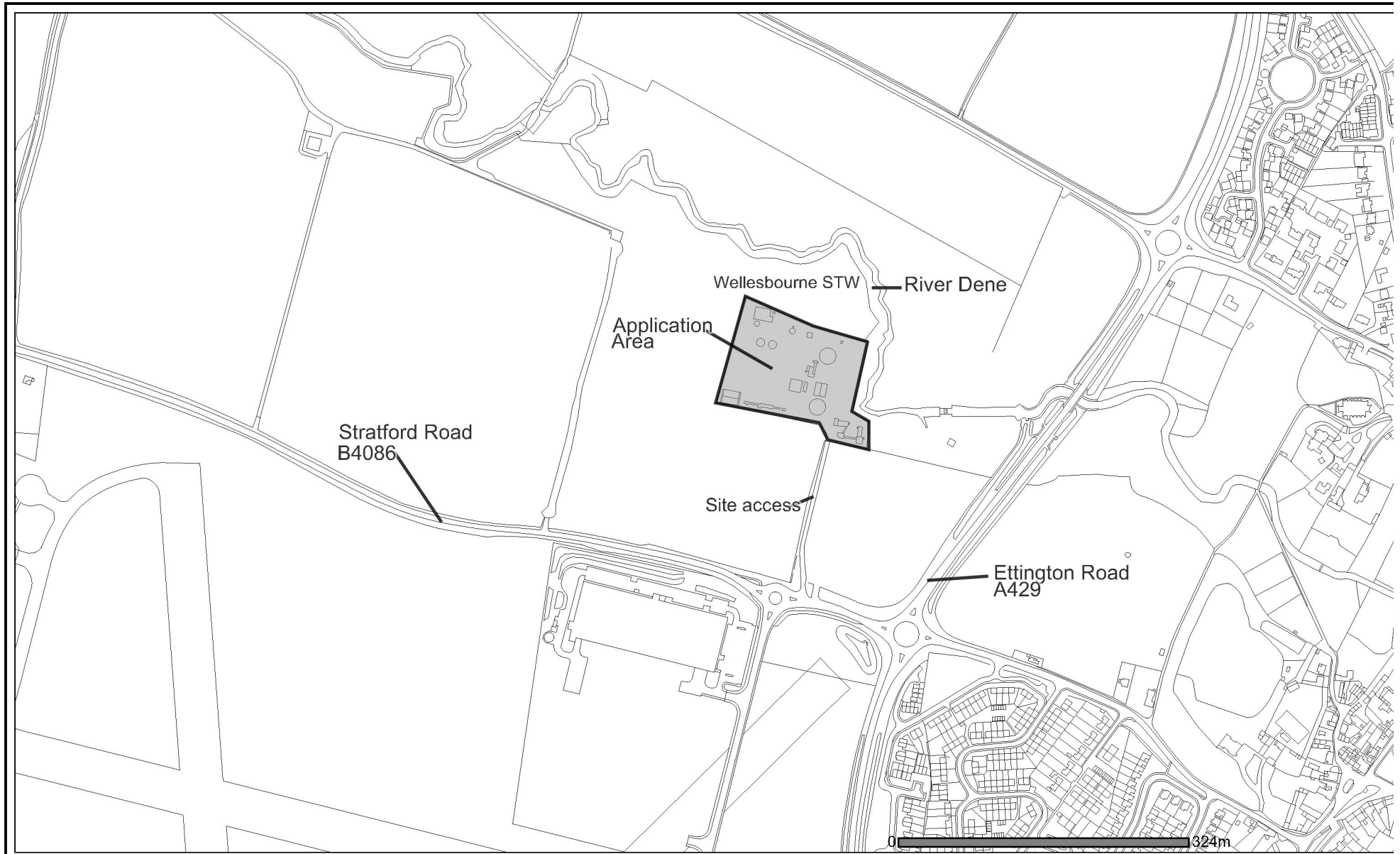
- 4.3 There have been odour problems in the past. However, the frequency of desludging has been reduced and odour control units installed. The proposed scheme would reduce odours still further with the installation of additional odour control units.
- 4.4 The site lies within Stratford on Avon District and is subject to the policies of the Stratford on Avon District Local Plan (May 2000). The Sewage Treatment Works lies outside the built up area boundary of the village in open countryside. Policy ENV1 requires any development to be “well related to existing; appropriate and sympathetic in scale, design material and siting; not lead to pollution; not impair road safety and not overload essential services and facilities.”
- 4.5 The proposals would improve existing operations and therefore comply with the emerging local plan.

5. Environmental Implications

- 5.1 The size and scale of the proposed development would have minimal impact on the amenities of the surrounding area and would assist in improving the management of sewage in the area.

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

9th September 2005



Scale 1: 6000

Ref No. S4647/05CM016

Drawn Thomas Cox



Regulatory Committee - 27th September 2005

Subject

Wellesbourne STW - Kiosk Construction

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John Deegan
Director of Plann
and Economic St
Shire Hall, Warwi

Regulatory Committee – 27th September 2005

**Wellesbourne Sewage Treatment Works - Proposed
Asset Renewal of Existing Works and the Construction of
Three Kiosks**

Application No: S4647/05CM016

Commencement Date

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

General Operations

2. The development hereby approved shall not be carried out other than in accordance with the submitted application ref: S4647/05CM016, drawing no. M4361961-PA020A, M4361961-PA040, M4361961-PA041, M4361961-PA030, 2004-CW003Z, M4361961-PA010 and technical specification.

Reasons

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

Notes to the Applicant

1. Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000. The main nesting season lasts approximately from March to September, so work should take place outside these dates if at all possible. *N.B birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts.*
2. Care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as grass snakes is found, work should stop while Warwickshire Museum Ecology Unit or English Nature is contacted. *The different species of reptiles are given various levels of protection under the 1981 Wildlife and Countryside Act and Countryside and Rights of Way Act.*
3. It should be ensured that there is no contamination of the River Dene either during or after development. Works should comply with the Environment

Agency's Pollution Prevention Guidelines on works near watercourses. Further advice should be sought from the Environment Agency.

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

Warwickshire Structure Plan 1996 – 2011

- (i) ER1 (Natural and Cultural Environmental Assets)

Stratford on Avon District Local Plan May 2000

- (ii) ENV1 (General Principles of Acceptable Development)

Reasons for the Decision to Grant Permission

The development hereby permitted is in accordance with the relevant provisions of the development plan 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 application report.