

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 27th September 2005

**Report Title** Wootton Wawen Sewage Treatment Works - Construction of Five Glass Reinforced Plastic Enclosures

**Summary** This report recommends the grant of planning permission for the construction of five glass reinforced plastic enclosures at Wootton Wawen Severn Trent Water, Pennyford Lane, Wootton Wawen.

**For further information please contact** Ryno van der Hoven  
Planning Assistant  
Tel. 01925 412643  
rynovanderhoven@warwickshire.gov.uk

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

**Background Papers** Submitted Application.  
Letter from the County Ecologist dated 25/8/05.  
Letter from the Wootton Wawen Parish Council dated 16/8/05.  
Letter from the Stratford on Avon District Council dated 19/8/05.

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

- Other Committees  .....
- Local Member(s)  Councillor G Atkinson – 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 comments received.
- 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 - 27th September 2005**

**Wootton Wawen Sewage Treatment Works - Construction of  
Five Glass Reinforced Plastic Enclosures**

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

**Recommendation**

That the Regulatory Committee authorises the grant of planning permission for the renewal of existing works, and the construction of five Glass Reinforced Plastic (GRP) enclosures at the Severn Trent Sewage works at Wootton Wawen, 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 : S4654/05CM020

RECEIVED BY COUNTY : 19/7/2005

ADVERTISED DATE : 20/7/2005

APPLICANT(S) : Severn Trent Water Limited, 2297 Coventry Road, Sheldon,  
Birmingham B26 3PU

AGENT(S) : Mr R Dunnett - Stoneleigh Planning, Kingsley House,  
63 Holly Walk, Leamington Spa, Warwickshire

THE PROPOSAL : Asset renewal of existing works. Construction of 5 Glass  
Reinforced Plastic (GRP) enclosures.

SITE & LOCATION : 0.0128 ha of land at Wootton Wawen Sewage Treatment  
Works, Pennyford Lane, Wootton Wawen, Warwickshire  
[Grid ref: 149.624].

See plan in **Appendix A**

## 1. Application Details

- 1.1 This application has been submitted as a part of a modernisation at the Wootton Wawen Sewage Treatment Works (STW) site.
- 1.2 The proposal is for the construction of five glass reinforced plastic (GRP) enclosures. The proposal would consist of one control enclosure measuring - 3m wide, 10.5m long and 3m high. Three other enclosures would accommodate a sludge thickener and would measure 7.25m wide, 9.25m long and 3.85m high, washwater pumping station measuring 3m wide, 3m long and 3m high, and a pumping control station measuring 2m wide, 1.5m long and 3m high. A motor equipment control enclosure would be 6m wide, 3m long and 3m high.
- 1.3 The proposed buildings will be coloured grey (BS4800 shade 00-E-55).
- 1.4 Construction traffic entering the site would use the existing concrete access road off Pennyford Lane and Alcester Road.
- 1.5 There will be no anticipated increase in the flow of traffic at the site once all operations have been completed.

## 2. Consultations

- 2.1 **Stratford on Avon District Council** - no objection.
- 2.2 **Wootton Wawen Parish Council** - no objection.
- 2.3 **Stratford on Avon District Council (Environmental Health)** - no comments received.
- 2.4 **Councillor G Atkinson** - no comments received.
- 2.5 **County Museum** have advised that there is a potential input upon the River Alne and thus a condition should be imposed controlling surface water disposal.
- 2.6 **Environment Agency** - no comments received.
- 2.7 **Network Rail** - no comments received.

## 3. Representations

- 3.1 None received.

## 4. Observations

- 4.1 The Severn Trent works is located in the countryside about .5 km southwest of the village of Wootton Wawen. Access to the site is from Pennyford Lane. The site is adjacent to the railway line to the west, the River Alne to the east and agricultural land to the north and south.

- 4.2 The site is screened by a substantial hedgerow of about 2-3 metres high and is interspersed with taller conifer trees.
- 4.3 The proposed buildings will be constructed within the larger sewage works site and will not have a significant impact on the wider area. Further the proposed improvements would not have an adverse impact on the amenities of the locality.

## **5. Planning Policies**

- 5.1 The Sewage Treatment Works is located within the Green Belt as defined by the Stratford on Avon District Local Plan 1996–2011 and policy GD.6 of the Warwickshire Structure Plan. This proposal does not, however, meet the criteria identified policy PR.2 of the Local Plan which defines appropriate development in the Green Belt, nor does the development constitute appropriate development in the Green belt as defined by paragraph 3.4 of Planning Policy Guidance Note No.2 “Green Belts”. It is therefore necessary to treat this development as inappropriate development in the Green Belt and treat this application as a departure from the development plan.
- 5.2 In order to justify approval of this application it is therefore necessary to demonstrate that very special circumstances exist which justify setting Green Belt policy aside. The proposed environmental improvements associated with this development would bring significant benefits to air quality and the water environment and are necessary to meet modern environmental standards. These benefits are deemed to constitute the very special circumstances which justify approval of this application.
- 5.3 As this proposal constitutes inappropriate development in the Green Belt it will, however, be necessary to refer this application to the Secretary of State if the Committee are minded to accept the recommendation of approval.

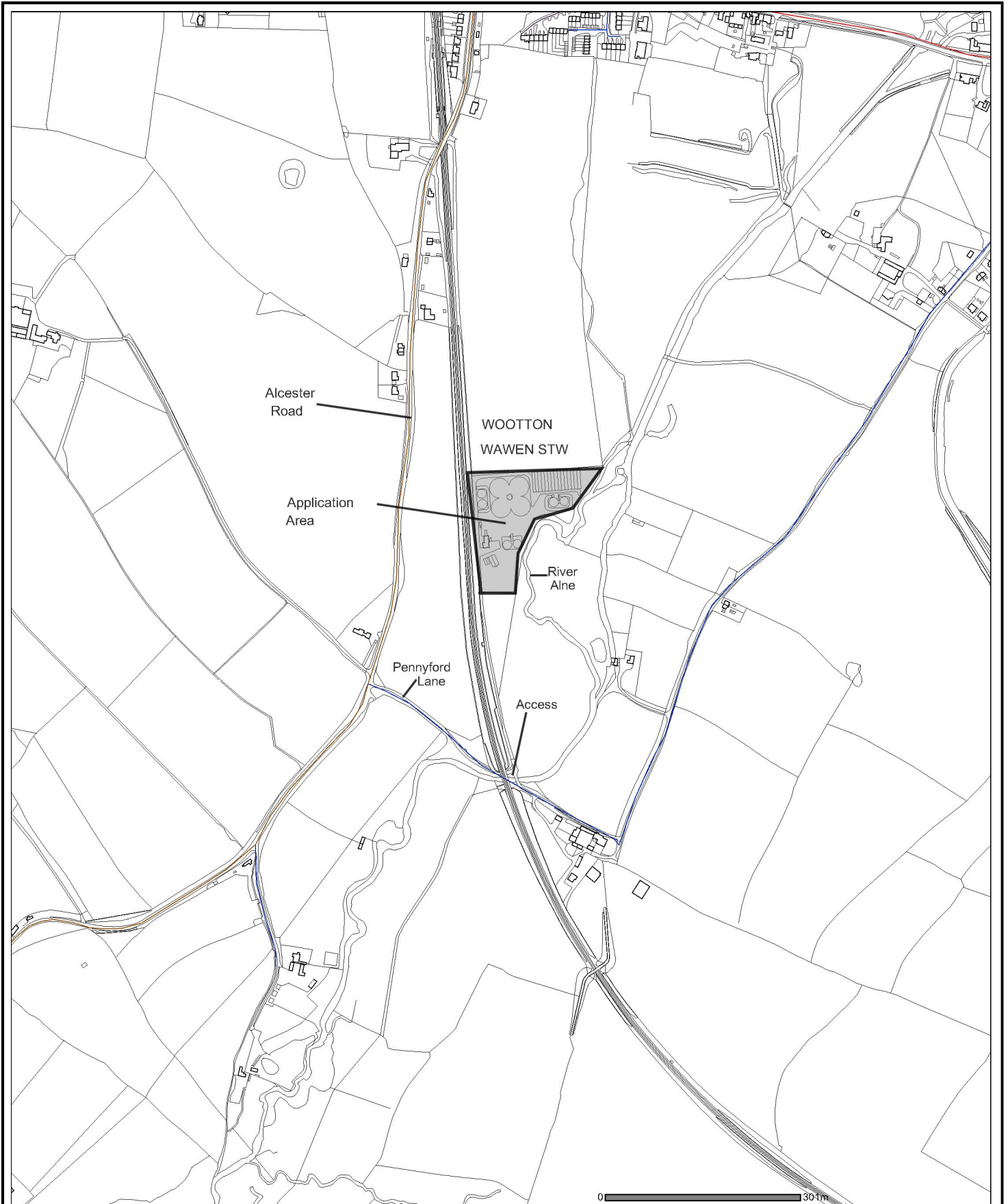
## **6. Conclusion**

- 6.1 The proposed development would be an improvement to the existing sewage works which would bring the site into line with current legislation. The proposed enclosure buildings would be located within a larger site and would have no significant adverse impact on the openness of the Green Belt. Furthermore it is considered that very special circumstances, described above, exist to justify the granting of a planning permission for inappropriate development in the Green Belt.

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

13th September 2005

# APPENDIX A OF AGENDA NO.



Scale 1: 8000

Ref No. S4654/05CM020

Drawn Ryno van der Hoven

Regulatory Committee

Subject

**Wootton Wawen STW - Construction of 5 GRP Enclosures**

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John Deegan  
Director of Planning, Transport  
and Economic Strategy  
Shire Hall, Warwick, CV34 4SX

**Regulatory Committee - 27th September 2005**

**Wootton Wawen Sewage Treatment Works - Construction of  
Five Glass Reinforced Plastic Enclosures**

**Application No: S4654/05CM020**

**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: S4654/05CM020, its supporting statement and drawings reference no. M4365171-PA001, M4365171-PA004B, M4365171-PA005, M4365171-PA006, M4365171-PA007, M4365171-PA008, M4365171-PA009.
3. Surface water from the development shall be disposed of in accordance with a scheme which shall first be submitted to and approved of by the County Planning Authority prior to the commencement of development and which shall be installed and implemented in accordance with the approved scheme before the approved development is first brought into use.

**Reasons**

1. To comply with the Town and Country Planning Act 1990.
2. To ensure satisfactory standard of development in the interest of visual amenities of the area.
3. In order to protect the river Alne from pollution.

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

**Warwickshire Structure Plan**

1. GD.6 (Green Belts).

**Stratford on Avon District Local Plan 1996 – 2011**

1. Policy PR.2.

## 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 purpose 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 in the application report and minutes of the Regulatory Committee.