

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 15th November 2005

Report Title **Fillongley Sewage Pumping Station -
Replace an Existing Bridge and Widen the
Corner of an Access Track**

Summary This report recommends the grant of planning permission to replace an existing bridge and widen the corner of an access track at Fillongley Sewage Pumping Station, Tamworth Road, Fillongley.

For further information please contact Thomas Cox
Planning Officer
Tel. (01926) 412247
thomascox@warwickshire.gov.uk

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

Background Papers Submitted application and plans received 17/8/2005.
Letter from North Warwickshire Borough Council received 14/9/2005.
Letter from County Museum received 19/9/2005.
Letter from Environment Agency received 21/9/2005.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees
- Local Member(s) Councillor C Hayfield – 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 North Warwickshire Borough Council – No objection.
- Health Authority
- Police
- Other Bodies/Individuals See paragraph 2.

FINAL DECISION YES

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

Agenda No

Regulatory Committee - 15th November 2005

Fillongley Sewage Pumping Station - Replace an Existing Bridge and Widen the Corner of an Access Track

Report of the Director of Planning, Transport and Economic Strategy

Recommendation

That the Regulatory Committee authorises the grant of planning permission to replace an existing bridge and widen the corner of an access track at Fillongley Sewage Pumping Station, Tamworth Road, Fillongley, Warwickshire, 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: NW1836/05CM024

SUBMITTED BY: Pentland Ltd

RECEIVED BY: The Director of Planning, Transport and Economic Strategy
on 17/8/2005

ADVERTISED DATE: N/A

THE PROPOSAL: Replace an existing bridge and widen the corner of an access track.

SITE AND LOCATION: Fillongley Sewage Pumping Station, Tamworth Road,
Fillongley, Warwickshire

See plan in **Appendix A**

1. Application Details

- 1.1 The proposal is for improvements to the existing access track and a new bridge over a brook.
- 1.2 Plant and equipment within the Fillongley Sewerage Works are proposed to be upgraded and these works are permitted development. The access and new bridge improvements are necessary for access and maintenance at the site.
- 1.3 This application proposes the widening of one bend on the access track by 1 metre to allow maintenance vehicles to negotiate the turn, as well as the proposed redevelopment of the bridge.
- 1.4 This would involve removing the existing bridge and replacing it with a new, wider and stronger bridge that would allow larger vehicles to pass over the brook safely. It is proposed that the bridge would be widened by 2 metres.
- 1.5 In terms of traffic generation it is envisaged that a tanker type vehicle would typically visit the site on a monthly basis in order to empty the tanks that are currently on the site. There would also be the need to service the site on a six monthly basis.

2. Consultations

- 2.1 **North Warwickshire Borough Council** – No objection.
- 2.2 **Fillongley Parish Council** – No comments received.
- 2.3 **Councillor C Hayfield** – No comments received.
- 2.4 **County Museum** – No objection.
- 2.5 **Environment Agency** – No objection.

3. Representations

- 3.1 None received.

4. Observations

- 4.1 Fillongley Sewage Pumping Station has an existing access track that leads from Tamworth Road up through the open fields. To the south and along the western boundaries of the site there is a small brook that runs southwards. Beyond this lies a heavy line of trees which screen the site from both the road and surrounding properties.

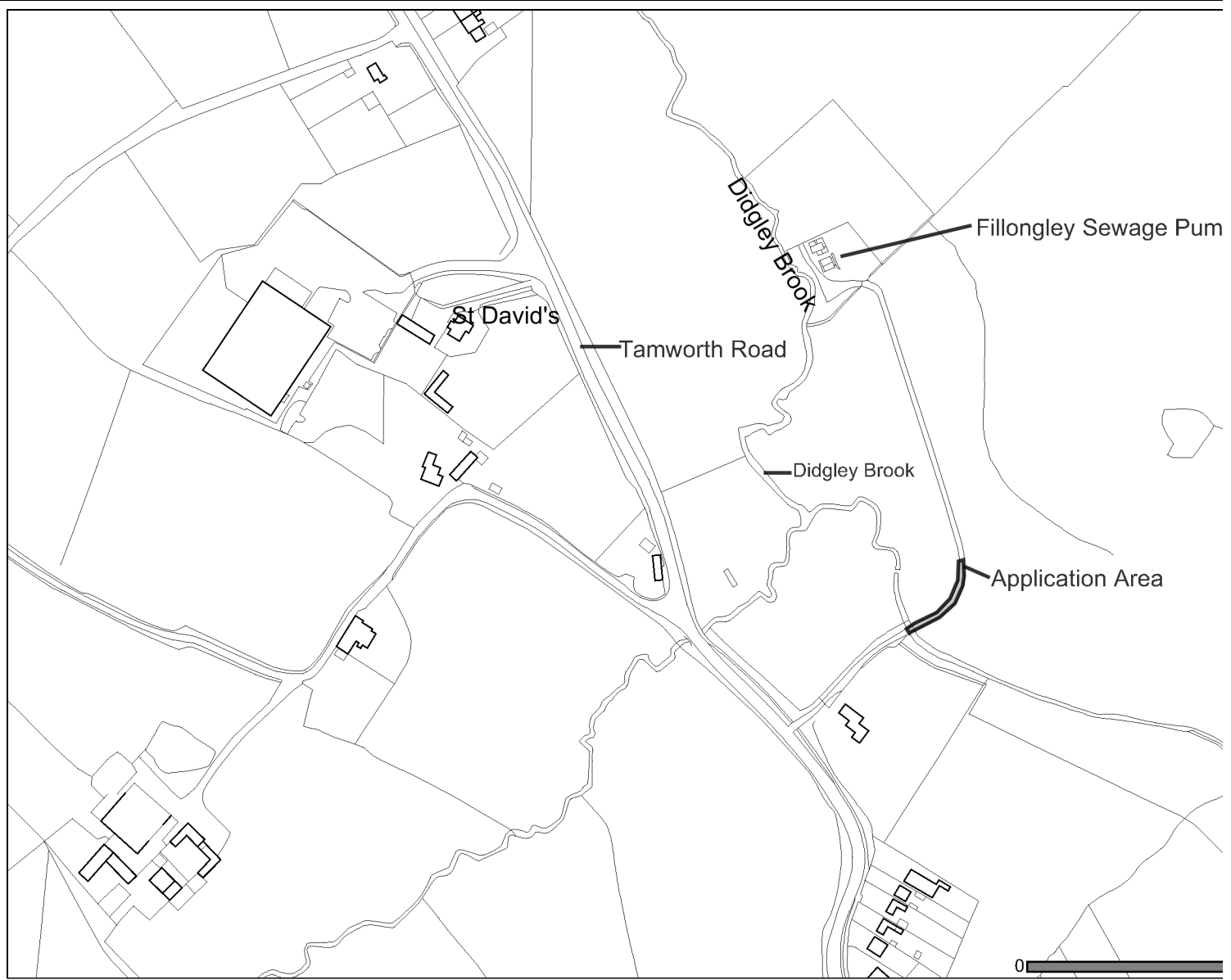
- 4.2 The application site is located within a wooded area within the Green Belt. However, there is already an existing access track which transverses the fields. The proposal to widen the track and replace the bridge would not impact on the openness of the Green Belt.
- 4.3 Paragraph 3.12 of (Planning Policy Guidance 2) suggests development (which includes engineering and other operations by definition) could be appropriate in the Green Belt if the openness is maintained and the purposes of including land in the Green Belt is not compromised. Therefore the proposed development accords with the requirements of PPG2.
- 4.4 The proposed works are essential to ensure that access to the site is possible on a regular basis. This would allow tankers to pump collected debris and foul matter out of the storage tanks that are present on the site, and reduce the levels of odour omitted to the locality.

5. Conclusion

- 5.1 Severn Trent Water Ltd is proposing to make improvements to the access track and bridge at Fillongley Sewage Pumping Station to ensure that maintenance vehicles can access the track. The proposed widening and replacement bridge would be small scale and low-key and it is considered that it would not have any significant environmental impacts.

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

31st November 2005



Scale 1: 3500

Ref No. NW1836/05CC024

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Regulatory Committee 15th November 2005

Subject

Fillongley Sewage Pumping Station - Access Improvements

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Regulatory Committee – 15th November 2005

**Fillongley Sewage Pumping Station - Replace an Existing
Bridge and Widen the Corner of an Access Track**

Application No: NW1836/05CM024

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: NW1836/05CM024, Drawing No. 216400/104, 216400/105, 216400/106 and Technical Specification.
3. Before any work commences a scheme to ensure the protection of any potentially affected watercourse from pollution both during and after the approved works are carried out shall be submitted to and approved by the County Planning Authority and shall then be put in place before work commences in accordance with the approved scheme.

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.
3. To ensure the protection of potentially affected watercourses.

Notes to the Applicant

1. The proposal includes details of which may require the prior formal consent of the Agency under the terms of the Water Resources Act 1991. The applicant is therefore recommended to contact the Agency's Development Control Officer Ian Baird to discuss this issue further. Tel: 01543 404899
2. Ground levels should not be raised any higher than the existing surrounding area and there should be no loss of floodplain as a result of the proposed development.

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

Warwickshire Structure Plan 1996 – 2011

- (i) GD1 (Overriding Purpose)
- (ii) GD6 (Green Belt)
- (iii) ER1 (Natural & Cultural Environmental Assets)

North Warwickshire Borough Local Plan Adopted May 1995

- (i) ENV1 (The Green Belt)
- (ii) ENV6 (Landscape Conservation)

Reasons for the Decision to Grant Permission

The development within the Sewage Pumping Station is necessary to serve the needs of the local community and it would also improve the quality of discharge into the river system. Without the proposed amendments to the access track the safe passage of vehicles to the site can not be guaranteed. As a result fewer site visits would be carried out compromising the operational delivery of the site. The siting and design of the proposal would ensure that the landscape character and residential amenity of the area would not be adversely affected in any way. Furthermore the development is appropriate development in the Green Belt which maintains its openness and does not conflict with the purposes of including land in it.

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