



- Finance  .....
- Other Chief Officers  .....
- District Councils  North Warwickshire Borough Council – see paragraph 2.1.
- Health Authority  .....
- Police  .....
- Other Bodies/Individuals  Grendon Parish Council, Dordon Parish Council, County Museum, Environment Agency – 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 - 2nd May 2006**

**Grendon Sewage Treatment Works (STW) –  
Asset Renewal and Improvements**

**Report of the Strategic Director of  
Environment and Economy**

**Recommendation**

That the Regulatory Committee authorises the grant of planning permission for the construction of glass reinforced plastic kiosks, blower enclosures, a sludge thickening building and new access road at Grendon STW, Spon Lane, Grendon, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director of Environment and Economy.

APPLICATION NO: NW1862/06CM002.

RECEIVED BY COUNTY: 19/1/2006.

ADVERTISED DATE: 26/1/06.

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

AGENT: Heaton Planning Ltd, 9a The Square, Keyworth, Nottingham, NG12 5JT.

THE PROPOSAL: Asset Renewal and Improvements at Grendon Sewage Treatment Works (STW).

SITE & LOCATION: Grendon STW, Spon Lane, Grendon, Warwickshire.

See plan in **Appendix A**.

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**1. Application Details**

- 1.1 Severn Trent Water Ltd seeks planning permission to construct four new kiosks, a sludge thickening building and five small blower enclosures within Grendon Sewage Treatment Works (STW), together with a new access track to the works and Swan Farm.

- 1.2 The proposed development forms part of an improvement scheme which would facilitate the closure of Dordon STW whereby flows would be transferred to Grendon STW.
- 1.3 The kiosks/building would be constructed in Glass Reinforced Plastic (GRP) and finished in Ash Grey. The new access would be constructed in concrete. The kiosks/building comprise of the following:-
- (i) 1 Motor Control Cabinet measuring 11m x 5m x 3.2m high.
  - (ii) 1 Phosphorus Chemical Dosing Unit measuring 5m x 3m x 3.2m high.
  - (iii) 1 Washwater Pumping Station Kiosk measuring 3m x 4m x 2.8m high.
  - (iv) 1 Metering Equipment Kiosk measuring 3m x 2m x 3.2m (2.8)m high.
  - (v) 1 Sludge Thickening Building measuring 10m x 9m x 4.1m high.
  - (vi) 5 Blower Enclosure Kiosks each measuring 1.4m x 1.8m x 1.9m high.
- 1.4 Additional asset renewal works would be undertaken at Grendon STW involving the replacement of plant and equipment, the installation of new plant and equipment and the provision of a new connecting sewer. These works would be undertaken in accordance with the terms of The Town and Country Planning (General Permitted Development) Order 1995 respectively.

## **2. Consultations**

- 2.1 **North Warwickshire Borough Council** – No objection.
- 2.2 **Grendon Parish Council** – No comments received.
- 2.3 **Dordon Parish Council** – No comments received.
- 2.4 **Councillor R Sweet** – No comments received as of 18/4/06.
- 2.5 **County Museum** – No objection with conditions.
- 2.6 **Environment Agency** – No objection.

## **3. Representations**

- 3.1 None received.

## **4. Observations**

### **Location**

- 4.1 Grendon STW is located to the north of Grendon, north of Spon Lane, off the A5. The STW is located in an area of open agricultural land with Swan Farm situated approximately 260m to the west and Field Brook Farm immediately adjacent to the south east. Penmire Brook cuts across the land and flows through the STW. To the south of Spon Lane, opposite the existing site access is Sparrowdale School.

### **Detail**

- 4.2 The main driver for the proposed development at Grendon STW is to close Dordon STW and transfer flows to Grendon STW and provide new plant and equipment for the treatment process, in order to meet European Union Directive consent discharge limits.
- 4.3 The new access would be located approximately 180m to the south of the existing access along Spon Lane, at the site of another access, which was previously approved by North Warwickshire Borough Council. The new access would provide improvements over the existing STW access, which is currently shared with a private dwelling and is also sited directly opposite Sparrowdale School.
- 4.4 The proposed new access would require some widening works. Once constructed the new access would also enable farm traffic associated with the activities at Swan Farm and the tenant of the adjacent County Council owned land to gain access safely from Spon Lane.

### **Policy**

- 4.5 The site is located within an area of open agricultural land in an Environmental Enhancement Zone (ENV7) of North Warwickshire. It is acknowledged that public utility sites such as STWs will be located away from residential areas and the limits of built up areas in order to limit potential nuisance.
- 4.6 The proposed development consists of new buildings within an existing STW and the provision of a new access track which would also be used in connection with agriculture. It is not considered that the proposed development would conflict with the policies of the development plan.

### **Environment**

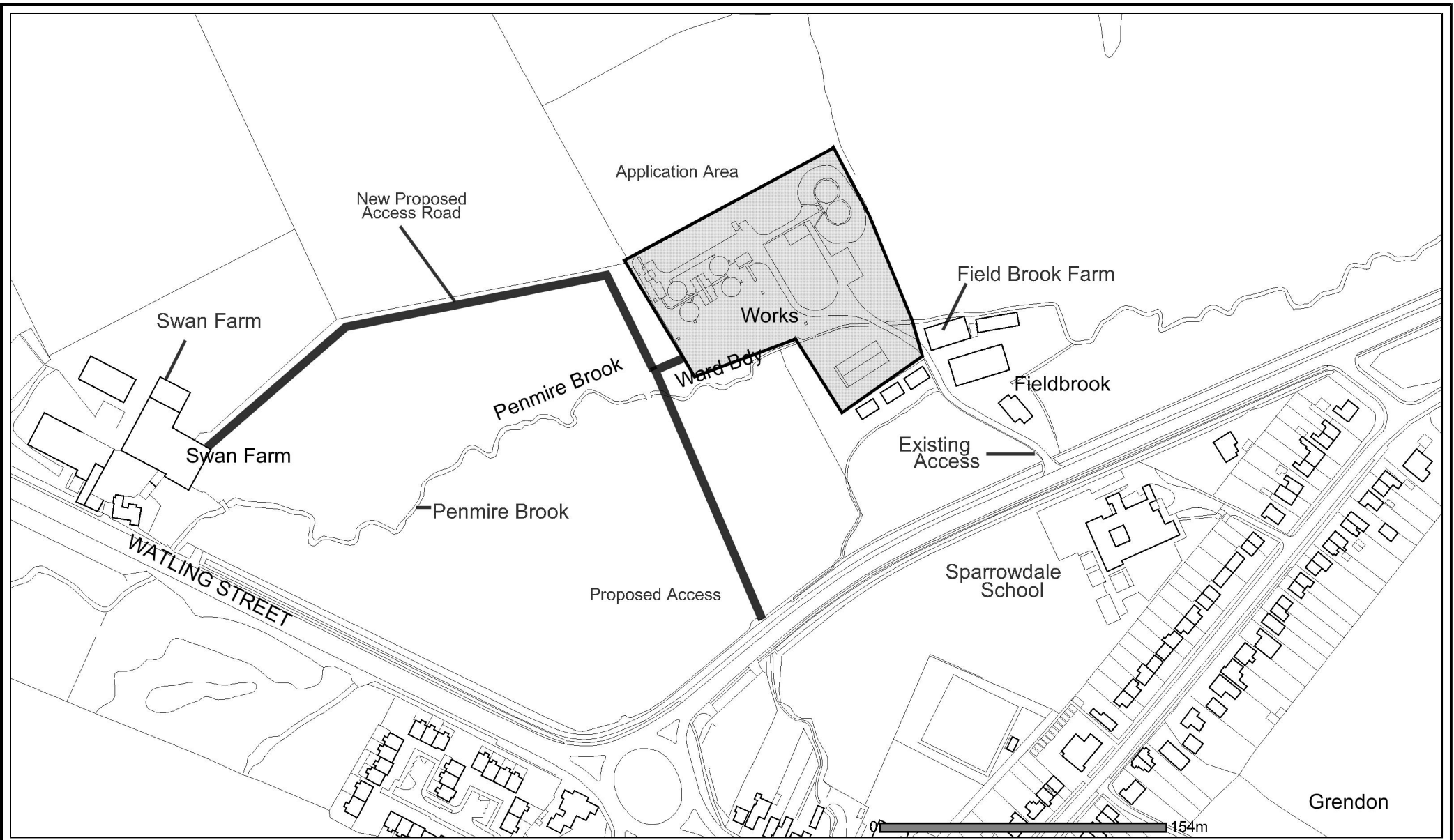
- 4.7 There are no Sites of Special Scientific Interest near the proposed works and English Nature support the proposed improvements as these would benefit the water quality in the area. The local water course which passes through the STW is a locally designated non-statutory site of nature interest (Penmire Brook). This receives the discharge from the STW presently and would continue to do so once the improvements are in place. There are no known protected species within the immediate vicinity of the proposed development site.

## **Conclusion**

- 4.8 It is considered that the proposed development at Grendon STW would lead to significant improvements in the operation of the site and would benefit the local environment, particularly the water environment. The proposed new access track would improve access to the STW and provide benefits over the existing shared access which has design limitations. The new track would also enable local farm traffic to gain access to and egress from the highway network more safely.

JOHN DEEGAN  
Strategic Director of Environment and Economy  
Shire Hall  
Warwick

19th April 2006



Scale 1: 2837

Ref No. NW1862/06CM002

Drawn Thomas Cox

Regulatory Committee 2nd May 2006

Subject

**Asset Renewal and Improvements at Grendon STW**



John Deegan  
Strategic Director for  
Environment and Economy  
Shire Hall, Warwick, CV34 4SX

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APPENDIX A OF AGENDA NO.

**Regulatory Committee – 2nd May 2006**

**Grendon Sewage Treatment Works (STW) -  
Asset Renewal and Improvements**

**Application No: NW1862/06CM002**

**Commencement Date**

1. The development to which this permission relates shall be commenced not later than 3 years from the date of this permission.

**Pre-commencement**

2. The site shall be surveyed for the presence of badgers immediately before any development takes place. If evidence of badgers is found at this time, a full badger survey shall be carried out by a badger expert and a scheme to ensure the protection of badgers on the site both during and after construction shall then be submitted to and approved by the County Planning Authority. The development shall then be carried out in accordance with the provisions of the approved badger protection scheme.

**General Operations**

3. The development hereby permitted shall not be carried out except in accordance with the submitted application ref: NW1862/06CM002, drawing nos, 040622/C/050 A, 040622/C/052 A – 040622/C/058 A, 040622/C/066 A, 040622/C/701 A, 040622/C/064 A, 040622/C/062 A, A,040622/C/060 A and the conditions attached.
4. The vehicular access to the site shall not be less than 6.0 metres wide for a distance of 20 metres into the site, as measured from the near edge of the public highway carriageway.
5. The vehicular access to the site from Spon Lane shall not be used until it has been provided with 12.0 kerbed radius turnouts on each side.
6. The development hereby permitted shall not be occupied before the vehicular access serving the site has been surfaced with bound materials, details of which have been first submitted to and approved by the County Planning Authority, for a minimum of 20 metres into the site, as measured from the near edge of the public highway carriageway.

**Reasons**

1. To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.



2. In the interest of protected species.
3. To ensure a satisfactory standard of development.
4. In the interests of highway safety.
5. In the interests of highway safety.
6. In the interests of highway safety.

### **Notes to the Applicant**

1. If any evidence of bats is found in any of the buildings, or if mature trees (including fruit trees) are likely to be affected by any work, (e.g. felling or lopping work), it is important to survey the building/trees for the presence of bats, prior to any work starting, as bats and their roost sites are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and are also deemed European Protected Species.
2. It should be ensured that there is no contamination of Penmire Brook 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.
3. The use of excavated material for agricultural improvement is an activity which must be registered with the Environment Agency. A charge is payable. The applicant should contact Ian Brindley, Tel: 01543 404996
4. No rainwater contaminated with silt/soil from disturbed ground during construction must drain to the surface water sewer or watercourse without sufficient settlement.
5. Not less than 14 days notice should be given to the North Warwickshire Area Team – tel. 01926 412515, before any work is carried out within the limits of the public highway, in order to allow for inspections, for which appropriate charges may be levied for supervision.

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

Warwickshire Structure Plan 1996 – 2011

- (i) ER1 (Natural & Cultural Environmental Assets).

North Warwickshire Borough Local Plan Adopted May 1995

- (i) ENV2 (Development in Rural Areas Beyond the Green Belt).  
(ii) ENV7 (Environmental Enhancement Zone).  
(iii) ENV17 (Environmental Impact of 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 report.