

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 7th September 2006

Report Title **Coleshill Sewage Treatment Works, Lichfield Road, Coleshill - Construction of Surplus Activated Sludge Thickening Building and Eight Kiosks**

Summary This report recommends the grant of planning permission for the construction of a Surplus Activated Sludge thickening building and eight kiosks at Coleshill Sewage Treatment Works, Lichfield Road, Coleshill.

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 19/6/2006.
 Letter from Curdworth Parish Council received 10/7/2006.
 Letter from Libraries, Adult Learning and Culture received 11/7/2006.
 Letter from North Warwickshire Borough Council received 11/7/2006.
 Telephone note from Councillor Mrs J Lea received 26/7/2006.
 Letter form Environment Agency received- 3/8/2006.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

Other Committees

Local Member(s) Councillor P Fowler – No comments received as
 (With brief comments, if appropriate) at 23/8/06.
 Councillor Mrs J Lea – See paragraph 2.3.

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 North Warwickshire Borough 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 - 7th September 2006

**Coleshill Sewage Treatment Works, Lichfield Road, Coleshill
Construction of Surplus Activated Sludge Thickening
Building and Eight Kiosks**

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

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the construction of a Surplus Activated Sludge thickening building and eight kiosks at Coleshill Sewage Treatment Works, Lichfield Road, Coleshill, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application No: NW1381/06CM014

Submitted By: Scott Wilson

Received By County: 19/6/2006

Advertised Date: 22/6/2006

The Proposal: Construction of Surplus Activated Sludge (SAS) Thickening Building and Eight Kiosks.

Site and Location: Coleshill Sewage Treatment Works, Lichfield Road, Coleshill.

See Appendix A.

1. Application Details

- 1.1 The proposed development is part of the improvement and refurbishment of the existing assets at the Sewage Treatment Works (STW) to improve the quality of discharge, to allow increased capacity at the site and to renew/up-grade life-expired or under performing assets on the site.

- 1.2 The current effluent quality discharge consent from the Environment Agency (EA) will be replaced in March 2008 with stricter limits on the levels of ammonia that can be discharged within the effluent from the site. The proposed development would allow this improvement to the quality of effluent discharged as well as increasing capacity and performance.
- 1.3 The proposed development would be located entirely within the existing operational land occupied by Severn Trent. Planning permission is required for the following development:-
- (i) Grey control kiosk for the inlet works in Glass Reinforced Plastic (GRP) measuring 15m x 3m x 3m high;
 - (ii) Grey washwater kiosk for the inlet works in GRP measuring 5m x 3.5m x 2.5m high;
 - (iii) Midnight green Surplus Activated Sludge (SAS) thickening building – steel frame and steel sheet clad measuring 20m x 20m x 8m high;
 - (iv) Four midnight green kiosks associated within the SAS thickening building in GRP construction measuring 1.5m x 1.5m x 1.5m high;
 - (v) Grey SAS station control kiosk in GRP measuring 3m x 1m x 2.5m high;
 - (vi) Grey kiosk mounted on the existing sludge screen house plinth in GRP construction measuring 3m x 4m x 3.5m high.
- 1.4 There are refurbishment works associated with this scheme that can be carried out under permitted development rights and do not require planning permission.

2. Consultations

- 2.1 **North Warwickshire Borough Council** – No objection.
- 2.2 **Councillor P Fowler** – No comments received as at 23/8/2006.
- 2.3 **Councillor Mrs J Lea** – Does not wish to predetermine this application and reserves the right to contribute to the debate when this application is considered by the Regulatory Committee.
- 2.4 **Coleshill Town Council** – No comments received.
- 2.5 **Curdworth Parish Council** – No objection. The development to upgrade and improve the treatment of sludge is small in relation to the total site area and should not impact further on the openness of the Green Belt.
- 2.6 **Environment Agency** – No objection, notes to the applicant.
- 2.7 **Libraries, Adult Learning and Culture** – No objection, notes to the applicant relating to ecology.

3. Representations

3.1 None received.

4. Observations

4.1 The site is located on the northern outskirts of Coleshill, on the eastern side of Lichfield Road. The River Tame runs through the site in a west to east direction and effectively cuts the site in half. To the south of the River Tame is the STW and to the north is the Sludge Destruction Plant (SDP) with a bridge (suitable for vehicles) between both sides.

4.2 The proposed building and kiosks are not out of context with the operation of the site as a STW and SDP. They have been designed to operational requirements with external finishes compatible with the surrounding structures. Their external appearance (coloured grey and green) and location within the existing site would ensure that the proposal does not have an adverse impact on local amenity. They would be located on a very large working sewage works site.

4.3 The proposed development is located within the West Midland Green Belt. Such development within the Green Belt is considered by Planning Policy Guidance Note No 2 "Green Belts" to be inappropriate development in the Green Belt (as defined by paragraph 3.4 of PPG 2) and may only be permitted when justified by the existence of very special circumstances.

4.4 The proposed buildings are required to house equipment which is necessary for the efficient and environmentally acceptable operation of the STW and therefore, constitutes the very special circumstances which justify the approval of this application in this Green Belt location.

4.5 The adopted Waste Local Plan for Warwickshire 1999 sets out policies relating specifically to waste developments in the County. Policy 1 addresses general environmental considerations such as ecological impact, landscape and visual impact, the impact upon the amenity of local residents by way of odour, noise, dust and traffic impact, which should be taken into account when considering waste applications. It is considered that this development accords to the provisions of Policy 1.

5. Conclusions

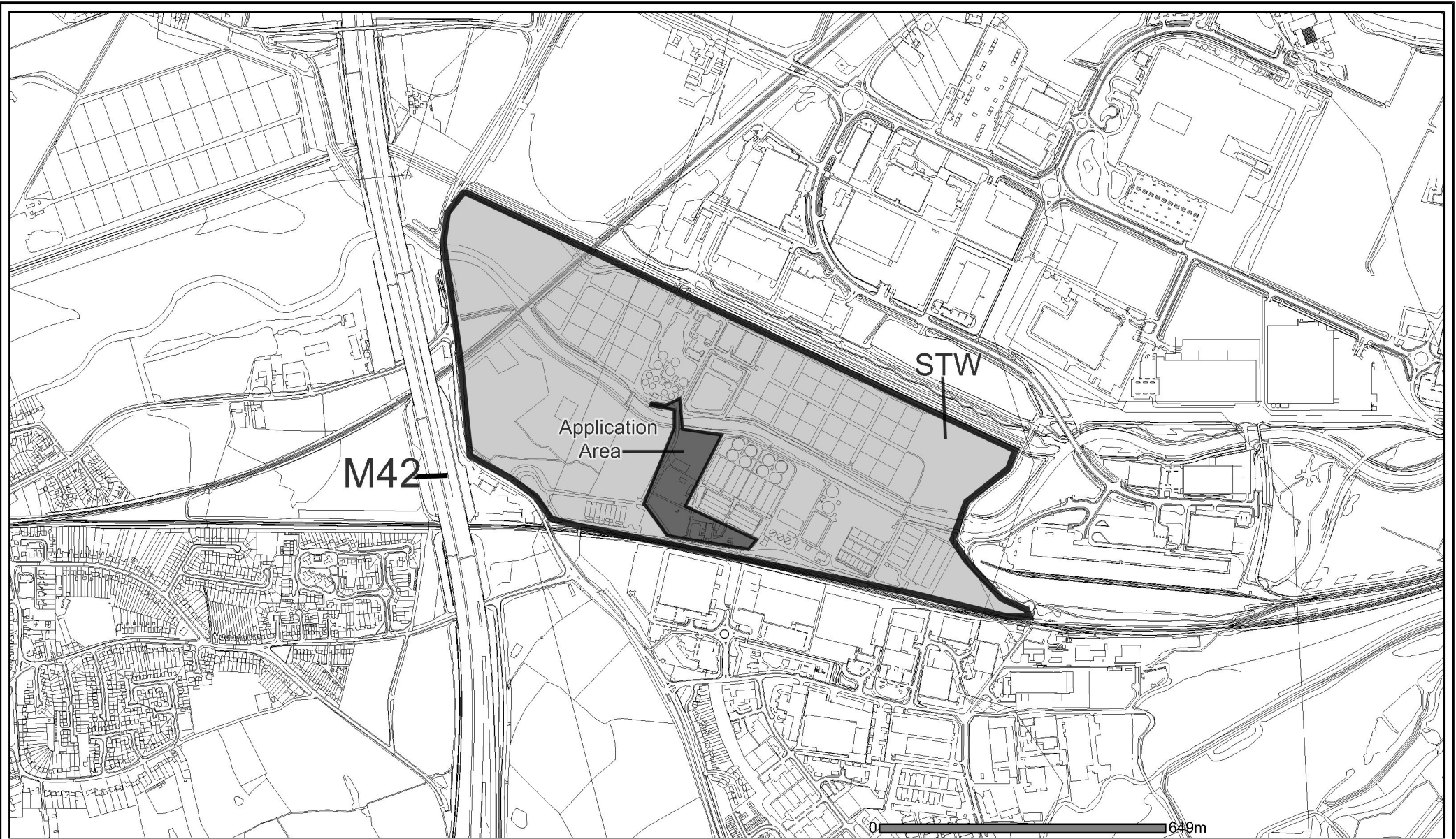
5.1 In summary, the proposed development would have no significant adverse impact on the surrounding area and would implement a strategically important scheme for a public service/utility that would provide benefit for nearby communities and the natural environment in accordance with local, regional and national planning guidance.

5.2 Since the development would take place within an existing facility on operational land the potential environmental impact of the proposed works would be insignificant.

- 5.3 Although the development is inappropriate development in the Green Belt very special circumstances exist to justify the granting of planning permission in this specific instance in as much as it is necessary that the STW meets current environmental standards through the installation of the necessary equipment.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

23rd August 2006



Scale 1: 12000

Ref No. NW1381/06CM014

Drawn Thomas Cox

Regulatory Committee - 7th September 2006

Subject

Coleshill STW - Proposed SAS Building and Kiosks



John Deegan
Strategic Director for
Environment and Economy
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**Coleshill Sewage Treatment Works, Lichfield Road, Coleshill
Construction of Surplus Activated Sludge Thickening
Building and Eight Kiosks**

Application No. NW1381/06CM014

Commencement Date

1. The development hereby approved shall be commenced no later than 3 years from the date of this permission.

General Operations

2. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref: NW1381/06CM014, drawings T389711-PA060 A, T389711-PT055 B, T367491-PA953, T389711-PA052 A, T367491-PA952, T389711-PA053 B, T679491-PA594, T389711-PS054 B, 050103/C/100 B, T367491-PA960, 050103/C/101 A, 050103/C/102 A, 050103/C/103 A, T389711-CA055 A and technical specification.

Reasons

1. To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004..
2. To ensure a satisfactory standard of development in the interest of the visual amenities of the area.

Notes to the Applicant

1. Bats can be found in many buildings and trees, even those which initially appear to be unsuitable. Therefore if any evidence of bats is found on site, work should stop while a bat survey is carried out by an experienced bat worker, and recommendations made following the survey are undertaken. 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 a European Protected Species.
2. Care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as otters and water voles is found, work should stop while Warwickshire Museum Ecology Unit or English Nature is contacted. Water voles and otters are protected under the 1981 Wildlife and Countryside Act with otters also protected under schedule 2 of the Conservation Regulations 1994 and are also deemed European Protected Species.

3. Although no signs of badgers were found during the survey, badgers are a highly mobile species, and, for example, often make their setts in railway embankments. It is therefore possible that badgers will move onto the site before development starts, and therefore the whole development area should be carefully checked for any signs of these animals immediately before any work (including site clearance work) starts on the site. If evidence of badgers is found at this time, Warwickshire Museum Ecology Unit, the Badger Group, or English Nature should be contacted immediately. Badgers and their setts are protected under the 1992 Badger's Act.
4. 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. 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.
5. No work to start until adequate measures have been taken to protect the trees/shrubs/hedgerows during development. A barrier, such as a wire fence, should be erected adjacent to the trees/hedgerow before work starts. This fenced area should include a buffer zone of at least 2-3 metres between the development and the hedgerow/edge of the tree canopy. It is important NOT to allow access, or storage of materials within this buffer zone, otherwise soil compaction is likely to occur, with subsequent damage to the tree/hedgerow roots, which may well prove fatal.
6. It should be ensured that there is no contamination of the river either during or after development. There should be a buffer zone of at least 8 metres between the edge of the river, (i.e. the top of the bank), and the development in order to ensure that the stream wildlife corridor remains intact.

Development Plan Policies And Proposals Relevant To The Decision To Grant Permission

Warwickshire Structure Plan 1996 – 2011

- (i) ER1 (Natural & Cultural Environmental Assets)
- (ii) GD6 (Green Belt)

North Warwickshire Local Plan Revised Draft Deposit – April 2004

- (i) ENV3 (Green Belt)

The Waste Local Plan for Warwickshire

- (i) Policy 1

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 and character or purposes of the Green Belt, or by any other detriment that cannot be satisfactorily remedied by conditions, and is out weighed by the very special circumstances constituted by the benefits from improving sewage treatment arrangements at the sewage works. Furthermore although this development is contrary to Core Policy 1 and Policy ENV3 of the adopted North Warwickshire Local Plan it is considered that the environmental benefits which will result from the upgrading of the sewage treatment works constitute strong material planning considerations which justify the determination of this application other than in accordance with the provisions of the development plan.