

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 7th September 2006

Report Title **Brinklow Sewage Treatment Works – Installation of Equipment to Update Sewage Treatment Facility**

Summary This application is for the installation of two Rotating Biological Contractor Units and associated blower enclosures and control panels, chemical dosing plant and new kiosk enclosure at Brinklow Sewerage Treatment Works, Walkers Terrace, Brinklow

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

Background Papers Planning Application registered on 7th July 2006. Letter dated 25th July 2006 from the Environment Agency.
 E-mail dated 30th July 2006 from Councillor Mrs H Timms.
 E-mail dated 31st July from Rugby Borough Council's Environmental Health Officer.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees
- Local Member(s)
 (With brief comments, if appropriate)
- Other Elected Members Councillor Mrs H Timms – No objection - see paragraph 2.3.
- 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 Rugby Borough Council Environment Health and Planning – No objection – see paragraph 2.1.
- Health Authority
- Police
- Other Bodies/Individuals Brinklow Parish Council – No comments received Environment Agency – No objection – see paragraph 2.4.

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

**Brinklow Sewage Treatment Works – Installation of
Equipment to Update Sewage Treatment Facility**

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

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the installation of two Rotating Biological Contractor Units and associated blower enclosures and control panels, chemical dosing plant and new kiosk enclosure at Brinklow Sewerage Treatment Works, Walkers Terrace, Brinklow, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application Number: R1499/06CM017

Received by County: 7th July 2006

Advertised date: 13th July 2006

Applicant: Severn Trent Water Limited, 3900 Parkside, Birmingham Business Park, Birmingham, B37 7TG.

Agent: Entec UK Limited, Canon Court, Abbey Lawn, Abbey Foregate, SY2 5DE.

The Proposal: The installation of two Rotating Biological Contractor (RBC) units and associated blower enclosures and control panels, chemical dosing plant and new kiosk enclosure.

Site and Location: Approximately 0.02 ha of land at Brinklow Sewage Treatment Works, Walkers Terrace, Brinklow, Warwickshire, [grid ref SP427,803].

See plan at **Appendix A**.

Application Details

- 1.1 Planning permission is sought for the development of the existing operational land occupied by Severn Trent Water Limited comprising approximately 0.02 ha of land.
- 1.2 The application is for the following:-
- (i) Two Rotating Biological Contactor (RBC) treatment units comprising a dark green enclosure measuring approximately 15.67m x 4.95m x 2.4m high to replace the filter beds.
 - (ii) A chemical dosing plant mounted on a concrete plinth comprising a green package unit containing a self contained chemical storage tank and bund measuring approximately 5m x 3m x 3.2m high.
 - (iii) A new grey kiosk enclosure measuring approximately 1.5m x 1.2m x 1.8m high and mounted on a reinforced concrete pad located adjacent to the main access gates.
- 1.3 The number of lorries entering and leaving the site would increase during the construction period of approximately 12 months. During this time period there would be approximately six to eight light vehicle movements to and from the site per day. The site currently generates approximately 200 heavy goods vehicle deliveries to the site and approximately 40 movements to and from the site by large construction plant such as cranes, low loaders and concrete pumps therefore the additional numbers would be negligible.

2. Consultations

- 2.1 **Rugby Borough Council (Environmental Health and Planning comments)** – No objection subject to a condition requiring an assessment for potential odour nuisance from the new treatment works to be made and submitted to the Local Planning Authority for approval along with any remedial works required.
- 2.2 **Brinklow Parish Council** – No comments received.
- 2.3 **Councillor Mrs H Timms** – No objection provided that any short term traffic problems are alleviated.
- 2.4 **The Environment Agency** – No objection subject to the recommendation that any new equipment is set 600mm above the modelled 1 in 100 year flood level as identified by the flood risk assessment. It is also recommended that soakaways are used to dispose of additional flow from surface water run off and that during construction no rainwater contaminated with silt/soil from disturbed ground drains to the surface water sewer or watercourse without sufficient settlement.

3. Representations

None

4. Observations

Site and surroundings

- 4.1 The current Sewage Treatment Works (STW) is not meeting current legislative requirements in terms of the quality of sewage treatment. The STW would be modernised through the installation of two RBC units and associated blower enclosures and control panels, chemical dosing plant and a new kiosk enclosure located at the main gate at Brinklow STW, all of which are the subject of this planning application.
- 4.2 The application site is currently used as a STW and accessed by Walkers Terrace, approximately 670m to the north west of the village of Brinklow. The application site is bounded by 2.5m high steel mesh weld perimeter fencing. Hedgerow comprising a mixture of trees and shrubs no higher than 3.5m runs along the eastern, southern and western boundaries adjacent to the fencing. A public right of way runs parallel to and approximately 7m from the north western and northern site boundary.
- 4.2 Although agriculture is the predominant surrounding land use, there are a number of residential dwellings located along Walker Terrace with the nearest being located approximately 50m to the west of the site.
- 4.3 The initial stages of the sewage treatment process take place in the south western section of the site where the inlet works, primary tanks, two filter beds, sludge holding tank, humus tank and pumping station and associated plant are located. The primary tanks, filter beds and humus tank would become redundant and are to be filled in with excavated material resulting from the RBC unit construction. The majority of the southern section of the site would be landscaped with excavation material to form a gentle mound to be landscaped to form a grassland area with wild flowers.

Planning policy

- 4.4 The proposed development is located within the West Midland Green Belt. Such development within the Green Belt is 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.
- 4.5 The proposed buildings are required to house equipment which is necessary for the efficient and environmentally acceptable operation of the STW which constitutes the very special circumstances and justify the approval of this application in this Green Belt location
- 4.6 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.

Environment and amenity

Landscape and Visual impact

- 4.7 The site is screened by existing vegetation and the topography of the surrounding countryside means that this proposal will have only a very limited and acceptable landscape impact

Flood impact

- 4.8 The STW is located approximately 200m to the south of Smite Brook and has been identified as being partially within the flood risk area identified by the Environment Agency's flood map. The flood risk assessment submitted with this application shows that there is no increased risk of flooding as a result of this development.

Ecological impact

- 4.9 A Phase 1 Habitat Survey has been carried out at the site to support this application. This survey indicates that the site is of low ecological value.
- 4.10 Although the area surrounding the site is potentially ecologically valuable, the site itself is of low ecological value therefore it is considered that the proposed development would not have a significant impact upon biodiversity. The addition of another reed bed would potentially increase on-site biodiversity.

Odour, fly and noise nuisance

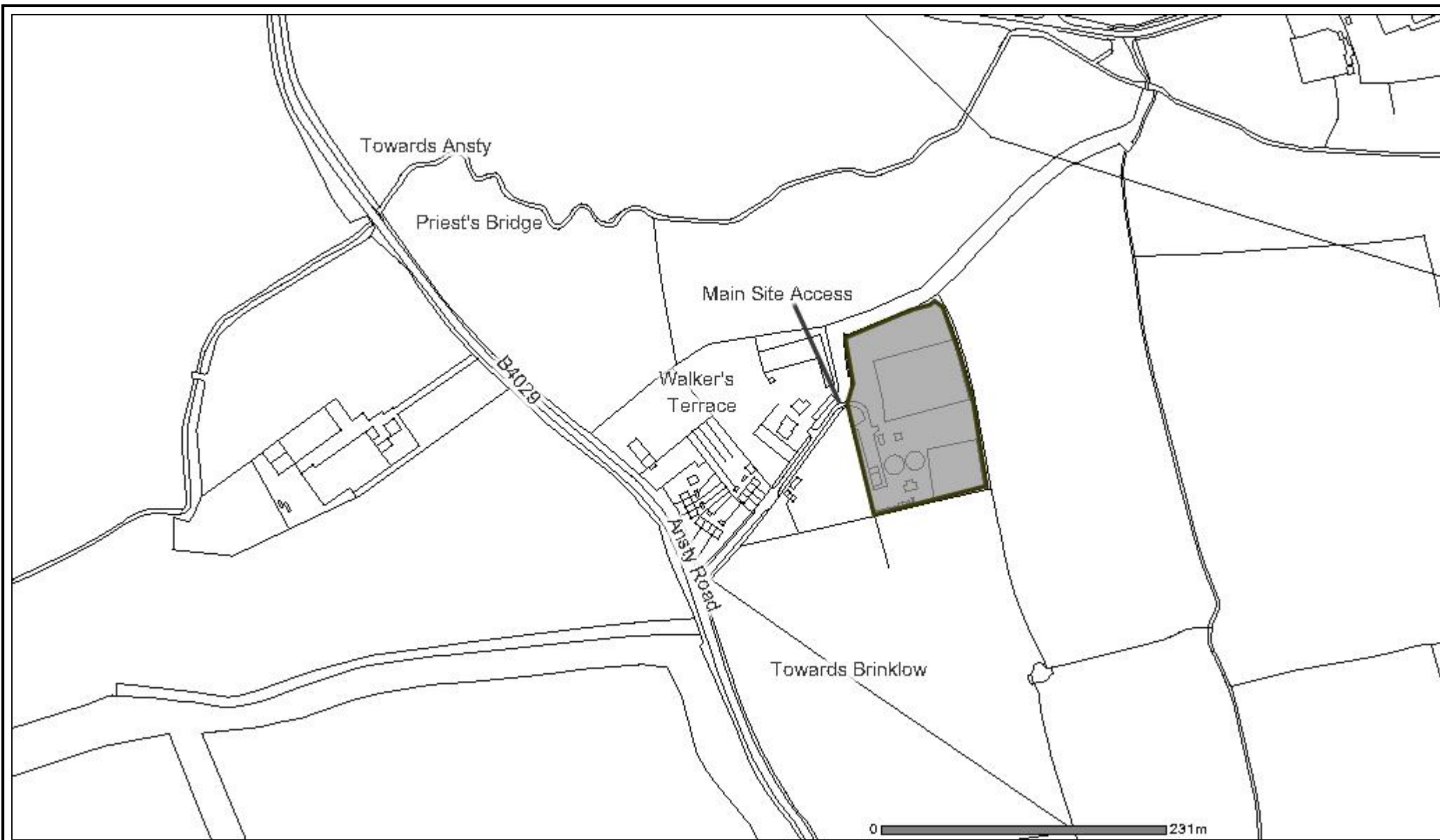
- 4.11 There is an issue with odour at the site affecting residents along Walkers Terrace. It is understood that the process of sludge removal is likely to trigger odour release. Sludge is currently removed from site approximately every two weeks. It is considered that the proposed development would lead to a decrease in the frequency of sludge removal from the site and could therefore reduce the likelihood of odour nuisance, however, it is recommended that a further odour assessment is carried out to confirm this (see condition 3 as recommended).
- 4.12 Flies are a current nuisance to nearby residents. Although surrounding land uses potentially give rise to flies, those of particular nuisance are thought to originate from the two filter beds on site. Once the filter beds become redundant and landscaped, there would not be a significant risk of fly nuisance from operations at the site.
- 4.13 The operation of this site should not give rise to significant noise pollution concerns.

5. Conclusion

- 5.1 Although the development constitutes inappropriate development in the Green Belt and is contrary to policy E2 of the Rugby Borough Local Plan 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. Furthermore it is considered that this development would not have a significant impact on the visual amenity of the locality or the openness of the Green Belt due to the small size of the buildings proposed and the enclosed nature of the site. The development would not have an adverse ecological impact and would not increase the likelihood of flooding or nuisance from flies or odour. The development is therefore considered to be acceptable.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

23rd August 2006



Scale 1: 4277

Ref No. R1499/06CM017

Drawn Lucy Hill

Regulatory Committee - 7th September 2006

Subject

Brinklow Sewage Treatment Works



John Deegan
Strategic Director for
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Regulatory Committee - 7th September 2006

**Brinklow Sewage Treatment Works – Installation of
Equipment to Update Sewage Treatment Facility**

Application No: R1499/06CM017

Commencement Date

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

Reason: To comply with the provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-Commencement

2. The development hereby permitted shall not be carried out other than in accordance with the submitted application reference R1499/06CM017, the Supporting Statement and plans reference no.'s T365162-XA100, T365162-LA200, T365162-PA201, T365162-PA202, T365162-PA203, T365162-PA204, T365162-PA205, T365162-PA206 and T365162-PA210-01.

Reason: To ensure a satisfactory standard of development.

3. Prior to the commencement of the development hereby permitted an odour management plan shall be submitted to and approved in writing by the County Planning Authority. Once approved the odour management plan shall be implemented on site for as long as the structures hereby approved are retained on site.

Reason: To protect the amenity of the area from odour nuisance.

4. Unless otherwise agreed in writing, prior to the commencement of the development hereby permitted measures to prevent rainwater contaminated with silt and soil from disturbed ground and materials stored on the site from entering the surface water drainage system or watercourse shall be submitted to and approved in writing by the County Planning Authority and once approved these measures shall be installed on site for the duration of construction works.

5. There shall be no deposit of mud or other deleterious material on the public highway during both construction and operational periods of the site. Measures to prevent the deposit of mud shall be submitted to and approved in writing by the County Planning Authority and once approved these measures shall be installed on site in the approved form before the commencement of construction works.

Reason: In the interest of highway safety.

Development Plan Policies Relevant to this Decision

Regional Spatial Strategy for the West Midlands – June 2004

- (i) QE.9 – The Water Environment

Warwickshire Structure Plan 1996 – 2011

- (i) GD.3 – Overall Development Strategy
- (ii) GD.6 – Green Belt
- (iii) ER.1 – Natural and Cultural Environmental Assets
- (iv) ER.2 – Environmental Impact of Development
- (iv) ER.4 – Protection and Enhancement of the Landscape

Waste Local Plan for Warwickshire – adopted August 1999

- (i) Policy 1 – General Land Use

Rugby Borough Local Plan (Adopted July 2006)

- (i) Policy E1 – Development in the Countryside
- (ii) Policy E2 – The Green Belt

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 other detriment that cannot be satisfactorily remedied by conditions and is outweighed by the very special circumstances constituted by the environmental benefits, which will result from improving sewage treatment arrangements at the sewage works. Furthermore, although this development is contrary to Policy E2 of the adopted Rugby Borough 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.