

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 27th February 2007

**Report Title** **Aston Cantlow Road, Wilmcote, Stratford-upon-Avon - Construction of a New Sewerage Pumping Station**

**Summary** This report recommends the grant of planning permission for the construction of a new sewerage pumping station with associated compound and new access from Aston Cantlow Road, Wilmcote, Stratford-upon-Avon.

**For further information please contact** Thomas Cox  
Planning Officer  
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thomascox@warwickshire.gov.uk

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

**Background Papers** Planning application received 29/12/07.  
Letter received from Wilmcote Parish Council 19/1/07.  
Letter received from Stratford on Avon District Council 26/1/07.

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

- Other Committees  .....
- Local Member(s)  Councillor R Hobbs – No comments received as at 13/2/07.  
(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 – comments incorporated.

- Finance  .....
- Other Chief Officers  .....
- District Councils  Stratford on Avon District Council – See paragraph 2.1.
- 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 February 2007**

**Aston Cantlow Road, Wilmcote, Stratford-upon-Avon -  
Construction of a New Sewerage Pumping Station**

**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 new sewerage pumping station with associated compound and new access from Aston Cantlow Road, Wilmcote, Stratford-upon-Avon 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: S3753/06CM038

Received by County: 29/12/2006

Advertised Date: 4/1/2007

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

Agent: Entec UK Ltd, Gables House, Kenilworth Road,  
Leamington Spa, CV32 6JX.

The Proposal: Construction of a New Sewerage Pumping Station  
(SPS).

Site & Location: Aston Cantlow Road, Wilmcote, Stratford-upon-Avon.  
  
See plan in **Appendix A**.

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**1. Application Details**

- 1.1 Severn Trent Water Ltd seeks planning permission for the construction of a sewerage pumping station (SPS) and access on land adjacent to Aston Cantlow Road in Wilmcote. The proposed development is required to provide a sewerage connection to 12 properties at Aston Hill, as required under Section 101A of the Water Industries Act 1991.

- 1.2 Residents of Aston Hill currently experience odour problems that are arising from partially treated sewage effluent being discharged into the ditch at the rear of their properties. This is a result of the ineffective private sewage treatment and disposal facilities that are currently in place.
- 1.3 The proposed SPS and access would be developed within 1,390 m<sup>2</sup> of non-operational land currently outside the ownership of Severn Trent. A temporary contractors compound would be sited adjacent to the development and would be approximately 1,990 m<sup>2</sup>.
- 1.4 An access road, 22 metres wide at its bellmouth would be required to link the SPS compound to Aston Cantlow Road. The ground levels would be raised to link the proposed site to the road, currently 1.8 m below Aston Cantlow Road.
- 1.5 A new stone access road with edging kerb would link the bellmouth access with the proposed site compound. This part of the access widens considerably to allow access into the temporary construction compound. This part of the access would be retained for agricultural purposes once the temporary construction compound had been reinstated to agriculture.
- 1.6 A timber post and rail fence measuring 1.5 m high would be constructed around the perimeter of the pumping station compound. Two sets of double leaf timber gates would be erected for the field access and for the entrance to the pumping station. The pumping station access gates would measure 4.5 m in width (2.25 m each) and 1.5 m in height, the field access gates 5m in width (2.5 m each) and 1.5m high.
- 1.7 The construction of a glass reinforced plastic (GRP) kiosk is required to house a chemical storage tank, dosing pump and associated controls for the pumping station. The kiosk would measure 2 m in length x 2.5 m wide x 2 m high and would be painted 'Holly' green. A second GRP kiosk is required to house a pump control panel and electricity meter for the pumping station. The kiosk would measure 3 m in length x 0.6 m wide x 1.75 m high and would also be painted green.
- 1.8 A sewerage pumping station wet well, valve chamber, raising main and precast concrete manholes would be constructed below ground level as additional works under the Town and Country Planning (General Permitted Development) Order 1995 (GPDO).
- 1.9 An area of concrete hardstanding would exist around the proposed kiosks and associated permitted development works. The remainder of the site would be top-soiled and grass seeded.

## 2. Consultations

- 2.1 **Stratford on Avon District Council** – No objection. However, considers that the access and turning area seem over large for the proposed development. In addition, would recommend that the landscaping scheme be amended removing

the Viburnum and Ilex and increasing the thorns. The two cherry trees should be replaced with Fraxinus or similar, to give a more native feel to the planting.

2.2 **Councillor R Hobbs** – No comments received as at 13/2/07.

2.3 **Environmental Health Officer** – No comments received.

2.4 **Wilmcote Parish Council** – Supports the application to provide a sewerage pumping station to serve the properties on Aston Hill. The Council is of the opinion that the proposal for the station together with its associated compound and new access from Aston Cantlow Road is needlessly large. In particular, the entrance is more suitable for an industrial site requiring daily access than for a small pumping station that will presumably only require infrequent access.

“Taking into account that the pumping station is in the Green Belt area, surely a design that is sympathetic to the surrounding countryside could be developed. The landscaping looks typical of that which is normally provided on a housing estate”.

2.5 **Environment Agency** – No comments received.

2.6 **Libraries, Adult Learning and Culture** – No comments received.

### 3. Representations

3.1 None received.

### 4. Observations

#### Location

4.1 The proposed SPS would be located approximately three miles northwest of Stratford-upon-Avon on the western boundary of Wilmcote. The site is adjacent to Aston Cantlow Road providing links to Wilmcote and the A3400 which, in turn, links to the A46.

4.2 The proposed development falls upon non-operational land outside of the ownership of Severn Trent and is currently used for agricultural purposes. The site measures just over 0.1 ha, and is located within the northeast corner of the field to the rear of the existing properties along Aston Hill that the development would be serving.

#### Details

4.3 The commissioning of this sewerage scheme would eliminate the existing environmental and amenity problems. The provision of a pumping station is essential in order to convey flows to the nearest existing sewerage system in Aston Cantlow Road.

4.4 Once constructed, maintenance visits to the pumping station would be by light vehicles or 18 tonne tankers which would access the site via the new entrance

off Aston Cantlow Road. Tankers are expected to visit the site approximately four times per year, with lighter vehicles such as small lorries and vans visiting with a similar frequency.

- 4.5 Stratford on Avon District Council and Wilmcote Parish Council raise concerns regarding the size and scale of the proposed access to the development being excessive. Although the design of the access appears to be excessive, large vehicles require sufficient access and this layout would facilitate those vehicles without being detrimental to highway safety.

### **Policy**

- 4.6 The proposed development is located within the West Midlands 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.
- 4.7 The proposed kiosks are required to house equipment which is necessary for the efficient and environmentally acceptable operation of the SPS which constitutes the very special circumstances which justify the approval of this application in this Green Belt location.
- 4.8 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.
- 4.9 In conformity with the structure plan, the proposed site for development is designated within the local plan as falling within a Special Landscape Area. Policy EF.2 'Special Landscape Area' seeks to preserve and protect these areas from development proposals that would have a harmful effect upon the character and appearance of the landscape.
- 4.10 However, it is acknowledged within the Local Plan that there are forms of development which are appropriate to these areas, where proposals can include measures relating to services or facilities important to local communities.

### **Environment**

- 4.11 This development would result in the loss of a 40 m section of hedgerow comprising of several trees and shrubs along the southern boundary of Aston Cantlow Road in order to provide a safe access to the site.
- 4.12 A badger and bat survey was established in November 2006. A badger set was identified as being located within a wooded area, however, this is located over 30 metres from the proposed site so a development license is not required from

Natural England. Two nocturnal bat surveys did not detect any roosting or bats emerging from any of the trees within the area.

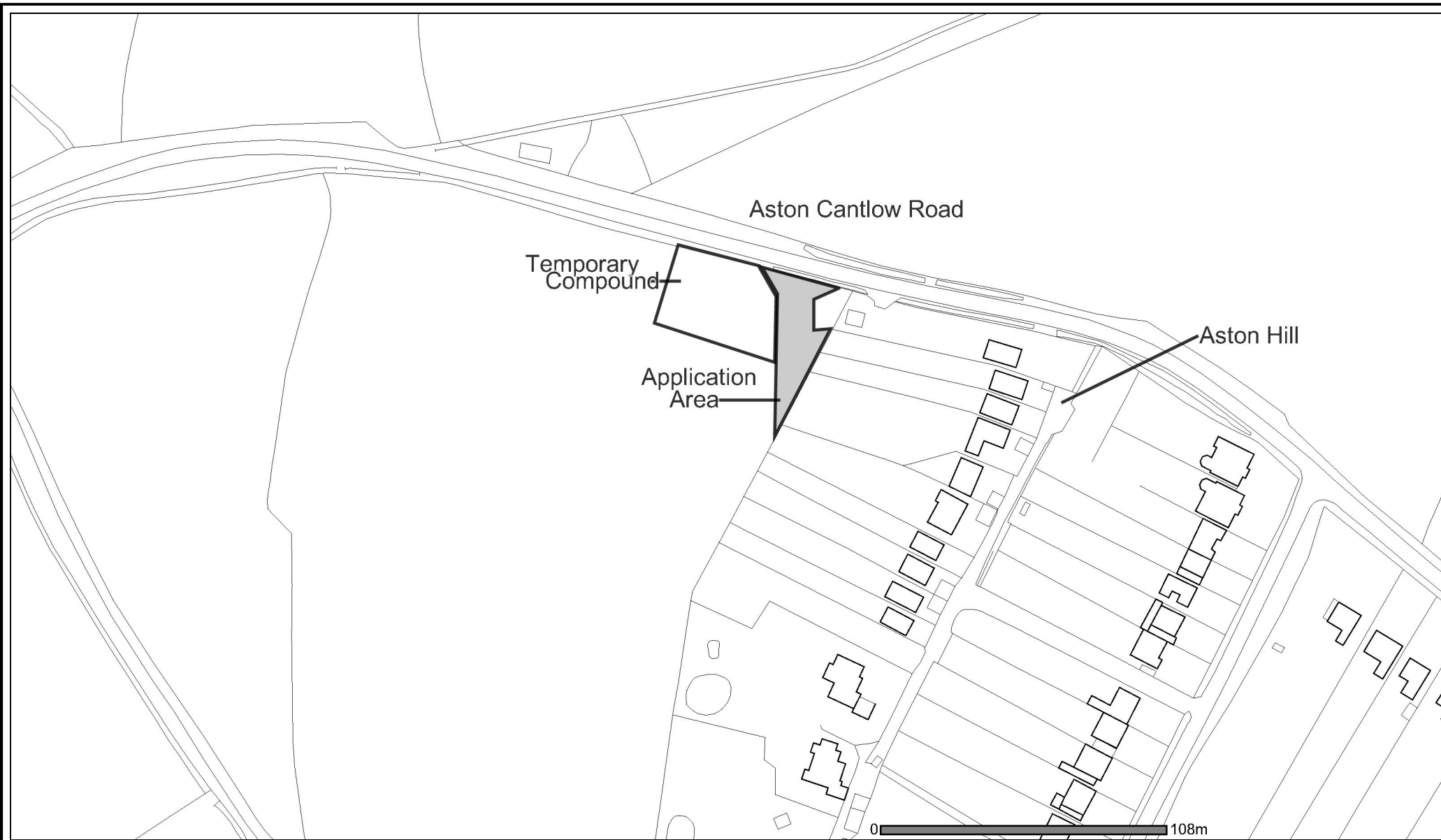
- 4.13 It is intended that the section of hedgerow is removed before 1st March 2007 in order to minimise the likelihood of disturbance to nesting birds, thereby ensuring compliance with the provisions of the Wildlife and Countryside Act 1981.
- 4.14 These works would have some adverse visual impact. However, these impacts can be rectified by the imposition of appropriate planning conditions as now recommended. In addition this development would result in the more efficient treatment of sewage and therefore result in significant environmental benefits for the locality, which it is considered, outweigh the temporary adverse impacts which would result from the loss of existing hedgerow vegetation.

## **5. Conclusion**

- 5.1 In summary, the proposed development would have no significant adverse impact on the surrounding area and would implement an important scheme for a public service/utility that would benefit local residents and the natural environment in accordance with local, regional and national planning guidance.
- 5.2 Although the development constitutes 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 provision of sewerage facilities meets current legislation and environmental standards through the installation of the necessary equipment.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

12th February 2007



Scale 1: 2000

Ref No. S3753/06CM038

Drawn Thomas Cox

Regulatory Committee - 27th February 2007

Subject

**Proposed SPS - Off Aston Cantlow Road, Wilmcote.**



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

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APPENDIX A OF AGENDA NO.



**Regulatory Committee - 27th February 2007**

**Aston Cantlow Road, Wilmcote, Stratford-upon-Avon -  
Construction of a New Sewerage Pumping Station**

**Application No: S3753/06CM038**

**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 development hereby permitted shall not be commenced until full details of landscape proposals for the site have been submitted to and approved in writing by the County Planning Authority. These details should include a planting plan showing existing trees to be retained along with new planting, written specifications, schedules of plants noting plant locations, species, sizes and proposed numbers and densities where appropriate.

**General Operations**

3. The development hereby permitted shall not be carried out except in accordance with the submitted application ref: S3753/06CM038, drawing nos S353421-CA033 D, S353421-L002-01, S353421-CA036 and S353421-CA034 B.
4. The landscaping scheme approved pursuant to Condition 2 of this consent, shall be implemented in the first planting season following the completion of the development hereby approved and unless otherwise agreed in writing by the County Planning Authority, should any trees or shrubs planted as part of the landscaping scheme die, be removed, become damaged or seriously diseased within five years of the initial planting they shall be replaced in the next planting season with others of a similar size and species.

**Reasons**

1. To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to ensure the satisfactory appearance of the completed development.

3. To ensure a satisfactory standard of development.
4. In order to ensure the satisfactory appearance of the completed development.

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

Warwickshire Structure Plan 1996 – 2011

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

The Waste Local Plan For Warwickshire

- (ii) Policy 1 (General Land Use).

Stratford on Avon Local Plan Review 1996 – 2011 Revised Deposit Draft

- (i) Policy PR.2 (Green Belt).
- (ii) Policy EF.2 (Special Landscape Area).

### **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 outweighed by the very special circumstances constituted by the benefits from improving sewerage arrangements.