



- Chief Executive  .....
- Legal  I Marriott – comments noted and incorporated.
- Finance  .....
- Other Chief Officers  .....
- District Councils  Stratford on Avon District Council – no objections received as at 25/4/07.
- 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 - 8th May 2007**

**Construction of a New Pumping Station Compound, Kiosk and Access Track on Land Adjacent to Wolverton Sewage Pumping Station, Wolverton**

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

**Recommendation**

That the Regulatory Committee authorises the grant of planning permission for the change of use of land and the construction of a new pumping station and vehicle turning area on land adjacent to Wolverton Sewage Pumping Station 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 : S4729/07CM002.

Received by County : 22/1/2007.

Advertised Date : 1/2/07.

Applicant(s) : Severn Trent Water Ltd, Alpha House, Gallows Hill, Warwick Technology Park, Warwick.

Agent(s) : Mr N Martyn - (Entec Uk Ltd), Gables House, Kenilworth Road, Leamington Spa.

The Proposal : The construction of a new sewerage pumping station compound and stone access track.

Site and Location : 0.0433 ha of land at land adjacent to Wolverton Sewage Pumping Station, Wolverton Road, Wolverton, Stratford-upon-Avon [Grid ref: 208.624].

See plan in **Appendix A**.

## 1. Application Details

- 1.1 This application seeks planning permission for the change of use of a small area, about 190 sq metres, of agricultural land adjacent to the existing Wolverton Sewage Pumping Station (SPS) to Severn Trent Water operational land to facilitate the provision of a new sewage pumping station on that land along with the construction of an improved vehicle turning area to serve the new site.
- 1.2 Initially it was proposed to construct the new turning area with a length of 28 metres and a (maximum) width of 9 metres. Following discussions with the applicants the width of the turning area has been reduced to 6 metres. Amended plans have been received to that effect.
- 1.3 The applicants have supplied information which indicates that the current sewage pumping station is not working adequately and that water borne emissions from the site are causing an intermittent but unacceptable level of pollution to a local watercourse. This scheme has been designed to solve that problem.
- 1.4 In discussions the applicants have indicated that construction of this facility would render the existing sewage pumping station redundant and that the site and the land upon which it stands would be conveyed to the owner of the adjacent farmland if planning permission is granted.

## 2. Consultations

- 2.1 **Stratford on Avon District Council** - No objections.
- 2.2 **Wolverton Parish Council** – Have no objections and welcome the aim of the works but note that the plans show the removal of five trees. These trees were provided at the request of the Parish Council to minimise the visual impact of the existing building. If there are operational reasons for the removal of the trees then the Parish request that they are replaced by a hedge.
- 2.3 **Councillor R Hobbs** – No comments received as at 24th April 2007.
- 2.4 **Stratford on Avon District Council (Environmental Health)** - No comments received.
- 2.5 **Libraries, Adult Learning and Culture** – The County Ecologist advises that the site is of low/moderate conservation interest but advises that hedgerows should be protected during construction work and a badger survey should be carried out before any work commences on the site.
- 2.6 **Environment Agency** – No objections.

## 3. Representations

- 3.1 Representations have been received from the occupants of the property opposite the application site (called Meadow Farm House) objecting to this application on the grounds that:-

- (i) The tank and compound are acceptable but the doubling in the width of the access road contravenes advice in PPG 2 and policies EF2 and PR.1 of the Stratford on Avon District Local Plan because the widening of the roadway will have a detrimental impact upon the character of the landscape adjacent to the settlement.
- (ii) The width of the roadway should not be altered. This work seems quite unnecessary for the very low levels of traffic accessing the site. Other alternatives should be investigated such as the enlarging of the existing turning areas next to the existing site.
- (iii) The land levels shown on the submitted plans are questionable and thus the lay-by feature will probably have a much greater impact than these plans suggest.

## **4. Observations**

- 4.1 The application site is located on the northern edge of the village of Wolverton in attractive undulating countryside. The existing sewage pumping station has become an established feature in the landscape and is now surrounded by established vegetation, mostly laurel bushes, providing all year round evergreen screening for the site. The proposed new pumping station would be located to the east of the existing station and would thus be partially screened by the existing facility. The visual and environmental impact of the new sewage pumping station is therefore considered to be acceptable.
- 4.2 In addition to the new sewage pumping station a new lay-by/turning area is also proposed to be constructed adjacent to the existing access road to the existing SPS. This feature is the subject of objections from a local resident who is of the opinion that this development will be damaging to the character and appearance of the countryside. It is accepted that this feature is rather regrettable however the applicants advise that it is required because the site is now served by large vehicles which cannot turn on the existing turning area and that the lay-by is required to facilitate turning by heavy goods vehicles which will need to visit the site. The applicants advise that without the provision of this feature vehicles visiting the site would need to reverse out onto the public highway.
- 4.3 The road network serving this site is typical of many rural areas. The village street is narrow, of tortuous alignment and visibility from the existing access serving the site is below recommended standards. It is therefore important that every effort is made to ensure that vehicles can turn on site, off the public highway and leave the site in a forward direction.
- 4.4 The size of the turning area has been investigated to see whether it can be reduced in size and the applicants have agreed to reduce the size of this feature and amended plans have been submitted to that effect. It is now accepted that the turning area has been reduced in size as far as possible and if made any smaller will not function properly.

- 4.5 The applicants also advise that the landowner is unwilling to dispose of further land to the east of the new site and that this fact along with land level problems has persuaded them that the enlargement of the existing access road is the simplest solution to the need to produce an acceptable turning area away from the public highway.
- 4.6 With regard to the objectors concerns about the exact construction of the lay-by it is considered that condition 5 as recommended will reduce the overall impact of the feature to an acceptable degree.

## **5. Planning Policy**

- 5.1 The application site is located within the approved Green Belt as defined by the Stratford on Avon Local Plan Review 1996 - 2011. The new compound and associated facilities will have a limited impact upon the openness of the Green Belt and must therefore be considered to be inappropriate development as defined by paragraph 3.12 of Planning Policy Guidance Note No. 2 "Green Belts" (PPG 2). It is considered however that the requirement to upgrade the existing facilities to allow water to be treated in such a manner as to meet current environmental standards constitutes the very special circumstances required by paragraph 3.2 of PPG 2 to justify the grant of planning permission for this development in the Green Belt.
- 5.2 It is considered that the new turning area does not have an adverse impact upon the openness of the Green Belt and therefore does not constitute inappropriate development in the Green Belt as defined by PPG 2.
- 5.3 Policy PR.1 of the Stratford on Avon Local Plan Review 1996 - 2011 requires that development proposals should respect and where possible enhance the quality and character of the area and further states that proposals which would damage that character should not be permitted unless significant public benefit would arise from the scheme. Policy EF.2 of the same plan further states that Special Landscape Areas will be protected by resisting developments which would have a harmful effect upon them. Furthermore, Policy DEV.1 of the same plan requires all developments to respect the character of the area and features of local importance.
- 5.4 The proposal would reduce water pollution and therefore would comply with Policy PR.1 of the Local Plan. With regard to Policies EF.2 and DEV.1 the application site is located within a Special Landscape Area as defined by the Local Plan so both policies apply. However, the impact of the site upon the locality must be viewed from the public domain and not from private land. From the highway the development would appear much less prominent than it would from the objectors house. Thus from the public domain the impact of the development would be rather limited. In any case it is proposed to surface the turning area in a soft surface (crushed stone) and to grade the adjacent land to produce a relatively shallow slope down to the feature, all of which would reduce its impact in the landscape and render that impact acceptable.
- 5.5 The applicants have indicated that they intend, if consent is granted, to convey the existing SPS site to the owner of the existing adjacent farmland. The

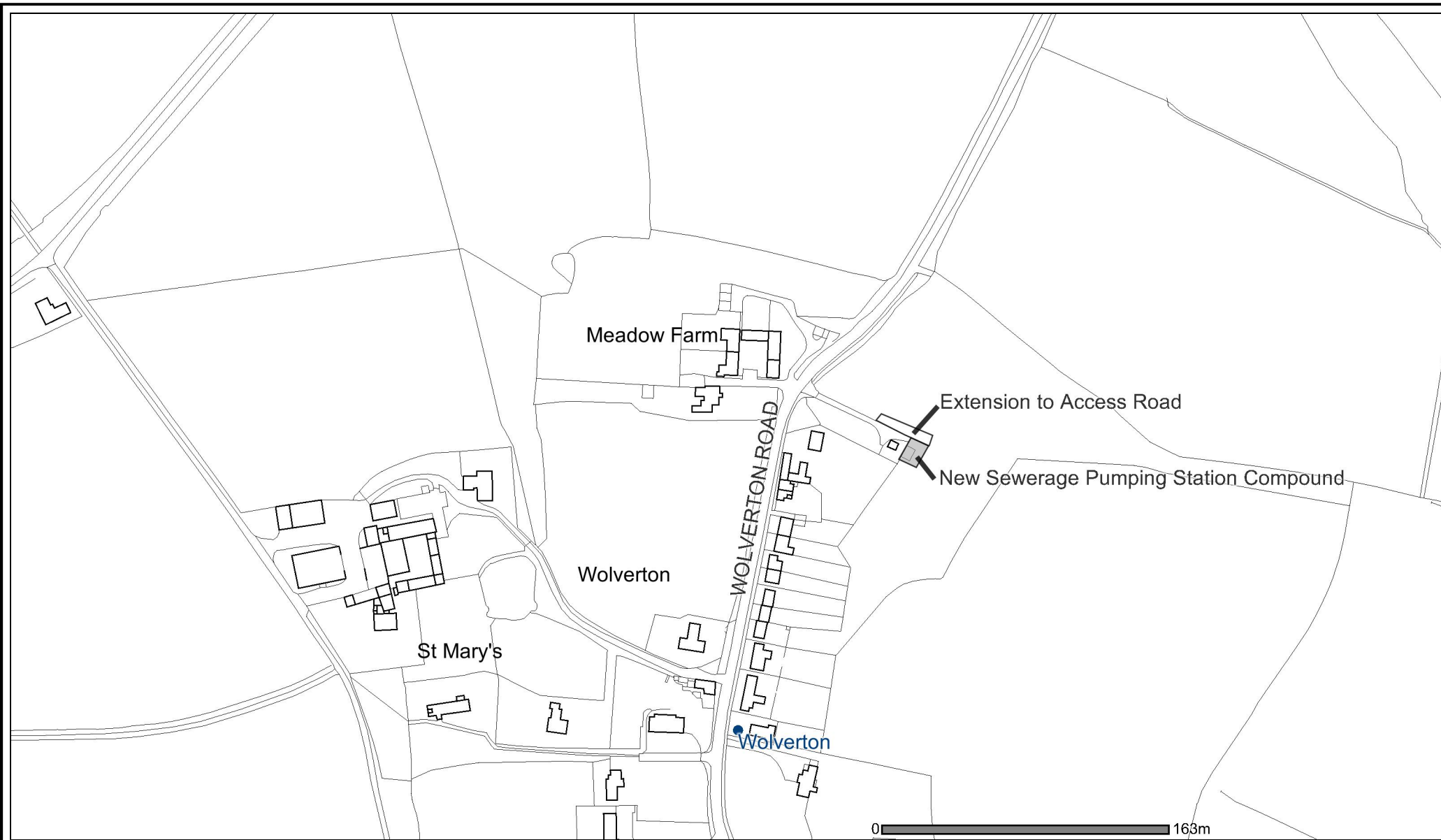
transfer of the existing site cannot be controlled under planning legislation unless it is in the public interest to do so. A change of use of the existing site and the building which stands on it to an agricultural use would not require planning permission (it does not constitute development as defined by the Planning Act) but a change of use of this site to any other use would require planning permission and such applications would be dealt with on their individual merits by the District Council

## **6. Environmental Implications**

- 6.1 The construction of the development proposed would result in a reduction in water pollution to local water courses with only a limited adverse impact upon the openness of the Green Belt and the character and appearance of the landscape locally. It is considered that the environmental benefits which would accrue from approval, which involve a reduction in the quantity of pollution entering the environment, outweigh the adverse visual impacts which would result from the approval of this application.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

27th April 2007



Scale 1: 3000

Ref No. S4729/07CM002

Drawn Richard Forbes

Regulatory Committee - 8 May 2007

Subject

**Wolverton SPS -New Compond and Access Road**

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**Regulatory Committee - 8th May 2007**

**Construction of a New Pumping Station Compound, Kiosk and Access Track on Land Adjacent to Wolverton Sewage Pumping Station, Wolverton**

**Application No: S4729/07CM002**

**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 provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

**Pre-Commencement**

2. The development hereby permitted shall be carried out in accordance with the details submitted with application reference no. S4729/07CM002 and in accordance with the approved plans reference no.s S391311 – CA032 A1, CA033 (B) A1, CA034 A2, CA035 A1, CA036 A1, and CA001 A3 and any details approved in accordance with the conditions attached to this permission, unless these conditions require or allow, or the County Planning Authority agrees in writing to any modifications.

**Reason:** In order to define the exact details of the planning permission granted and to secure a satisfactory standard of development in the locality.

**General Conditions**

3. The development hereby permitted shall not be commenced until full details of the 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.

**Reason:** In order to ensure the satisfactory appearance of the completed development.

4. The landscaping scheme approved pursuant to Condition 3 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

landscape 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.

**Reason:** In order to ensure the satisfactory appearance of the completed development.

5. Prior to the first use of the sewage pumping station approved by this consent the new turning area and access track shall be laid out, surfaced, drained and completed in accordance with a scheme (which shall include details of the grading of the adjacent agricultural land affected by these proposals) which shall have first been submitted to and approved by the County Planning Authority prior to the construction of any part of these features.

**Reason:** In order to ensure the satisfactory appearance of the completed development and to ensure that adequate provision is made for the accommodation of vehicles accessing the site away from the public highway.

6. The development hereby approved shall not be commenced until the site has been inspected for the presence of badgers. The inspections shall be carried out by a person whose professional qualification has first been first agreed by the County Planning Authority. Should this inspection reveal badger activity on the site then a scheme to mitigate disturbance to the local badger population shall be submitted to and approved by the County Planning Authority and shall be put in place for the duration of construction works.

**Reason:** In order to protect local wildlife and biodiversity.

### **Development Plan Policies Relevant to this Decision**

#### **The Waste Local Plan for Warwickshire:**

- (i) Policy 1.

#### **Stratford on Avon Local Plan Review 1996 - 2011:**

- (i) Policies PR.1, PR.2, EF.2 and DEV.1.

### **Reasons for the Decision to Grant Permission**

The proposed development is in accordance with development plan policies and would not have an unacceptable adverse impact on the amenity of the locality as a whole. It is further considered that the very special circumstances which are put forward to support this application outweigh any potential harm to the Green Belt. The development is not proposed to have an adverse impact on the highway network and is appropriate in its location.

**Note:** The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.