

Development Control Committee

Report Title:	SCC\0049\16W Retrospective application for the construction of a new sewage pumping station to provide additional storm water storage; Stradbroke Road Pumping Station, Land behind 12 Stradbroke Road, Lowestoft, Suffolk NR33 7HT
Meeting Date:	28 April 2016
Lead Councillor(s):	Councillor Peter Beer
Local Councillor(s):	Councillors Sonia Barker and Peter Byatt
Director:	Geoff Dobson, Director of Resource Management
Assistant Director or Head of Service:	John Pitchford, Head of Planning
Author:	Anita Seymour, Development Manager (01473 264747)

Brief summary of report

1. This application is a retrospective application for the construction of a new pumping station and associated equipment for storm water storage on land off Stradbroke Road, Lowestoft.
2. No representations have been received following publication of this application.
3. The application is being referred to Development Control Committee for determination as the Scheme of Delegation for Minerals and Waste requires applications for new waste sites to be determined by the Development Control Committee.

Action recommended

4. That Planning Permission be granted subject to the following conditions:
 - 1) The development, uses and associated activities hereby approved shall only be carried out in accordance with:
 - a) The letter from Applicant Anglian Water dated 22 February 2016 and accompanying Planning Application Supporting Statements:
 - i) Planning Statement prepared by Anglian Water Services dated February 2016;
 - ii) Arboricultural Appraisal Report and Method Statement by GC Design dated December 2015;
 - iii) Ecological Appraisal Report by Suffolk Wildlife Trust dated 21/01/2016.
 - b) The approved plans Nos:
 - i) Plan no SEW-10234-LOWESC-2B-PLG-400. Entitled Planning

Layout;

- ii) Plan no PA-S-0042 entitled Ventilation Column;
- iii) Plan no PA-S-0038 entitled Stelar 1 SON LAMP 4m Hinged Light Column;
- iv) Plan No PA-S-0041 entitled Quinshield Kiosk Q26 & Base Details.

Reason: To ensure that new development is completed in accordance with submitted details.

- 2) Within three months of the date of this consent a scheme of habitat compensation shall be submitted to and approved in writing by the Waste Planning Authority. The scheme shall provide for hedgehogs and other bird nesting boxes and include an implementation programme. The scheme shall be carried out in accordance with the approved details and thereafter retained.

Reason: To compensate for loss of habitat in accordance with National Planning Policy Framework (NPPF) Section 11 and the Development Plan.

- 3) All hard and soft landscaping works shall be carried out in accordance with the approved details shown on drawing number SEW-10234-LOWESC-2B-PLG-400. The works shall be carried out in the first available planting season after development is completed.

Reason: To ensure the site is properly planted and in the interests of visual amenity and in accordance with NPPF Section 11 Development Plan Policy CS2.

- 4) All planting shall be maintained for five years after initial planting has been completed by:
 - a) keeping the new planting free from competing grass and weeds. Where herbicides are used, they must be an appropriate "translocated" type;
 - b) replacing any trees and shrubs on a one for one basis each year which are substantially damaged, seriously diseased or dead, with plants of a similar species and size;
 - c) checking, adjusting and repairing all stakes, ties, shelters or fencing used in the scheme; and
 - d) removing tree protection no later than five years after planting of any section.

Reason: To ensure planting is properly maintained and in accordance NPPF Section 11 and with Development Plan Policies CS2 DM13.

Reason for recommendation

- 5. Having regard to the provisions of the Development Plan and other material planning considerations, the proposed development is in accordance with the provisions of the National Waste Planning Policy and Adopted Waste Core Strategy.

Alternative options

6. To refuse consent or grant subject to alternative conditions.

Main body of report

Background

7. The standard sewer is designed to accommodate flows to prevent internal (property) flooding from 1 in 30 year storm event; however sewerage systems are not designed to accommodate flows from exceptional rainfall events. The change in rainfall intensity has been estimated to increase the risk of localised sewer flooding and therefore the applicant has identified locations where provision of extra storage capacity is required to prevent flooding, based on historic flooding data.

Site

8. The site is located within a small pocket of land to the rear of 12 Stradbroke Road, Lowestoft. Aerial photographs show the site to have been previously covered in scrub which has been cleared. There are two garages which border the site along the eastern and southern boundaries. An existing line of trees border the site within the property on the northern boundary. The site is accessed via an existing access between No 16 and 20 Stradbroke Road which leads through to Silverwood Close providing cycle and foot connections to north Lowestoft.

Proposal

9. The development consists of a below ground storage tank, above ground control kiosk, vent column, telemetry aerial, lighting column, lifting gantry turning area and new fencing and hedgerow along the western boundary.
10. The storm storage tank would be constructed below ground to a depth of 10 metres. It would contain submerged pumps at the bottom. For planned maintenance or in the case of emergency, a lifting gantry would be required. This is proposed to be constructed from unpainted galvanised steel.
11. The kiosk is required to house electrical control and telemetry equipment. This would be constructed from glass reinforced plastic (GRP) and coloured green.
12. To ensure that the site can be monitored a 6m high telemetry aerial would be installed. This would consist of an unpainted galvanised steel (grey) pole 50mm in diameter with the aerial on top.
13. A vent stack is required to regulate air pressure in the storage tank to facilitate flows. This would be coloured green.
14. A lighting column 4m in height would be installed on a galvanised tubular column. The light would be controlled via a manual switch and would only be required when the site is manned.
15. The site would be bounded with a post and rail wooden fence along the southern and western boundaries. Where possible the existing vegetation has been retained, a new hedgerow will be planted behind the fence once the development is completed.

Consultations

Waveney District Council

16. No objections.

Archaeology

17. Note that this application is retrospective works having commenced, there will be no archaeological requirements.

Ecology

18. Based on the ecological appraisal submitted by the applicant, it is unfortunate that the site was cleared, albeit outside the bird breeding season, prior to a full assessment of the likely impacts on Protected and Priority species including hedgehogs.
19. I would therefore recommend that any consent is accompanied with a condition for the applicant to provide a hedgehog box and other bird boxes on site to compensate for the loss of habitat.

Landscape

20. Based on the information provided by the applicant the proposal appears to be acceptable in landscape terms subject to effective implementation and aftercare of the hard and soft landscaping scheme set out in the application material.

Representations

21. None.

Policy

22. The National Planning Policy Framework (March 2012) sets out the Government's planning policies for England. It requires planning decisions to be based on providing resilience to the impacts of climate change.
23. Chapter 11 The Natural Environment requires the planning system to contribute to and enhance the natural local environment, to minimise the impacts of development on biodiversity and provide net gains in biodiversity where possible.
24. Paragraph 162 requires local authorities to work with other authorities and providers to: assess the quality and capacity of infrastructure for ..., water supply, wastewater and its treatment...
25. The Waste Management Plan (December 2013) sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.
26. National Planning Policy for Waste (October 2014) sets out the Government's planning policies for waste and reiterates the principles of sustainable waste management and waste hierarchy and states that in considering planning applications for new or enhanced waste management facilities, waste planning authorities should consider the likely impact of the development on the local environment and amenity.
27. Appendix B sets out the locational criteria which must be considered in relation to the suitability of proposed sites. Including issues relating to protection of

water resources, visual intrusion, traffic and access, air emissions, noise and vibration and potential land-use conflict.

28. Suffolk County Council Waste Core Strategy was adopted in September 2011. Policy WDM2 sets out general considerations to be considered when considering new waste management facilities including consideration of impacts upon archaeology, landscape, biodiversity interests and residential amenity.
29. WDM19 requires the design of waste management facilities to be in keeping with the local environment.
30. Waveney District Core Strategy (2009) and Development Management Policies (2011) include Policy CS02 which requires development to be of high quality and sustainable design, Policy CS16 which seeks to protect and enhance the natural environment, Policy DM27 seeks to protect the landscape character and Policy DM29 seeks to protect Biodiversity and Geodiversity.

Planning considerations

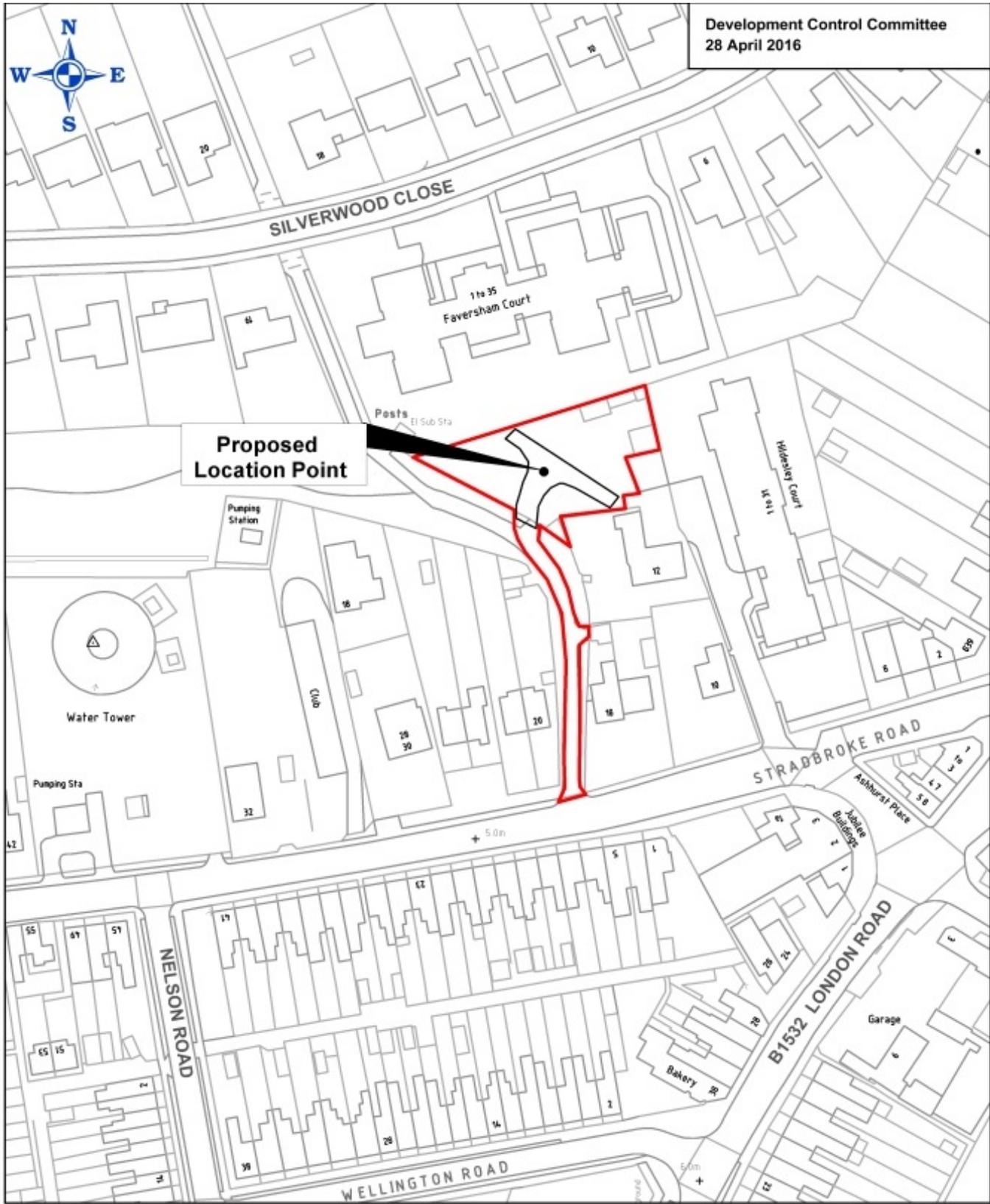
31. The development is located within a previously overgrown plot of land; views to the north are filtered by an existing belt of trees and the applicant proposes additional hedge planting along the new fence to the south and south-west to provide screening and habitat. As the majority of the installation is underground and above ground equipment being either galvanised or painted green I consider that the development would have minimal visual impact. A condition requiring the maintenance of the landscaping for five years is recommended as set in paragraph 4 of this report.
32. The pumps are contained within the storage tank approximately 10 metres underground and therefore are not considered likely to be audible, furthermore they would only be operated after a rainfall event which requires the storage of storm water. Access to the site would be once every two months for maintenance work. This is unlikely to create a noise nuisance to neighbouring residential properties.
33. As storm water would only be stored for a short period of time it is considered that odours would not be a problem.

Conclusion

34. The development is required to alleviate sewer flooding in the local area in times of severe weather events. The development is considered to be in accordance with national, waste and local planning policies. Whilst there would be a localised minor impact on the character of the area it is considered this is significantly outweighed by the benefits of the scheme to provide additional storm storage thereby preventing localised flooding.

Sources of further information

- a) File Reference SCC\0049\16W.
- b) The application and consultee responses can be viewed at:
<https://secure.suffolkcc.gov.uk/ePlanning/loadFullDetails.do?apId=21469>
- c) The Planning Officers file is an open file and can be consulted by prior appointment with the case officer Anita Seymour (01473 264747) at the Development Section, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX.



KEY	
	Site Boundary Line
	Proposed Location Point

SITE LOCATION PLAN

Suffolk
County Council

SCALE: 1:1250

Director of Resource Management,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk.
IP1 2BX

SCC\0049\16W
Stradbroke Road Pumping Station
Land behind 12 Stradbroke Road, Lowestoft. NR33 7HT



Strategic Development
Resource Management
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Development Control Committee
28 April 2016

AERIAL PHOTO – STRADBROKE ROAD
PUMPING STATION, LOWESTOFT

