

2023/0400

Yorkshire Water

Construction of chemical dosing kiosk

Sewage Works, Ings Road, Wombwell, S73 0BP

Background

B/89/1170/WW - Erection of sewage treatment works

B/91/1383/WW - Erection of sludge treatment plant

B/01/0947/WW - Erection of building to house sludge treatment plant and equipment.

2008/1224 - Erection of two GRP kiosks (Wombwell Water Treatment Works)

2008/1716 - Erection of GRP Kiosk (Wombwell Water Treatment Works) (Partial

Resubmission of 2008/1224)

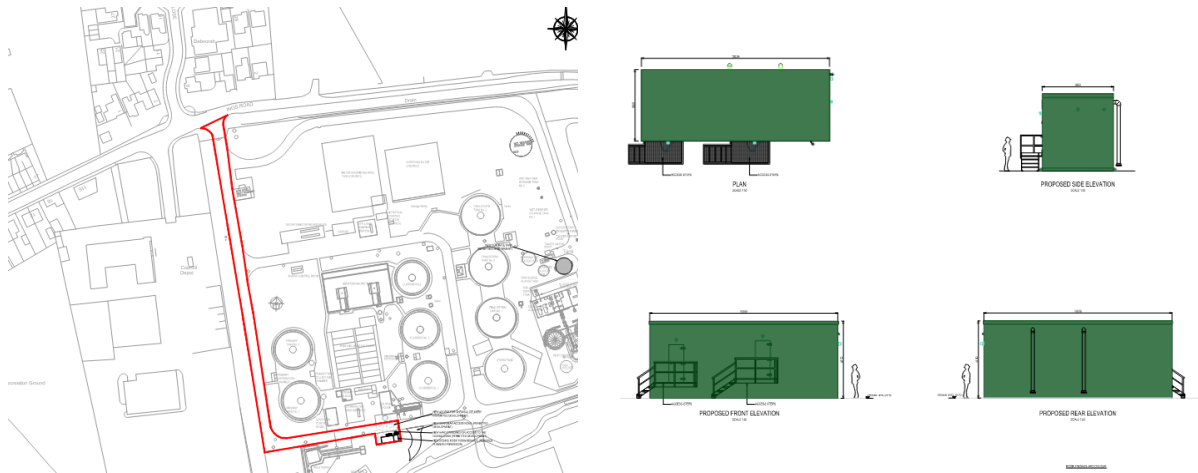
Description

The Yorkshire Water sewage treatment works is located to the South of Ings Road adjacent to an industrial estate to the west. The site falls within Green Belt and is surrounded by open fields to the East and South of the site.



Proposed Development

The proposal involves the construction of a chemical dosing kiosk, to be used in association with sewage treatment plant. The kiosk materials are low impact glass reinforced plastic (GRP) building finished in dark green measuring 3.8m by 10.4m and 4.11m in height with a flat roof. The kiosk is proposed within the confines of the site and adjacent to existing plant. The building is required in order to upgrade the existing equipment at the sewage plant. The kiosk will be located at the rear of the site away from the street scene of Ings Road.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is set within an area of Green Belt.

The following policies are therefore of relevance: -

- Policy GD1 General Development
- Policy T4 New development and Transport Safety
- Policy D1 High Quality Design and Place Making
- Policy GB1 Protection of Green Belt
- Policy Poll1 Pollution Control and Protection
- Policy UT2 Utilities Safeguarding
- Policy BIO1 Biodiversity and Geodiversity

NPPF

In respect of this application, relevant policies include:

Section 13. Protecting Green Belt Land

Paragraph 138 of the NPPF states that: Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas.
- b) to prevent neighbouring towns merging into one another.

- c) to assist in safeguarding the countryside from encroachment.
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 149 states: -

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry.
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.
- e) limited infilling in villages.
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:– not have a greater impact on the openness of the Green Belt than the existing development; or– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Consultations

Highways DC – No objections

Drainage – Details to be checked by BC

Pollution Control – No objections

Natural England – No comments received

Biodiversity – No objections subject to conditions

Environment Agency – As this development is located in Flood Zone 2 and classed as 'less vulnerable' development, our standing advice should be followed. **Permit**

A variation to any permits may also be required. They would be advised to contact our National Permitting Service (Tel. 08708 506 506) at the earliest opportunity.

Representations

Notification letters have been sent to surrounding properties, no comments have been received as a result.

Principle of development

The site is situated within the Green Belt as allocated within the Local Plan. The NPPF states a local planning authority should regard the construction of new buildings as inappropriate in Green Belt, with certain exceptions which include limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt. It is considered that these buildings can be considered as limited infilling as it is sited within the confines of the Wombwell Wastewater Treatment Works and there is no

greater impact upon the openness of the Green Belt. In addition, the proposal is to upgrade this essential facility and is considered to be in compliance with policies GB1 and UT2 of the Local Plan.

Visual Amenity

The proposal involves the erection of a new building within the Green Belt; however it is an essential building for the sewage treatment plant.

The kiosk is of a low impact design GRP building. The building is set within the boundaries of the sewage works adjacent to other plant and will not significantly affect the openness of the Green Belt in accordance with policy GB1 of the Local Plan.

Biodiversity

The Preliminary Ecological Appraisal submitted with the planning application identifies that existing habitat within the site is of low ecological value and small in size. The proposal site is within 100m of the Dearne Valley Wetlands Site of Special Scientific Interest (SSSI) and within the impact risk zone for the SSSI. The development type may have a potential impact and as a result Natural England have been consulted. Additional time has been given to the application process to allow Natural England time to respond. The Council has not received any further comments from Natural England within the additional timescale therefore concludes that Natural England have no comments to make. The Councils Biodiversity team have assessed the application and are happy for the application to be approved subject to conditions. The conditions shall be implemented

Based on the habitats present and the results of the Preliminary Ecological Appraisal, it is considered that there should not be any significant impact upon Biodiversity, in accordance with policy BIO1.

Residential Amenity

The closest residential properties are a significant distance away from the site of the building and will not be significantly affected by the proposal by overshadowing or overbearing impact. The Pollution Control Officer has been consulted and has no objections to the proposal.

Highway Safety

The highways section has no objection to the proposal and the construction of this building would not have a significant impact upon highway safety.

Recommendation

Grant subject to conditions