

**2024/0736**

Mr Richard Tomlinson

Erection of ferric dosing kiosk and mcc kiosk

Cheesebottom Sewage Works, Sheffield Road, Oxspring, S35 7AH

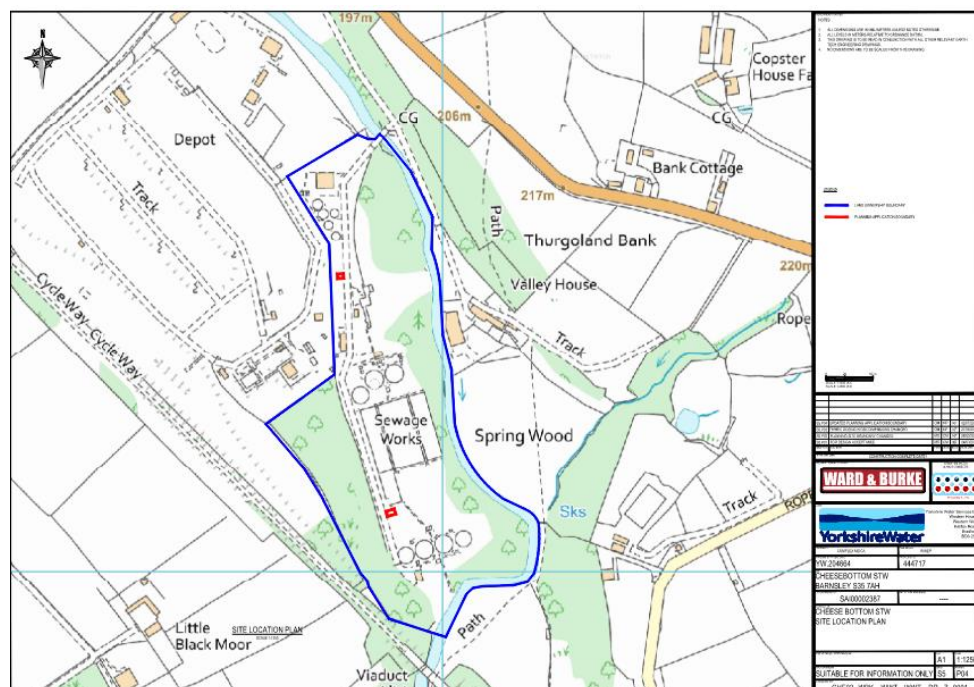
## Background

2022/0022 The installation of one GRP ferric dosing kiosk and one GRP caustic dosing kiosk with delivery parking bay - Approved

## Site Description

The proposed works are located within the existing Yorkshire Water sewage works at Cheesebottom in Oxspring. The sewage works is accessed via a private access road that connects to Thurgoland Bank (B6462) to the north of the site. This access road is regularly used for routine maintenance of the sewage works.

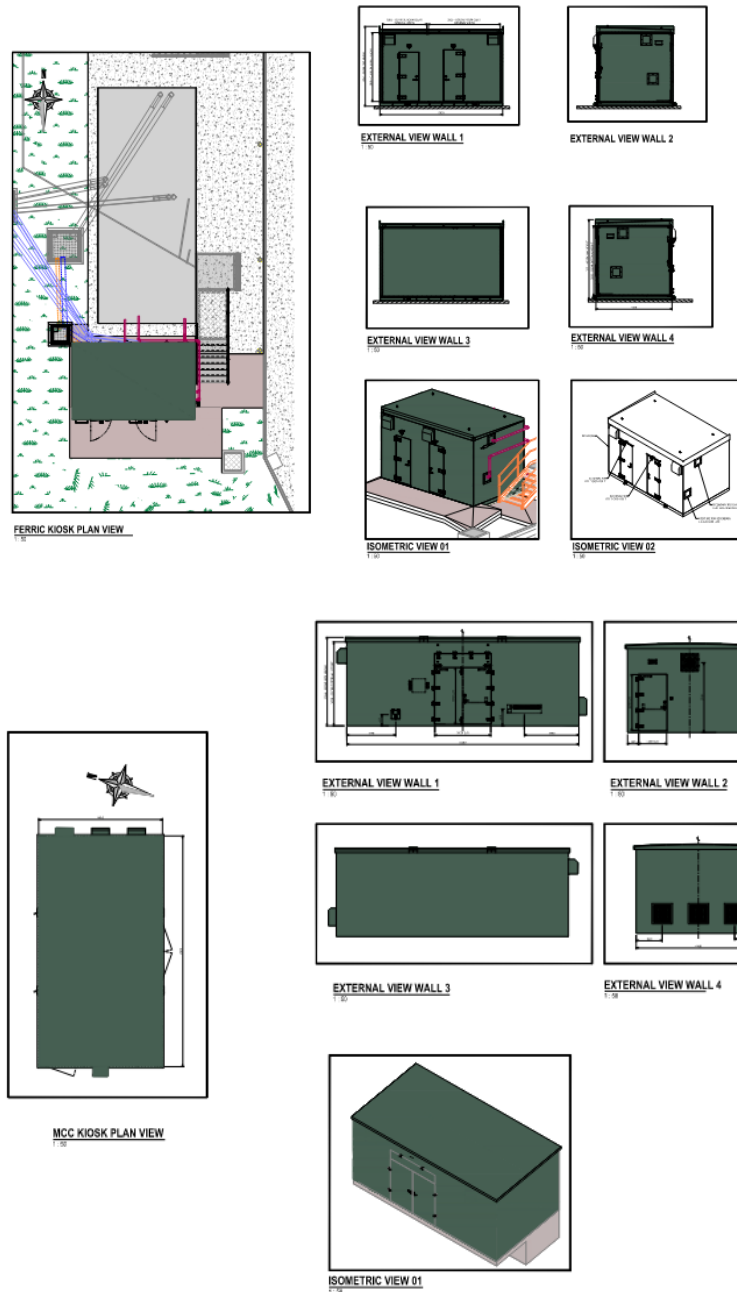
The site is situated in a rural green belt setting, surrounded predominantly by agricultural land. It is bounded by the River Don to the east, the Trans Pennine Trail to the south, an aviation fuel storage site to the west, and Thurgoland Bank Road to the north.

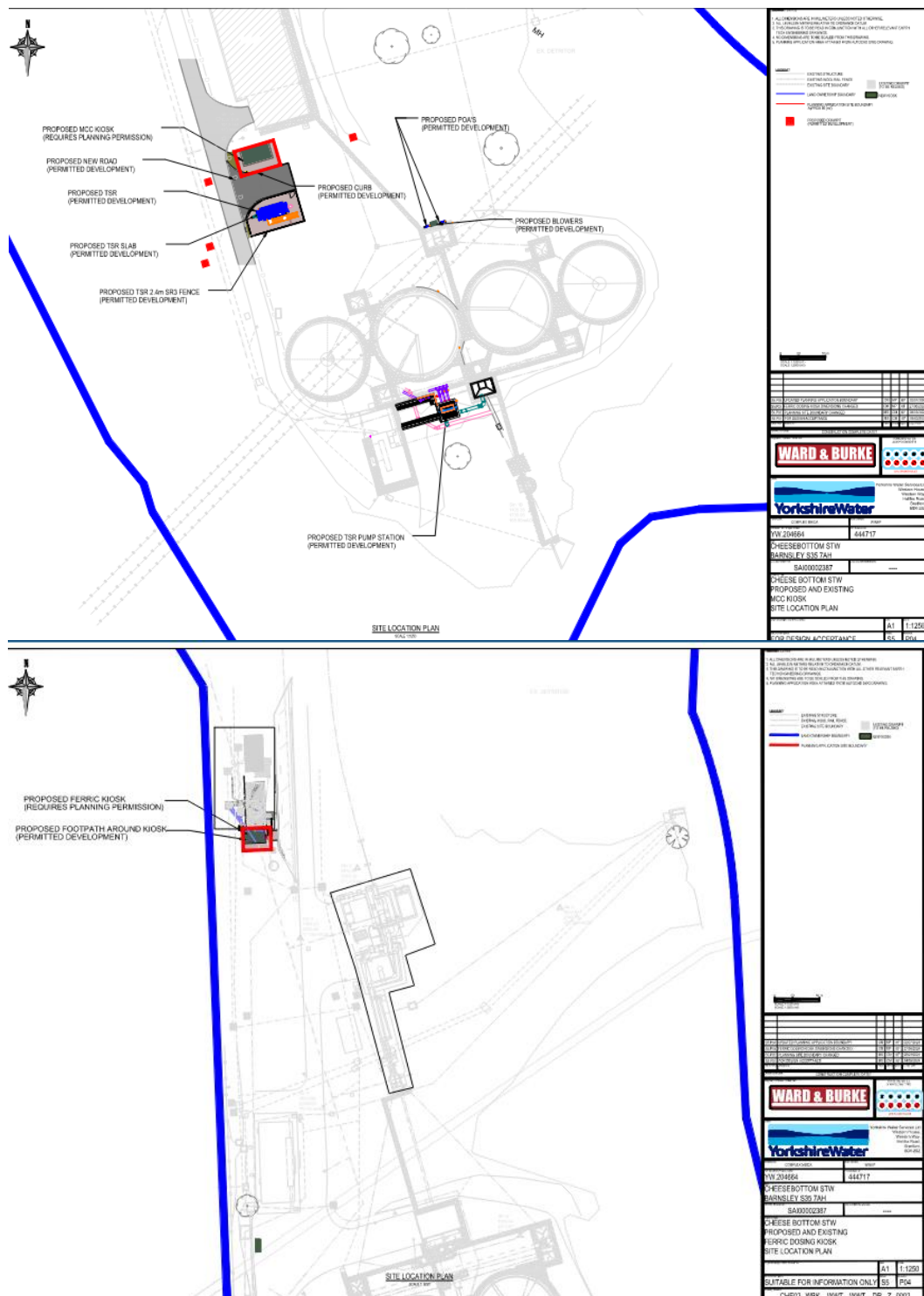


## Proposed Development

The proposal involves the installation of a new mcc kiosk in the south of the site and a new ferric dosing kiosk in the north of the site, to be used in association with sewage treatment plant. The kiosk materials are constructed of single skin fibreglass GRP Laminates finished in dark green.

The ferric kiosk will measure 5m x 3.1m and 3.251m in height with a flat roof. The mcc kiosk will measure 4.450m x 8.3m and 3.165m in height also with a flat roof. The kiosks are proposed to be located within the confines of the site and adjacent to existing plant. The buildings are required in order to upgrade the existing equipment at the sewage plant.





## 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 – No comments  
Pollution Control – No objections subject to condition  
Biodiversity – No objections subject to conditions  
Environment Agency – No comments  
Hunshel Parish Council – No comments  
Local Councillors – No comments

## **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 that 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 the proposed kiosks can be considered as limited infilling as they are sited within the confines of the sewage 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 two new buildings within the Green Belt; however they are essential buildings for the sewage treatment plant.

The kiosks are low impact design GRP buildings. The proposed buildings will be dark green in colour which will further help to visually integrate within the confines of the site. The buildings are 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 site is located within a SSSI Impact Risk Zone. However, the development does not fall into any categories where consultation with Natural England is required. 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 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 kiosks and will not be significantly affected by the proposals by overshadowing nor are they

expected to cause an overbearing impact. The Pollution Control Officer has been consulted and has no objections to the proposal. A condition will be applied to restrict construction times to protect residential amenity in compliance with Policy Poll1 of the Local Plan.

### **Highway Safety**

The highways section has no objection to the proposal and the construction of the buildings would not have a significant impact upon highway safety in compliance with Policy T4 of the Local Plan.

### **Recommendation**

Grant subject to conditions