

2021/1544

Yorkshire Water

Construction of chemical dosing kiosk

Sewage Treatment Works, Swallow Hill Road, Mapplewell, Barnsley.

Background

2012/1228 - Installation of motor control centre (MCC) kiosk in association with sewage treatment plant – approved with conditions

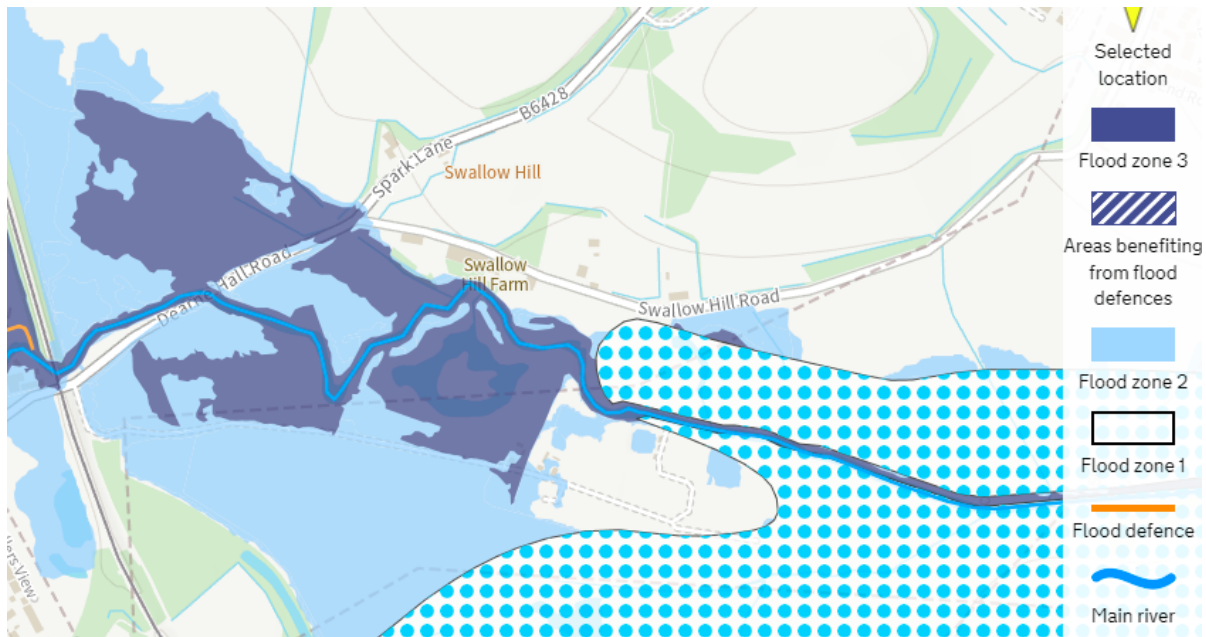
2013/1168 - Variation of condition 2 of application 2012/1228 (Installation of motor control centre (MCC) kiosk) to allow for resiting of kiosk and alteration to size – approved with conditions

Description

The Yorkshire Water sewage treatment works is located to the south of Swallow Hill Road and is accessed from a long private drive from Dearne Hall Road. It is located between Mapplewell and Low Baurgh in an area of land which is allocated as Green Belt. The nearest dwellings are situated to the north off Swallow Hill Road some 200m away.

The site lies within Flood Zone 2 and Flood Zone 3 as shown by the Environment Agency's Flood Map for Planning.

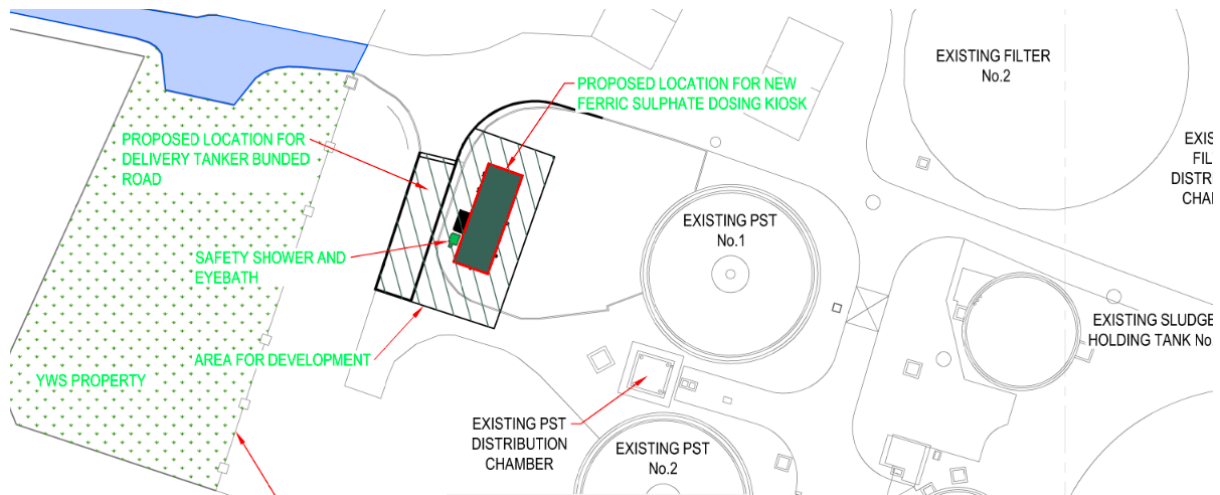




Proposed Development

The proposal involves the construction of a chemical dosing kiosk, to be used in association with sewage treatment plant. The kiosk is a low impact green GRP building measuring 3.8m by 11m and 4.1m in height with a flat roof. It 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.

A Flood Risk Assessment has been submitted with the application.



from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

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 CC3 Flood Risk

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

Environment Agency – No objection subject to conditions

Ward Councillors – No comments received

Highways DC – No objections

Drainage – Details to be checked by BC

Pollution Control – No objections

Representations

No comments received

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 this building can be considered as limited infilling as it is sited within the confines of the STW 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 a low impact design GRP building. It 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.

Residential Amenity

The closest residential properties are a significant distance and some 200m away from the site of the building and will not be significantly affected by the proposal.

Highway Safety

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

Flood Risk

The site lies within Flood Zone 2 and Flood Zone 3 as shown by the Environment Agency's Flood Map for Planning, therefore a flood risk assessment has been submitted with the application. The Environment Agency have no objection subject to a condition that the development shall be carried out in accordance with the submitted FRA and recommended finished floor levels.

The proposed development is classified as a less vulnerable development and the developable area will be affected by fluvial flooding; the FRA recommends that 'a measure of

freeboard be incorporated into the finished floor levels of the design. It is recommended that finished floor levels are set a minimum of 300mm above the 100year plus climate change floor level (53.14mAOD for the 1 in 100 year plus calculated 30% flow increase at DEA03966), as such the minimum FFLs should be set no lower than 53.44mAOD. It is advised that an additional freeboard is considered above the minimum FFLs with respect to any essential switch gear / operational electrical/ shut off equipment in line with best practice to ensure the site remains operational in times of flooding or can be shut down and reinitialised once the flood waters recede. As noted, the expansion area lies primarily within Flood Zone 2, with an ingress of Flood Zone 3, though sections of the wider site are shown to be located within Flood Zone 1. These areas would provide safe refuge if required during times of flood and any operation shut down/ evacuation plan will accord with any existing procedures in place.'

In terms of the sequential test, given that the site is a STW the building must be sited within this site and there are no other available sites for the building outside Flood Zone 2 and 3. The proposal is considered to be acceptable in terms of Flood Risk and the Environment Agency have raised no objections. The proposal is therefore considered acceptable in terms of policy CC3 of the Local Plan.

Recommendation

Grant subject to conditions