

**2023/0121**

Joe Summers, Yorkshire Water

Installation of ferric dosing kiosk

Sewage Works, Bolton Upon Dearne STW, Off Mexborough Road, Bolton Upon Dearne, Rotherham

## **Background**

2018/0676 - Construction of 3 no. kiosk buildings to house control panels and new sub-station as part of upgrading and improvement works to existing wastewater treatment works.

01/1450 - Erection of building to house sludge thickening equipment.

98/0737 - Erection of control building and filter drive kiosk to house electrical equipment

80/1420 - Erection of sewage pumping station

79/2712 - Extension to sewage treatment works

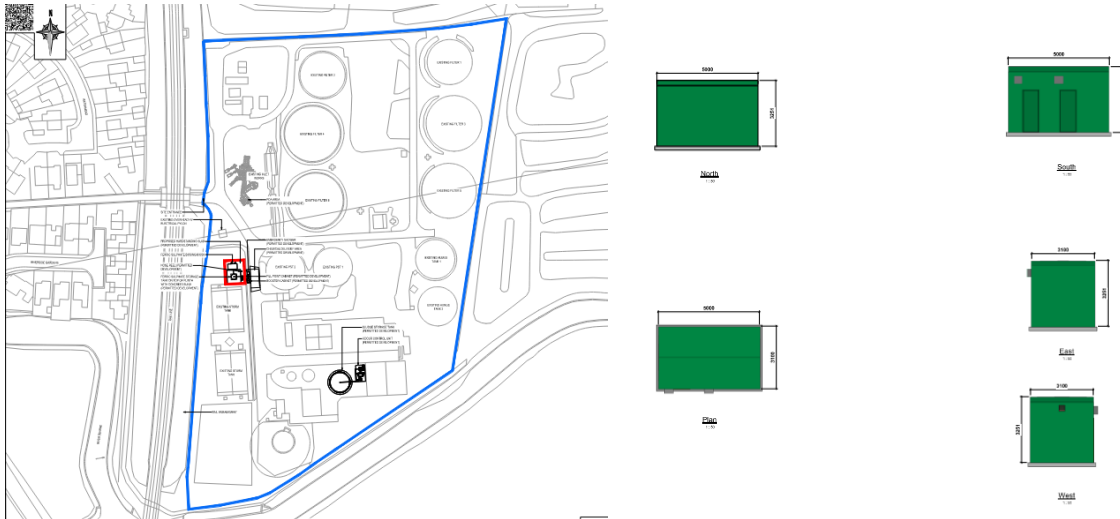
## **Description**

The Yorkshire Water Bolton upon Dearne Sewage Treatment Works is located to the east of the village of Bolton upon Dearne in South Yorkshire. The site falls within Green Belt with residential development being located beyond the railway line to the west, and agricultural land to the immediate north. Barnburgh Colliery Woodland is to the southeast and the wetlands at Lowfield Lakes to the east of the site. The River Dearne runs along the southern boundary of the site. The site consists of treatment facilities and associated infrastructure. The site is bound by extensive tree coverage screening the works from view.



## **Proposed Development**

The proposal involves the construction of a ferric dosing kiosk, to be used in association with the sewage treatment plant. The kiosk is proposed to measure approximately 5.00m in length x 3.10m in width x 3.25m in height. The proposal has been designed with a flat roof and will be painted green. 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 west of the site adjacent to the railway.



The applicant states that Bolton upon Dearne sewage works serves approximately 25,000 customers in Rotherham. The installation of the ferric dosing kiosk and associated works within the site will help improve the quality of water that is being released into the adjacent River Dearne. This will bring about significant environmental benefits to the area, including helping fish populations.

Bolton Upon Dearne STW requires works to meet the WINEP obligations, as set by the Environment Agency, to remove phosphorous in the treated effluent entering the watercourse by 22nd December 2024. In order to achieve this deadline the new ferric dosing kiosk will be installed as part of the upgrade to the facilities.

## 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 143 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 154 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 objections

Pollution Control – No objections

Biodiversity – No objections subject to conditions

Environment Agency – No comments received.

Rotherham Council – No objections

Local Councillors – No comments received.

Tree Officer – No objections subject to Arboricultural Method statement compliance

### **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 this building can be considered as limited infilling as it is sited within the confines of the Bolton Upon Dearne Sewage Treatment Works and there is no greater impact upon the openness of the Green Belt as a result of the surrounding existing structures and works that make up the sewage plant. 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 proposed building will be relatively small scale and is located adjacent to the railway which is tree lined providing screening to the residential properties beyond.

The kiosk is of a low impact design and is set within the boundaries of the sewage works adjacent to other plant and as a result 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. Due to the very small area to be impacted and the low value habitats present, impacts to protected/priority species from the proposal are considered to be extremely low.

The current Preliminary Ecological Assessment report covers the wider sewage treatment works which provides more optimal habitats for herptiles, birds, small mammals and bats. With regards to GCN, there are ponds within 250 m of the proposal site, however, due to the sub-optimal habitat to be impacted (modified grassland with a very short sward) and the ponds within 250m being utilised as a coarse fishery, negative impacts to Great Crested Newts are considered highly unlikely. However, to ensure no impacts to Great Crested Newts during site clearance and construction conditions will be attached to the decision notice.

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.

### **Impact on trees**

The Tree Officer has assessed the application and is happy with the Arboricultural report and the method statement. The tree officer is satisfied that there will be no damage to the adjacent trees in compliance with Policy BIO1 Biodiversity and Geodiversity.

**Recommendation**

Grant subject to conditions