

PTE/17/22

Development Management Committee
5 April 2017

County Matter: Waste

West Devon Borough: Prefabricated GRP building to house alkalinity dosing plant at Hill Barton Waste Water Treatment Works, Hill Barton, Sampford Courtenay, Okehampton

Applicant: South West Water Ltd

Application No: 0985/17/DCC

Date application received by Devon County Council: 9 February 2017

Report of the Head of Planning, Transportation and Environment

Please note that the following recommendation is subject to consideration and determination by the Committee before taking effect.

Recommendation: It is recommended that planning permission is granted subject to the conditions set out in Appendix II this Report (with any subsequent changes to the conditions being agreed in consultation with the Chairman and Local Member).

1. Summary

- 1.1 This Report relates to a planning application for a prefabricated Glass Reinforced Plastic (GRP) building at the Hill Barton Waste Water Treatment Works (WWTW) near Okehampton.
- 1.2 It is considered that the main material considerations in the determination of this application is the visual impact of the proposal, traffic and transportation impacts and impacts on flood risk (the site being within flood zone 2).

2. The Proposal/Background

- 2.1 Hill Barton WWTW is located about 3km to the north of Okehampton in an area of open countryside. The WWTW serves the population of Okehampton and provides secondary biological treatment by the activated sludge process. The WWTW and associated sludge treatment facility also treats industrial wastes and sewage and sewage sludge which is transported to the site. Vehicular access to the site is from the C835 from Okehampton via a narrow unclassified country road.
- 2.2 The area of the WWTW is around 2.4Ha, with the site being essentially square in shape with planting around the site boundary. The treatment process consists of inlet screening, grit removal, primary, secondary biological treatment and final settlement. The sludge treatment centre handles both indigenous and imported sewage sludge and the process involves the thickening of liquid sludge which is then digested as dewatered to form cake for agricultural use. There are a number of above ground structures including silos, control buildings and a large sludge cake storage barn.
- 2.3 The application proposes the erection of a GRP building with dimensions of 6m x 5m and 6m high to eaves. The building is to house alkalinity dosing plant and equipment consisting of a hopper unit fed by a large bag containing sodium carbonate powder.

The calcium carbonate is fed into the treatment process to ensure stable nitrification and pH control for treated water entering the river Okement.

- 2.4 The Division Member for the application site has requested that this application be determined by committee.

3. Consultation Responses

- 3.1 West Devon Borough Council – No response received (consulted on 14 February 2017).

- 3.2 Environment Agency – No objection based on standing advice.

- 3.3 Inwardleigh Parish Council - Object to the application on the grounds that the existing operations cause significant problems for local residents due to odour emissions. They consider that the problems would be exacerbated by the addition of another building. They are also concerned about the impact of lorries on the minor road network and consider that further development should not be permitted until these issues have been resolved.

- 3.4 Okehampton Hamlet Parish Council – Object to the application on the grounds of existing odours emanating from the works and the impact of lorries on the minor road network. The Council considers that further development of the site is not appropriate and the existing issues should be resolved.

4. Advertisement/Representations

- 4.1 The application was advertised in accordance with the statutory publicity arrangements by means of a site notice, notice in the press and notification of neighbours by letter. As a result of these procedures one letter of representation has been received objecting to the application. The objections are on the grounds of:

- Odour – the objector refers to existing issues at the treatment works, considering that this impacts on the enjoyment of his and others properties and considers that the odours constitute a statutory nuisance and a health hazard. The new building will not reduce adverse impacts.
- Noise pollution – the objector says that there are issues with noise from deliveries, machinery and breakdown alarms.
- Highways Safety/Traffic generation – the objector says that the narrow roads leading to the site are unsuitable for the sewage delivered to the site for treatment by tankers and there is a conflict between these vehicles and other road users especially equestrians, cyclists and walkers. The objector is concerned that the proposal will result in the treatment of additional effluent thereby increasing the number of vehicles going to the site. He notes that the roads leading to the site carry a 7.5 ton weight restriction and the vehicles accessing the site are much larger than this.
- Pollution of water courses – the objector says that the water in the river Okement is polluted and children have become ill after being exposed to it.

- 4.2 Copies of consultations and representations are available to view on the Council website under reference DCC/3949/2017 or by clicking on the following link: <https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/3949/2017> .

5. Planning Policy Considerations

- 5.1 In considering this application the County Council, as Waste Planning Authority, is required to have regard to the provisions of the Development Plan insofar as they are material to the application, and to any other material considerations. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where regard is to be had to the Development Plan, the determination shall be in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan policies are summarised in Appendix I to this report and the most relevant are referred to in more detail in Section 6 below.

6. Comments/Issues

- 6.1 The main material considerations in the determination of this application are discussed below.

Visual Impact

- 6.2 The WWTW is located in an area of open countryside in the valley floor and although well screened by boundary planting, public views into the site are available from higher ground. The site itself contains a collective group of tanks, buildings and structures covering a lot of the site area. At 6 metres in height the building is high, but the building would be located close to the large sludge cake barn and be of a similar height. The building would essentially be a large GRP kiosk on a concrete base and would be dark green in colour which is considered to be appropriate in this location. Given the existing boundary landscaping and the proliferation of buildings, equipment and plant at the site it is considered that the new building is easily assimilated and there would be no additional impact on the local landscape. Accordingly it is considered that the application is consistent with Policy W12 (Landscape and Visual Impact) of the Devon Waste Plan.

Traffic and Transportation

- 6.3 Whilst the comments of the objector concerning the level of existing traffic are noted, the operation of the plant housed in the new building will not result in a large increase in traffic. Following the installation of the equipment chemicals will be delivered on a flatbed type small lorry once every two weeks. Construction traffic will be minimal and limited to the construction of the base slab, and the delivery and erection of the building and equipment.
- 6.4 The levels of traffic generation both during construction and when the plant is operational is not considered severe and there are no highway concerns and the development is considered to be consistent with Policy W17 (Transportation and Access) of the Devon Waste Plan.

Flood Risk

- 6.5 The site is within Flood Zone 2 an area at medium risk of flooding from the River Okement and as such the application is accompanied by a Flood Risk Assessment. In order to reduce the flood risk the finished floor level would be raised and given this and that proposal represents a small increase in impermeable area there would only be a negligible impact. It is therefore considered that the development is consistent with Policy W19 (Flooding) of the Devon Waste Plan.

Other Matters

- 6.6 The objections to the application raised by the local resident and the Parish Councils relate primarily to existing issues at the WWTW particularly in relation to sludge management and this application has nothing to do with this aspect of the treatment works. The proposed development simply involves the metered introduction of Sodium Carbonate in response to pH fluctuations in the water treatment process. The development will not give rise to additional odour or noise and the material planning considerations (visual impact, traffic and flood risk) are considered above. The determination of the application should be made in accordance with the planning issues relevant to the application rather on the basis of existing issues.

7. Reasons for Recommendation/Alternatives Options Considered

- 7.1 The Committee has the option of approving, deferring or refusing this planning application.
- 7.2 The application is made on the basis of improving the treatment of waste water at the works in order that the alkalinity levels meet the requirement of the discharge consent. The proposed building will contain electrical control and chemical dosing equipment which will not have the potential for odour generation, will not increase noise levels nor create significant traffic generation. Taking all material considerations into account it is considered that planning permission is granted in accordance with the recommendation to this Report.

Dave Black
Head of Planning, Transportation and Environment

Electoral Division: Hatherleigh & Chagford

Local Government Act 1972: List of Background Papers

Contact for enquiries: Mike Deaton

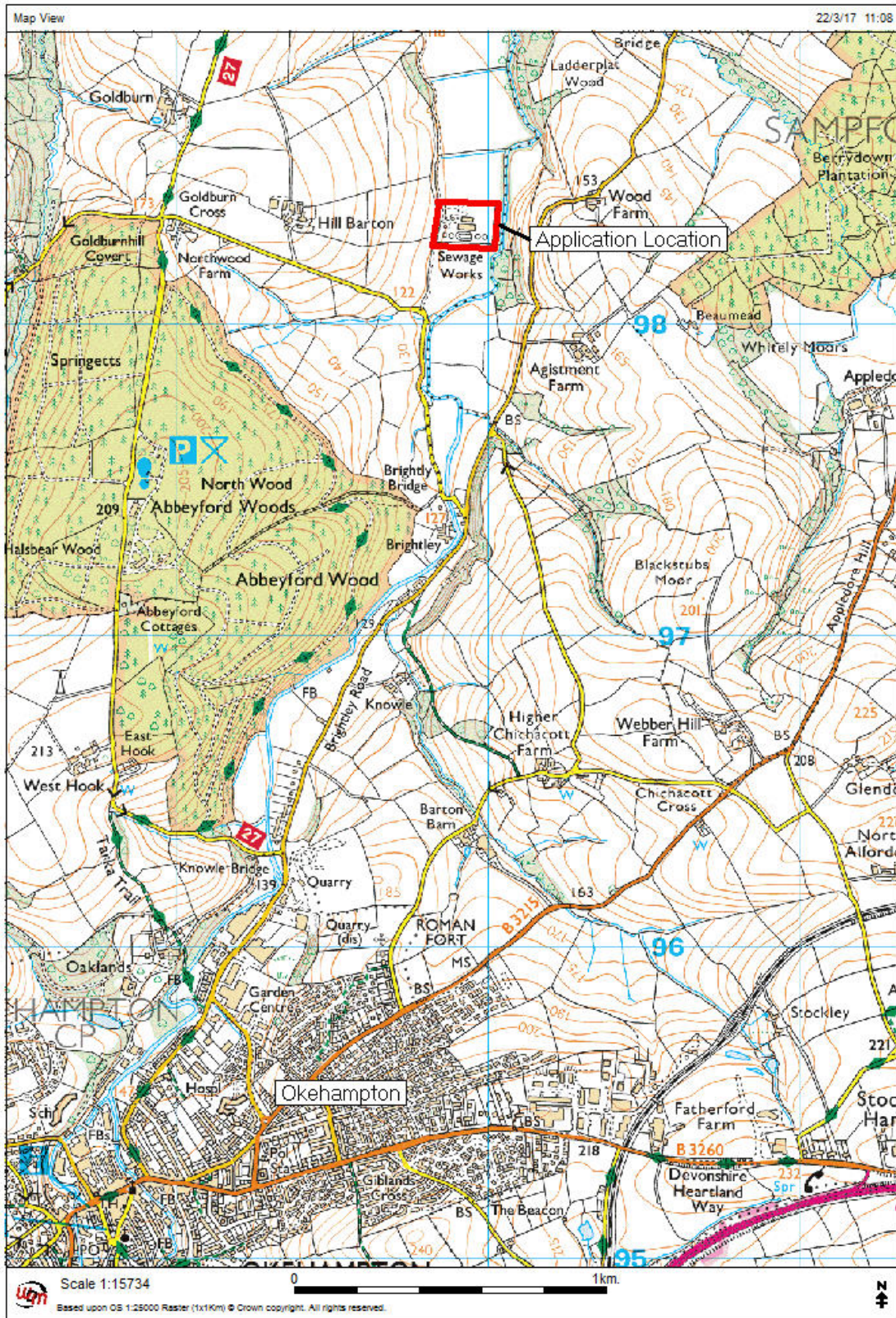
Room No: AB2, Lucombe House, County Hall

Tel No: 01392 38 3000

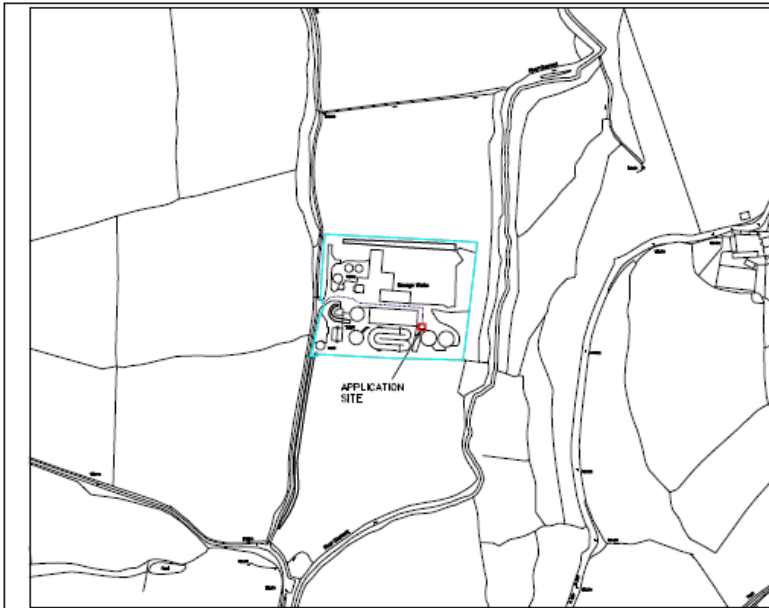
Background Paper	Date	File Ref.
Casework File	Current	0985/17/DCC

md230317dma
sc/cr/prefabricated GRP building hill barton sampford courtenay okehampton
02 280317

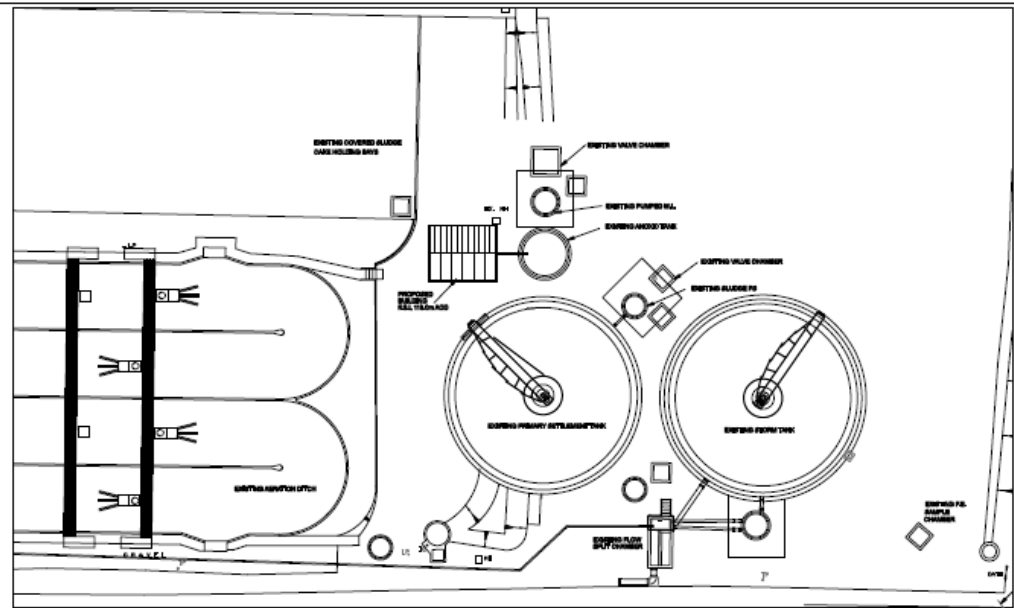
Location Plan



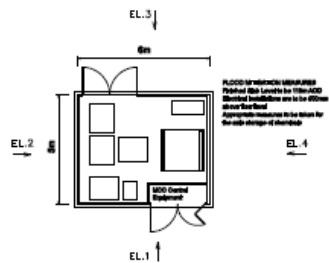
Site Plan



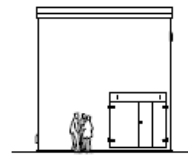
LOCATION PLAN - SCALE 1/2500
 Delineates Application Site
 Delineates SWM Overlay
 Delineates Access to application site with Treatment Works



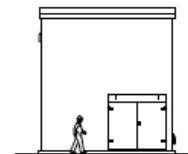
SITE PLAN - SCALE 1/200



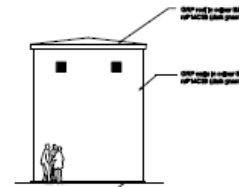
BUILDING PLAN - SCALE 1/100



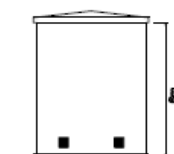
BUILDING ELEVATION 1 - South
 SCALE 1/100



BUILDING ELEVATION 3 - North
 SCALE 1/100



BUILDING ELEVATION 4 - East
 SCALE 1/100



BUILDING ELEVATION 4 - West
 SCALE 1/100

Notes
 This drawing is intended to be used for Local Authority
 Town & Country Planning purposes only.
 Reference should be made to the respective consultants
 design and drawings for structural construction details.
 Reproduced from the Reference Survey map
 with the kind permission of the controller of
 the Ordnance Survey Office London on condition
 that the Ordnance Survey name is prominently
 shown. Copyright Reserved.
 OS Map Reference: SO 8826 8820

P2 01/2017 Planning Application
 P1 20/01/17 Peak base

SOUTH WEST WATER
 South West Water Ltd
 ENGINEERING - Delivery Alliance
 Parkside House, Ryde Lane, Exeter Devon, EX2 7AR

CLAYTON Associates
 South West Limited
 www.claytonassociates.co.uk
 ARCHITECTURAL SERVICES • BUILDING SURVEYING
 HILBarton Waste Water Treatment Works
 Hilbarton, Glastonbury, Devon, EX20 2RT

Drawn: Location Plan, Site Plan,
 Chemical Dosing Building Plan & Elevations
 Date: 10/53-DR-02
 Revision: P2
 Scale: As Shown
 Date: 20/01/17
 All Figures: 20m

**Appendix I
To PTE/17/22**

Planning Policy Considerations

Devon Waste Plan (Adopted December 2014) Policies: W01 (Presumption in Favour of Sustainable Development); W02 (Sustainable Waste Management); W08 (Waste Water Treatment); W12 (Landscape and Visual Impact); W17 (Transportation and Access); W18 (Quality of Life); and W19 (Flooding).

**Appendix II
To PTE/17/22**

Planning Conditions

1. The development shall commence within three years of the date of this permission.

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in strict accordance with the details shown on the approved drawing numbered 1053:DR:01 and the Planning Application Support Statement ref 1053/DOC/01/B.

REASON: To ensure that the development is carried out in accordance with the approved details.