

	<b>REPORT TO PLANNING &amp; DEVELOPMENT COMMITTEE</b>  <b>TO BE HELD ON THURSDAY, 9 February 2017</b>	
<b>APPLICATION REFERENCE NO:</b>  <b>16/02251/RG4</b>	<b>TARGET DATE:</b>  <b>17 January 2017</b>  <b>Extended date:</b> <b>10 February 2017</b>	<b>GRID REF:</b>  <b>500449-484056</b>

## REPORT OF THE PLANNING SERVICES MANAGER – PSM/17/29

**SUBJECT: Installation of new fencing to extend existing enclosure. Siting of new water treatment equipment, storage and dosing kiosks. Erection of new transformer and distribution. Construction of new service road. for Yorkshire Water (Ms Stephanie Walden) Yorkshire Water PLC Irton Water Treatment Works Main Street Irton Scarborough NORTH YORKSHIRE YO12 4RJ**

### 1.0 THE PROPOSAL

1.1 This application seeks planning permission for a scheme of works and alterations to an existing water treatment facility. The works in the case have been in existence since 1884 and treat drinking water sourced from the Corallian Limestone aquifer before supplying it to the town and surrounding villages.

1.2 The applicant has stated that the proposed works are in order to upgrade the drinking water standards delivered by the plant. The water treatment works supplies 70'000 people in the surrounding area and the proposed works will ensure a safe water supply is safeguarded. It also allows for growth in the area.

1.3 The proposed works include the expansion of the existing water treatment works into the adjacent field to the east. This will create a new interstage pumping station. As well as a 2.45m high pumping station building, 10 granular activated carbon filters will be installed on a concrete plinth. These will be a maximum height of 4.23m. A new service road to support the interstage pumping station will then be created. This will be finished in concrete.

1.4 The proposals also involve a scheme of new equipment installation within the curtilage of the existing treatment facility. This equipment will be concentrated to the northern aspects of the site. The equipment consists of new water treatment equipment, the erection of storage and dosing kiosks and the siting of new transformer and distribution equipment.

1.5 Machinery, buildings and the boundary fence proposed as part of this development will be coloured green. Roof areas will be green with composite grey panels.

1.6 The host site is located to the West of Irton village outside of Development Limits and within the open countryside.

1.7 This proposal is situated on Council owned land.

## 2.0 SCREENING OPINION REQUIRED?

2.1 No.

## 3.0 PRE-APPLICATION COMMUNITY ENGAGEMENT

3.1 None.

## 4.0 CONSULTATIONS AND COMMENTS

The following is a summary of the key and relevant comments received from consultees and interested parties. Their full comments and any accompanying documentation are available to view on the Council's website.

4.1 Parish Council - Awaited.

4.2 Area Traffic Manager - No objections.

4.3 Environmental Health - No objections. Suggests a condition controlling noise, dust and operating hours during construction.

4.4 Head of Parks and Countryside Services - Awaited.

4.5 Environment Agency - Awaited.

## 5.0 RELEVANT SITE HISTORY

5.1 2002 - Proposed installation of a GRP kiosk. Permitted with conditions

5.2 2002 - Erection of brick building with tiled roof to house electrical switch gear. Permitted with conditions

5.3 2003 - Abstraction borehole ABH3 headworks. Permitted

## 6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require that planning applications are

determined in accordance with the Development Plan unless material considerations indicate otherwise (in the case of advertisement applications the Advertisement Regulations 2007 are applicable). Attention is drawn to the following Development Plan and other planning policies and guidance which are considered to be particularly relevant to the consideration of this application:-

### **Scarborough Borough Local Plan (Saved Policies)**

**E1** - Protection of Open Countryside  
**E12** - Design of New Development  
**H10** - Protection of Residential Amenity

### **Scarborough Borough Local Plan (Proposed Submission)**

**DEC 1** - Principles of Good Design  
**DEC 4** - Protection of Amenity

### **National Planning Policy Framework**

**NPPF11** - Conserving and enhancing the natural environment  
**NPPF10** - Meeting the challenge of climate change, flooding and coastal change

### **Scarborough Borough Supplementary Planning Documents**

None relevant

### **Local Planning Policy Guidance**

None relevant

## **7.0 ASSESMENT**

7.1 The key issues in this case are the principle of development within the open countryside and its impact upon visual amenity, residential amenity and ecology.

7.2 Policy E.1 of the Scarborough Borough Local Plan states that "Land and buildings situated outside of the defined Development Limits of settlements will be regarded as open countryside where development will be strictly controlled."

7.3 The National Planning Policy Framework requires that Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations.

7.4 The proposals will futureproof the supply of drinking water for new homes and businesses to be delivered within the Borough. Such infrastructure development is supported by Planning Policy.

7.5 Planning Policy requires that development involving the loss of greenfield land within the open countryside be strictly scrutinised and only permitted where absolutely essential. In this case, although occupying a large site, this facility has very little spare external space. Opportunities for the installation of additional plant and machinery are

extremely limited. Therefore it is concluded that the expansion of the existing facility into the field adjacent to the site would be the only logical solution to address the needs of this important infrastructure improvement scheme.

7.6 To conclude, this scheme involving the maintenance and investment into this system is considered to be an essential form of development within the open countryside. Provided the scheme will not result in the creation of undue harm to visual or residential amenity the principle of the proposals would comply with Policy E.1 of the Scarborough Borough Local Plan.

Impact of the proposals upon visual amenity.

7.7 Policy E.1 requires that where development is acceptable within the open countryside it will have regard to "its setting within the landscape and its scale form, design, materials and colours will be required to be in keeping with the character of the surrounding area." Policy E.12 of the Scarborough Borough Local Plan which requires that that planning permission not be granted for development which by virtue of its design would detract from the appearance of the area in which it is located

7.8 The proposals in this case involve a number of alterations to and the expansion of the existing water treatment works at Irton. The host site is located within the open countryside outside of the village of Irton. Irton village and the water treatment plant are situated below Irton Moor to the North.

7.9 When viewed from the North, the existing treatment works and neighbouring Irton village are not particularly prominent or noticeable. A number of trees and small plantations effectively screen both the village and the works. The proposed scheme will not create a development that is taller than the existing buildings on this site. Therefore, by virtue of the height of the proposals they will not project above the existing structures within the works so as to form a prominent or harmful feature within the landscape. From the north, no harmful impact will occur to visual amenity as a result of this proposal

7.10 The topography within the immediate surroundings and to the South and West of this location is relatively flat. From these directions the proposals will be most noticeable across open arable fields, both from greater distances and within close proximity to the scheme. The additional development within the existing compound will largely be screened by the existing buildings. It will sit comfortably with its surroundings and not form a prominent or harmful visual feature.

7.11 The extension of the facility into the adjacent field to create the proposed interstage pumping station will be the most noticeable element of the proposals. It will be particularly prominent from a Westerly and Southerly direction across relatively flat arable fields. The granular carbon filters which will be sited in the station would be the most prominent element of the scheme in projecting to a height of 4.2m. These are a series of 10 vertical tanks aligned into two banks.

7.12 The new expanded treatment works incorporating the interstage pumping station and associated carbon filter tanks would not be particularly attractive; by their very nature they are utilitarian structures designed for a specific purpose. They would also be noticeable from arable fields in westerly and southern directions. However they will be read to some degree in conjunction with the machinery and industrial buildings of the

existing treatment works and the wider Irton village. This would soften their visual impact. The proposals have designed and sited in the most appropriate and practical manner possible. The site identified in this case would appear to be the most logical solution and is a natural continuation of the existing facility.

7.13 The importance of maintaining and developing local infrastructure is a material consideration and supported by planning Policy. Its necessity outweighs the limited visual harm this development would create. The proposals are therefore considered on balance to accord with the design requirements of policies E.1 and E.12 of the Scarborough Borough Local Plan.

Residential amenity.

7.14 Policy H10 does not allow development that would have a serious effect on residential amenity and requires that account be taken of overlooking and loss of privacy, the proximity and relationship of new and existing buildings and disturbance or danger resulting from the level of traffic likely to be generated in the consideration of development proposals.

7.15 The proposals are sited in a remote location within the open countryside. However there are a number of residential properties nearby. The closest residential properties to the development are those sited to the immediate South of the development on Main Street.

7.16 The curtilage of the existing treatment works is large and the proposed works within the existing compound are concentrated to the Northern elements of the compound. These works will also be demarcated from neighbours by existing buildings and machinery within the facility.

7.17 The proposed expansion of this facility will be concentrated to the West of the existing treatment works. The nearest residential properties are those adjacent to the existing site known as waterworks cottages. These cottages would be a distance of 65m from the pumping station building and 80m from the proposed filters. This is further than some parts of the existing treatment facility which are situated directly to the rear of the cottages. The pump building itself (the closest element of the scheme) will be a maximum height of 2.4m and the filters themselves project to 4.23m in height. Therefore by virtue of the siting and design of the new pumping building and machinery within this compound no adverse impacts will therefore occur to residential amenity as a result of overshadowing or over dominance.

7.18 The machinery associated with such facilities can give rise to a loss of neighbouring amenity as a result of noise disturbance. The proposals have been supported by a noise assessment and the scheme has been assessed by the Councils Environmental Health department who have raised no objections. Therefore the scheme is not considered to result in any loss of residential amenity through noise disturbance. It therefore accords with the requirements of Policy H.10 of the Scarborough Borough Local Plan.

7.19 The comments of the Head of Environmental Health and Housing Services in respect of the noise and dust issues during construction are noted. Whilst there are a number of existing residential dwellings within close proximity and inappropriate working hours or practices could result in a harmful disturbance and loss of amenity,

construction sites and projects are subject to considerable controls through other environmental legislation. A planning condition imposing further controls is not considered to be justified in this case.

## Ecology

7.20 The proposals have been supported by an Ecological appraisal. This confirms that the proposals are unlikely to have a harmful impact upon Ecology. As the proposals involve works within the confines of an existing treatment works and its expansion into an existing agricultural field it is considered that the proposals are unlikely to have an adverse impact upon Ecology. The scheme is also noted to involve the loss of no trees or hedges.

## POSITIVE AND PROACTIVE STATEMENT

The proposed development as submitted is acceptable and the application was therefore approved without the need for further proactive action from the Local Planning Authority.

## RECOMMENDATION

**PERMISSION BE GRANTED**, subject to the following condition(s)

- 1 The development hereby granted shall be carried out in strict accordance with the submitted plan reference numbers:

GAC Elevations. Plan number: R1060 0001- MS2JV-30-51 DR-T-2034 Received by the Local Planning Authority on 22 November 2016.

Site elevations fencing omitted sheet 1. Plan number: R1060 0001- MS2JV-00-00 DR-T-2024 Received by the Local Planning Authority on 22 November 2016.

Site elevations fencing omitted sheet 2. Plan number: R1060 0001- MS2JV-00-00 DR-T-2025 Received by the Local Planning Authority on 22 November 2016.

Contact tank elevations. Plan number: R1060 0001- MS2JV-80-50 DR-T-2035 Received by the Local Planning Authority on 22 November 2016.

Fencing details. Plan number: R1060 0001- MS2JV-80-50 SK-C-2036 Received by the Local Planning Authority on 22 November 2016.

Site location plan. Plan number: R1060 0001- MS2JV-00-00 DR-T-2010 Received by the Local Planning Authority on 4 November 2016.

Site layout. Plan number: R1060 0001- MS2JV-00-00 DR-T-2011 Received by the Local Planning Authority on 4 November 2016.

Elevations sheet 1. Plan number: R1060 0001- MS2JV-00-00 DR-T-2012 Received by the Local Planning Authority on 4 November 2016.

Elevations sheet 2. Plan number: R1060 0001- MS2JV-00-00 DR-T-2013 Received by the Local Planning Authority on 4 November 2016.

Alum dosing enclosure plan and elevations. Plan number: R1060 0001- MS2JV-60-00 DR-T-2014 Received by the Local Planning Authority on 4 November 2016.

Sulphuric acid and sodium hydroxide dosing enclosure plans and elevations. Plan number: R1060 0001- MS2JV-60-00 DR-T-2015 Received by the Local Planning Authority on 4 November 2016.

Low voltage switchboard and transformer enclosure plan and elevations. Plan number: R1060 0001- MS2JV-00-01 DR-T-2016 Received by the Local Planning Authority on 4 November 2016.

Interstage pumping station enclosure plan and elevations. Plan number: R1060 0001- MS2JV-00-00 DR-T-2017 Received by the Local Planning Authority on 4 November 2016.

Colour scheme plan. Plan number: R1060 0001- MS2JV-00-00 DR-T-2042 Received by the Local Planning Authority on 27 January 2017.

Reason: To avoid doubt.

- 2 Before commencement of the development hereby approved, details of the grey composite cladding panels to be used shall be submitted to and approved in writing by the Local Planning Authority. The approved colour shall be implemented in accordance with the submitted details and thereafter retained and maintained.

Reason: In the interests of visual amenity and in accordance with the requirements of policy E.12 of the Scarborough Borough Local Plan.

*David Walker*

**Background Papers:**

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT MR ROB HARRISON ON 01723 383536 email [rob.harrison@scarborough.gov.uk](mailto:rob.harrison@scarborough.gov.uk)



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