
Delegated report Officer: Sarah Beeby

Application ref. DMPA/2022/0678

Proposed Pumpstation Land At SK2420 2230, Walton Road, Drakelow, Swadlincote

Valid date: 23/05/2022

Consults expired: 29/07/2022

EIA development? No

Section 106 agreement? Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

DMPA/2022/0989: Reserved Matters for the construction of spine road forming part of Phases 3 and 4 in pursuant to outline permission DMPA/2020/1460. Awaiting determination

DMPA/2022/0568: Approval of reserved matters (access, layout, scale, appearance and landscaping) pursuant to outline permission ref. DMPA/2020/1460 for 33 dwellings (partial re-plan of DMPA/2021/103. Awaiting determination

DMPA/2021/1829: Approval of reserved matters (access, layout, scale, appearance and landscaping) pursuant to outline permission ref. DMPA/2020/1460 for 168 dwellings (partial re-plan of DMPA/2021/1035). Approved August 2022

DMPA/2021/1035: Approval of reserved matters (access, layout, scale, appearance and landscaping) pursuant to outline permission ref. DMPA/2020/1460 for 1,042 dwellings. Approved September 2021.

DMPA/2020/1460: The removal of conditions no. 1 and 2 and the variation of conditions no. 4, 6, 7,14, 19 and 34 of permission ref. 9/2015/1030 for the variation of condition 47 of planning permission ref. 9/2009/0341 (relating to a hybrid planning application with all matters reserved for up to 2,239 dwellings including a retirement village, an employment park, two local centres comprising retail services, leisure employment and community uses, public open spaces, a new primary school, associated landscape and infrastructure, including car parking, road and drainage measures, and the refurbishment of the listed stables and cottages (with full details - comprising change of use and repair of the building)). Approved August 2021.

DMPN/2020/1362: Certificate of Lawfulness for the construction of new road with bridge over the River Trent. Approved March 2021.

9/2017/1074: Approval of reserved matters of planning permission ref. 9/2015/1030 to include access, appearance, landscaping, layout and scale for the erection of 94 dwellings. Approved January 2018.

9/2015/1030: The variation of condition 47 of planning permission ref: 9/2009/0341 (relating to a hybrid planning application with all matters reserved for up to 2,239 dwellings including a retirement village; an employment park; two local centres comprising retail, services, leisure, employment and communityuses; public open spaces; a new primary school; associated landscape and infrastructure, including car parking, road and drainage measures; and the refurbishment of the listed stables and cottages (with full details- comprising change of use and repair of the building) – Approved June 2016 (The 2016 permission).

9/2014/1105: Variation of condition 10 of planning permission 9/2014/0363 (phase 1) to allow a safe access and egress from site while the access road is constructed – Approved January 2015.

9/2014/0363: Approval of reserved matters for phase 1 (99 dwellings) of previously approved outline permission 9/2009/0341 – Approved June 2014.

9/2009/0350: The construction of a pedestrian and cycle bridge across the River Trent – Withdrawn August 2009.

9/2009/0342: Repair and refurbishment of the Grade II listed stable block – Approved July 2009.

9/2009/0341: Hybrid scheme with all matters reserved for up to 2,239 dwellings including a retirement village; an employment park; two local centres comprising retail, services, leisure, employment and community uses; public open spaces; a new primary school; associated landscape and infrastructure including car parking, roads and drainage measures; and the refurbishment of the Listed stables and cottages – Approved February 2012 (The 2012 permission).

9/2003/1525: The formation of the Walton Bypass including a bridge over the River Trent – Approved May 2005 and subsequently varied in May 2007 (9/2006/0973) to allow for the works to commence prior to the stopping up of the access to Barr Hall.

Responses to consultations and publicity

Environmental Health: Considered application in relation to the potential air quality, noise, odour, land contamination, environmental lighting and waste water disposal impact. Raise no objections subject to conditions.

Additional information provided in respect of the conditions and EHO responded 22/12/22 that no objections to the information or removal of the recommended conditions.

HSE: Development does not intercept a pipeline or hazard zone.

LLFA: This is a minor application and due to the nature and scale of the proposed development, the Lead Local Flood Authority (LLFA) has no formal comment to make and would refer the applicant to our informative notes.

Severn Trent: No comments received.

No comments have been received from members of the public in response to the consultations undertaken.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

Local South Derbyshire Local Plan Part 1 2016 (LP1): S1 (Sustainable Growth Strategy); S2 (Presumption in Favour of Sustainable Development); S3 (Environmental Performance); S4 (Housing Strategy); S5 (Employment Land Need); S6 (Sustainable Access); H1 (Settlement Hierarchy); H6 (Drakelow Park, Drakelow); E1 (Strategic Employment Land Allocation); SD1 (Amenity and Environmental Quality); SD2 (Flood Risk); SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure); SD4 (Contaminated Land and Mining Legacy Issues); BNE1 (Design Excellence); INF8 (The National Forest);

South Derbyshire Local Plan Part 2 2017 (LP2): SDT1 Settlement Boundaries and Development; BNE7 (Trees, Woodland and Hedgerows); BNE10 (Heritage); BNE12 (Former Power Station Land);

The relevant local guidance is:

South Derbyshire Design Guide Supplementary Planning Document (SPD)

The relevant national policy and guidance is:

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Planning considerations

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issues central to the determination of this application are:

- Principle of the development;
- Character and appearance; and
- Noise and odour

Planning assessment

Principle of development

The applicants have submitted the application as a result of the need to site a Foul Pump station, required to serve the approved residential development outside of the red line approved by planning application DMPA/2021/1035.

The pumpstation will be located on the southwestern side of the site, opposite plots 514 and 573. It is located within an area shown as partly green space and industrial/business use within Phase 2B of the development on the approved masterplan for the entire site. This is covered by Policy E1 of the LPP1 which states that new development will not be permitted other than for new industrial and business development. However due to the size and siting of the proposals it is not considered that the proposal would preclude or prevent this element of the wider scheme coming forward and would facilitate and support phase 2 of the proposals. As such it is considered that the principle of the proposals would not conflict with policy E1 and could be supported subject to the further assessment of the detail below.

Character and Appearance of the development

The pump station will be installed below ground. Above ground infrastructure will include the manhole covers as detailed on sheet 4 of the structural layout plans provided, and the pump station will be contained within a fenced compound. The perimeter fencing will consist of expamet weld mesh security fencing colour coated in 'forest Green' (RAL 6005). It is considered that this would be acceptable in its context and the open nature and colour of the fencing would reduce any impact such that set against the backdrop of the industrial development it would not appear stark or out of keeping in its context.

It is sited across the road from residential dwellings at the junction of a road such that there is not considered to be any significant detrimental impact in respect of visual amenity affecting the occupants of residential properties within the vicinity of the proposals.

Noise and odour

Policy SD1 Amenity and Environmental Quality states that the Council will support development that does not lead to adverse impacts on the environment or amenity of existing and future occupants within or around proposed developments.

Policy SD3 Sustainable Water Supply, Drainage and Sewerage Infrastructure states that the Council will work with relevant stakeholders to ensure that water resource and wastewater treatment are effectively managed. Adequate sewerage infrastructure should be delivered in tandem with growth. It is expected that foul flows generated should connect to main sewers.

Foul pump stations are an essential part of wastewater treatment. Without pump stations, wastewater accumulates in low gravity areas, backs up pipes, overflows into buildings and floods land. The pump station is required to ensure that appropriate infrastructure is in place to deal with the increase in residential dwellings approved through the reserved matters application on the adjacent parcel of land. Whilst Severn Trent have not commented on the application it is considered that the proposals would comply with Policy SD3

The key potential environmental impacts of the development are the potential exposure of new sensitive receptors associated with other local development to new sources of noise / odour due to the

nature of the development.

The proposed development has the potential to generate plant noise which could adversely impact on the amenity of residential receptors in the proposed residential development immediately to the north. However, given its siting with some separation between the uses was considered that any noise impacts could be appropriately mitigated and this can be controlled by condition.

By the nature of the effluent being processed through it, pumping stations have the potential to generate significant emissions of atmospheric odour which can lead to an adverse impact on local amenity. The pumping station is located approximately 20-40m to the south and west of an extensive new residential development at Drakelow Park (which the station will serve). The prevailing wind is from the south-west which means that any odour generated by the pumping station will, for a significant proportion of the year, be dispersed in the direction of the residential dwellings. It was initially considered necessary to ensure that the pumping station was designed and operated to minimise odorous emissions, particularly at times of low flow when there is a higher chance of anoxic conditions developing in the sewage to use an appropriate condition.

The applications have provided additional information in respect of the potential noise and odour emissions (2051-15058-200 Rev E) and this has subsequently satisfied EH that the development will operate such that odour and noise will not be a nuisance and that the conditions recommended to control such are not required.

Conclusion

Having due regard to the relevant policies as listed previously in the report it is considered that the proposal is in compliance with these for the reasons identified in the above assessment and as such the proposal should be approved.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	03/01/2023
Report agreed:	06/01/2023
Authorised officer:	Steffan Saunders
