

APPLICATION NO	PA/2008/0566
APPLICANT	Annington Property Ltd
DEVELOPMENT	Planning permission to construct a pumping station, associated sewers, kiosk and fencing
LOCATION	Plot off Bircham Crescent, Kirton-in-Lindsey
PARISH	KIRTON-IN-LINDSEY
WARD	Ridge
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Kirton-in-Lindsey Town Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Kirton is identified as a medium growth settlement (Policy ST2) and the site is situated outside the development boundary for the settlement (Policy ST3).</p> <p>Policy DS1 (General Requirements) specifies that a high standard of design is expected for all developments in both built-up areas and the open countryside.</p>
CONSULTATIONS	<p>Highways: No objections.</p> <p>Environment Agency: No objections subject to a condition relating to possible contamination and protection of groundwater sources in the area.</p>
TOWN COUNCIL	<p>Object on the following grounds:</p> <ul style="list-style-type: none"> • not enough information provided to demonstrate that the new system would feed into existing main sewers and whether this would overload the system • no consultation with local residents • noise impact of new pump
PUBLICITY	Neighbouring properties have been notified and a site notice posted. Two letters have been received raising the

following material considerations, together with some non-material planning issues:

- would generate an unpleasant smell in the area
- would attract vermin
- additional traffic impact on the area
- impact on trees

ASSESSMENT

This application relates to a landscaped and mounded area of incidental open space to the north end of Bircham Crescent where it is proposed to erect a new pumping station with associated sewers, kiosk and fencing. The above-ground elements of the scheme comprise the kiosk to house control equipment and a compound bounded by a 1.8 metre high green expanded metal fence. The pumping station has been designed in accordance with and is governed by the industrial standard document 'Sewers for adoption' and further specific requirements of Severn Trent Water, the adopting undertaker. The size of the station has also been designed to take up minimum area whilst providing sufficient room for the off-road parking of a small tanker vehicle.

The main issue which needs to be addressed in determining this proposal is whether it would have an adverse impact on the living conditions of neighbouring residential properties.

The town council considers that the supplementary information included with the application is inadequate. In response to this the applicant has confirmed that no additional sewage will be produced. The properties that will be served are already connected to the public sewer and the pumping station and associated sewers are merely a means of separating the private properties from those of the Ministry of Defence. The final point of discharge to the public sewer for both sets of properties remains the same.

With regard to the concerns expressed by local residents, there may be some confusion about the function of the facility to be provided. The pumping station is a means of pumping the sewage uphill towards the public sewer. The sewage itself does not undergo any treatment processes at the pumping station neither is it stored at the pumping station for long periods of time. The odours and other nuisances traditionally associated with sewage treatment

works do not occur at pumping stations. In the design document 'Sewers for adoption' it states the pumping station should be located no closer than 15 metres to habitable buildings in order to minimise the risk of odour, noise and nuisance. In this case there is 15 metres between the pumping station and the nearest dwelling (no. 53 Lincoln Crescent). This pumping station is an unmanned facility and access to it is only required for routine maintenance visits about once a month or for emergency call-outs. Hence there would be negligible additional vehicle movements through the housing estate generated by the development.

The tree survey accompanying the application was considered inadequate by the Environment Team's tree officer because it did not contain a tree protection plan and arboricultural method statement. A satisfactory report has now been received and appropriate conditions have been suggested.

RECOMMENDATION

Grant permission subject to the following conditions:

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.
If, during development, contamination not previously identified is found to be present at the site then no further development (unless agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted to and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason

To protect controlled waters.

3.
There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, either direct or via soakaways.

Reason

To prevent pollution of the water environment.

4.

All works shall be carried out in accordance with the submitted tree protection plan and arboricultural method statement. A 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of one year from the date of the cessation of works.

- (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with BS3998 Recommendations for Tree Work.
- (b) If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and planted at such time as may be specified in writing by the Local Planning Authority.
- (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason

In the interests of good arboricultural practice.

5.

Within one year of the cessation of works, or within such extended period as the Local Planning Authority may allow, two field maple (*Acer campestre*) shall be planted in the locations shown on the tree protection plan. The tree size will be approximately 2-2.5 metres in height and planted in accordance with BS 4428:1989 Code of

practice for general landscape operations (excluding hard surfaces).

Reason

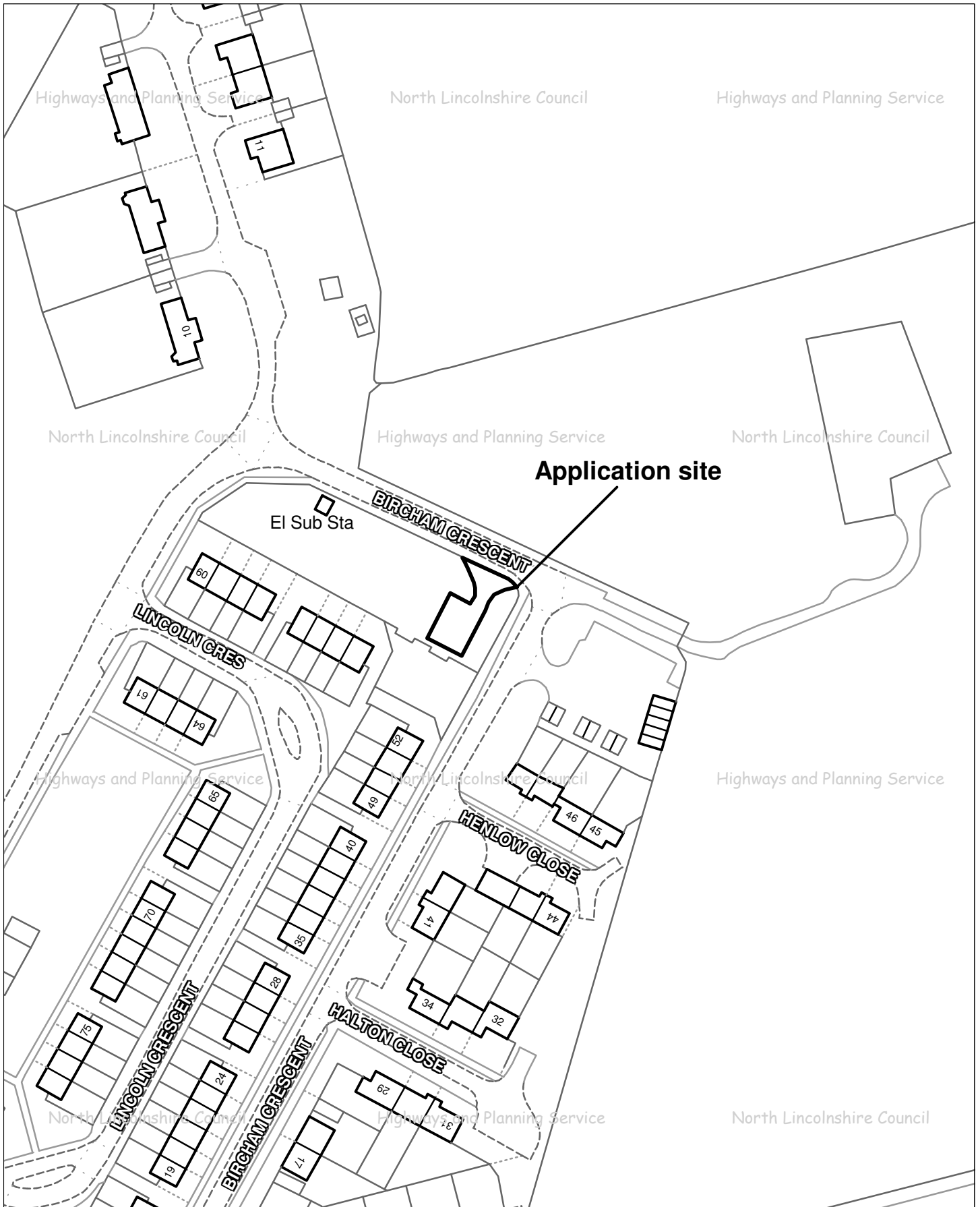
In the interests of good arboricultural practice.

6.

For a period of three years from the completion of planting, the trees shall be adequately maintained and during that period all losses made good.

Reason

In the interests of good arboricultural practice.



Drawing Title: 2008/0566

OS Grid Ref: SK94709804

Drawn by: KC

Scale: 1:1,250

Date: 28/05/2008



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 100013349 2008



Highways and Planning Service

Service Director,
G Popple

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a highways and planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.