

Planning Committee

20 January 2016

Reference:
APP/15/01458

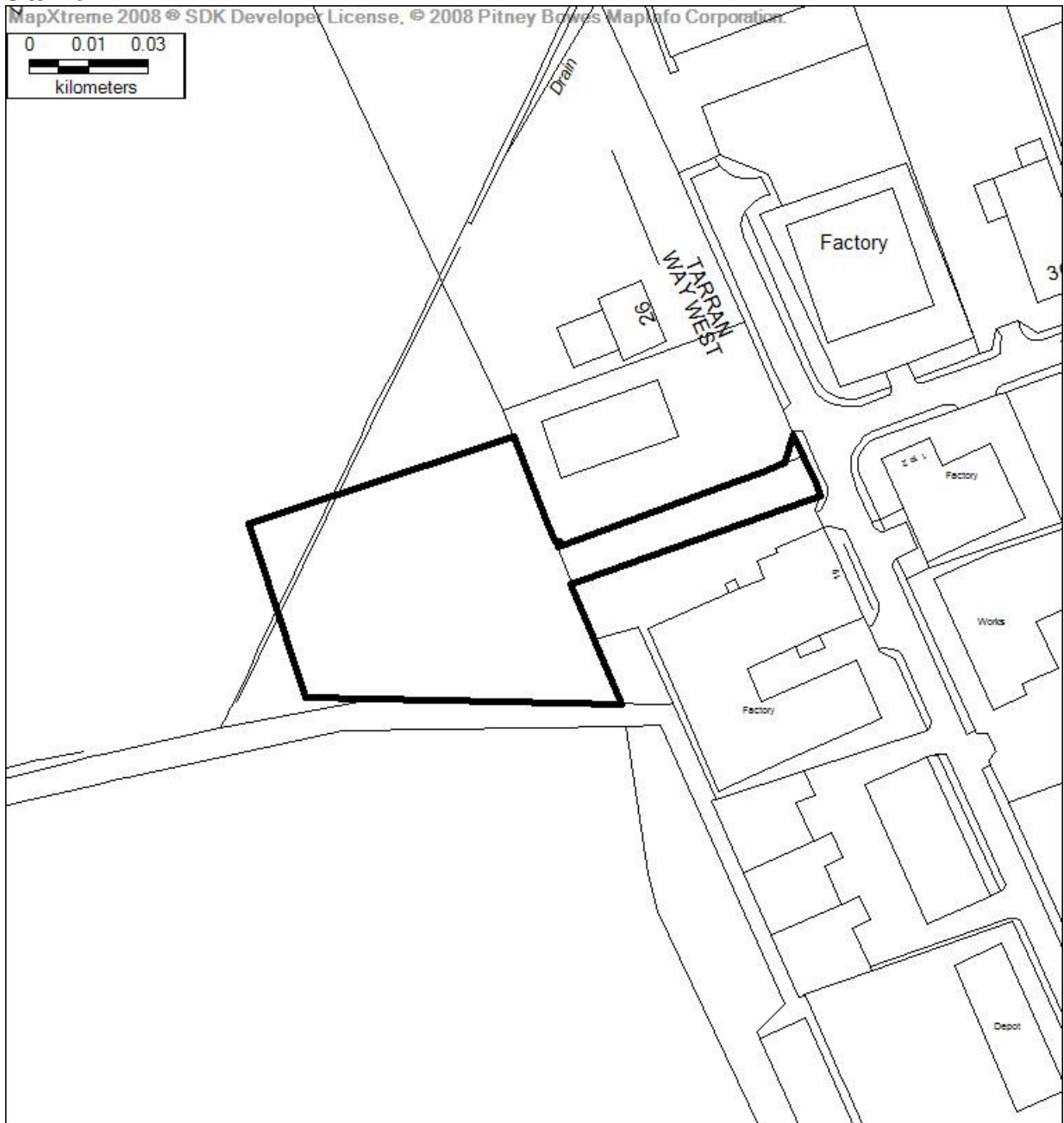
Area Team:
North Team

Case Officer:
Mrs S Day

Ward:
**Moreton West and
Saughall Massie**

Location: Land East of TARRAN WAY WEST, MORETON, CH46 4TT
Proposal: Construction of replacement wastewater pumping station compound, control kiosk and associated new access.
Applicant: United Utilities
Agent : United Utilities

Site Plan:



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Development Plan allocation and policies:

Green Belt
Primarily Industrial Area
Area Requiring Landscape Renewal

Planning History:

Location: Moreton Waste Pumping Station, Land off Tarran Way West, Moreton, CH46
4TT
Application Type: Full Planning Permission
Proposal: Construction of replacement Wastewater pumping station compound, control kiosk and associated works.
Application No: APP/13/01081
Decision Date: 01/11/2013
Decision Type: Approve

Summary Of Representations and Consultations Received:**REPRESENTATIONS:**

Having regards to the Council's Guidance on Publicity of Applications, 7 letters were sent to neighbouring properties. A Site Notice was also displayed on site. Following publicity of this application no representations have been received.

CONSULTATIONS:

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections subject to details of access

Wirral Wildlife - No objection

Environment Agency - No objection

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application constitutes inappropriate development which is contrary to Green Belt Policy. As the proposals are a departure from the Development Plan and recommended for approval, the application is required to be considered and determined by the Planning Committee under the provisions of the Scheme of Delegation for Determining Applications (March 2014).

INTRODUCTION

This design reflects as-built modifications to the original design, approved under application APP/13/01081. The application is part of wider improvements to water quality in the Leasowe area. The works requiring planning permission consist of the construction of a control kiosk and fenced compound. The works have previously been given consent and are nearing completion, the current proposal includes a number of minor changes.

PRINCIPLE OF DEVELOPMENT

The site is located within the green belt, within flood zone 3a and close to a site of biological importance designated by the Wirral Unitary Development Plan. The proposal constitutes inappropriate development which can be acceptable if very special circumstances can be demonstrated and if issues relating to flooding can be satisfactorily resolved.

SITE AND SURROUNDINGS

The site consists of a triangle of open land immediately to the west of the Tarran Industrial Estate. The land is located within the adopted green belt. To the north of the site is the Meols Field Site of Biological importance and to the south of the site the Golf Driving range. The existing pumping station is located some 660 m to the west of the application site.

POLICY CONTEXT

The application must be considered against advice given in NPPF in relation to development within the

green belt and a flood zone. The relevant Unitary development plan policies are; GB2 - Guidelines for Development in the Green Belt, NC5, The Protection of Sites of Local Importance for Nature Conservation and NC6, Sites of Biological Importance.

Policy GB2 specifies which types of development are appropriate in the green belt and advises that where proposals are inappropriate, very special circumstances must be demonstrated which would overcome the presumption against approval. This approach is reiterated in the NPPF.

Policy NC6 identifies sites of Biological Importance and NC5 sets out the criteria for evaluating proposals which may impact on such sites. This includes an assessment of the scale and nature of the development, long term impact on the viability of the protected species and measures which could be taken to minimise damage to species and habitat.

NPPF advises that a sequential test is applied to development within areas identified as flood zones to consider the availability of other reasonably available sites. Where development cannot locate elsewhere, the exception test must be applied which will indicate if the wider benefits of the development outweigh the flood risk and that a site specific flood risk assessments in place which should include mitigation measures.

APPEARANCE AND AMENITY ISSUES

The proposals for a submersible pumping station and associated kiosk and compound are part of the larger Water Quality Programme between OFWAT, the Environment Agency and United Utilities. The project seeks to resolve problems of flooding and water quality in the area. The pumping station itself is permitted development and does not require planning permission, thus the proposals which are to be considered as part of this application are the control kiosk and the fenced compound.

The changes to the previous approval include a new access onto the industrial estate, changes to the surface of the turning area and a reduced footprint. The existing pumping station was built in 1934 and is located considerably further into the open land and green belt. The structure is in need of significant repair and is accessed by a long unmade path which frequently floods.

The proposed development, whilst also in the green belt, is located closer to the existing built up industrial estate and as such does not require a long access road and involves only one above ground structure (the control kiosk) which is smaller and less intrusive than the existing pumping station. Thus the impact on the openness of the green belt is less significant than the existing pumping station. This together with the benefits to flood control in the area would constitute the very special circumstances necessary to overcome the presumption against inappropriate development.

The application is accompanied by a flood risk assessment and an ecological survey. The flood risk assessment concludes that the site will be at risk from fluvial flooding, however this risk currently exists and the proposals will help to deal with flood risk in the area. In addition the removal of the existing pumping station will improve the role of the functional plain. The Environment agency has raised no objection to the proposals.

The Ecological Survey has identified the presence of Great Crested Newts to the north of the site. Whilst the development is unlikely to have any direct impact on the protected species, the applicant has obtained the necessary licenses from Natural England. All biodiversity identified in the original application has been mitigated for.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway objections to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The Ecological matters have been identified and mitigated for through an earlier approval.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development will have minimal visual impact and will result in improvements to water quality and help deal with flood risk in the locality. This constitutes the very special circumstances necessary to support the development. The proposals will not have an adverse impact on the adjacent site of Biological Importance. The proposals, therefore meet the requirements of NPPF and the councils UDP policies GB2 and NC5 and NC6.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development will have minimal visual impact and will result in improvements to water quality and help deal with flood risk in the locality. This constitutes the very special circumstances necessary to support the development. The proposals will not have an adverse impact on the adjacent site of Biological Importance. The proposals, therefore meet the requirements of National Planning Policy Framework and Policies GB2 and NC5 and NC6 of the Wirral Unitary Development Plan.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3 November 2015 and listed as follows:
6435/80029465/00/97/2001 D

Reason: For the avoidance of doubt and to define the permission.

3. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, full details of any mitigation measures relating to the protection of Great Crested Newt(s) during construction, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and the mitigation measures shall be carried out in accordance with the approved scheme.

Reason: To protect the interests of a protected species which may be present on the site and to accord with Policy NC7 of the Wirral Unitary Development Plan.

4. NO DEVELOPMENT (including any demolition, earthworks or vegetation clearance) SHALL TAKE PLACE BEFORE a scheme of landscaping which shall include details of both hard and soft landscape works and earthworks has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of FIVE years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of a similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: To ensure satisfactory landscape treatment of the site which will enhance the

character and appearance of the site and the area, and to comply with Policy GB2 of the Wirral Unitary Development Plan.

5. NO PART OF THE DEVELOPMENT OR USE HEREBY PERMITTED SHALL BE OCCUPIED OR THE USE COMMENCED UNTIL the vehicular crossover(s) has been installed and the footway has been reinstated in accordance with a scheme of details that shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of pedestrian safety and accessibility.

Further Notes for Committee:

Last Comments By: 10/12/2015 13:53:22

Expiry Date: 29/12/2015