

**Development Control Committee**  
Meeting to be held on 6th March 2013

Electoral Division affected:  
Morecambe West

**Lancaster City: Application No. 01/13/0031**  
**Extension to existing screens building and a replacement motor control kiosk.**  
**Schola Green Waste Water Pumping Station, Schola Green Lane, Morecambe.**

Contact for further information:  
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**Executive Summary**

Application - Extension to existing screens building and a replacement motor control kiosk. Schola Green Waste Water Pumping Station, Schola Green Lane, Morecambe.

**Recommendation – Summary**

That planning permission be **granted** subject to conditions controlling time limits, working programme, hours of operation, noise and dust suppression methods, landscaping, highway matters and lighting.

**Applicant's Proposal**

Planning permission is sought for improvement works to the existing waste water infrastructure at Schola Green Waste Water Pumping Station (WWPS). The works would involve extending the existing screens building and replacing the existing motor control kiosk.

The extension to the existing screens building would be a steel portal framed building with a flat roof and would measure 21.4m x 2.3m x 5.6m high. The elevations would be clad in Kingspan flat metal panels to be coloured copper beech. The south west elevation would include two clear panels to allow natural light in to the building. A double access door would be in the front elevation and a single access door in the rear elevation. All doors, guttering and drainpipes would be coloured dark green

The control kiosk would measure 10.0m x 3.0m x 3.5m high with a pitched roof and be constructed on top of a concrete plinth. The kiosk would have a double and a single access door and be constructed from glass reinforced plastic (GRP) to be coloured dark green.

Underground works associated with the proposed development would be carried out with the benefit of permitted development rights given that they would be undertaken on operational land associated with the waste water treatment works.

The overall construction works including those works to be constructed with the benefit of permitted development rights would take approximately eight months and would be carried out between 0800 to 1800, Mondays to Friday and 0800 to 1200 hours on Saturdays with no work on Sundays or Bank Holidays. Temporary lighting would be used when working during periods with reduced daylight hours.

Construction vehicles would only access and egress the site from a secondary access to the site from Osborne Grove.

### **Description and Location of Site**

Schola Green WWPS is located in the West End area of Morecambe and accessed from the southern end of Schola Green Lane at the north east corner of the site. There is also a secondary access on the west side of the site from Osborne Grove which is used only when required. The surrounding area is predominantly residential but the site itself is bordered by a railway line on the south side, a mixture of houses and Morecambe Cricket Club on the west side and a playing field on the north side.

The buildings within the site are located in the north-east corner near the main site access where there is well established screen tree planting. The existing motor control kiosk to be replaced is a detached structure on the west side of the site access adjacent to the site's northern boundary. The screen building is approximately 25 metres from the site access and would be extended on its west side. Both the existing kiosk and screen buildings are 1930's brick built structures.

### **Background**

There is no relevant planning history.

### **Planning Policy**

National Planning Policy Framework (NPPF)

Paragraphs 11 – 14, 17, 56 and 58 are relevant with regard to the requirement for sustainable development, core planning principles and good design.

Lancashire Minerals and Waste Local Plan

Policy 2      Quality of Life  
Policy 37     Strategic Road Network  
Policy 103    Ancillary Developments

Lancaster District Core Strategy

Policy SC1   Sustainable Development  
Policy SC5   Achieving Quality in Design

## Policy E1 Environmental Capital

### **Consultations**

Lancaster City Council – No objection.

Morecambe Town Council – No observations received.

Environment Agency – No objection.

LCC Assistant Director (Highways) – No objection subject to the imposition of conditions to require that development shall not commence until vehicular turning space has been provided within the site, and details of car parking, wheel cleaning facilities and a traffic management plan have been submitted and approved in writing.

Representations – The application has been advertised by press and site notice and nearby residents and businesses have been notified by individual letter. Two representations have been received expressing concerns about the noise that the development may generate and that any construction traffic accessing the site from Osborne Grove should adhere to the 20mph speed limit, should not park on Osborne Grove and that any dust and dirt deposited on the road should be cleaned up.

### **Advice**

Director of Transport and Environment – Observations

The applicant is seeking to improve the equipment at Schola Green WWPS used to screen litter and grit from foul and storm water flows from the Morecambe catchment area before pumping the waste water to Morecambe Waste Water Treatment Works. The existing screens do not have enough capacity to remove litter, have become unreliable and hence need replacing with enlarged screens. The extension to the screens building would house the new and enlarged screening equipment. The proposed motor control kiosk would house the equipment associated with the operation of the new screening and other equipment on the site and would be a replacement for the existing kiosk which is out date and unreliable. Underground works associated with the proposed development would be carried out with the benefit of permitted development rights.

Policy 103 of the LMWLP states that proposals for ancillary developments within the existing curtilage of wastewater treatment works will be permitted if the size and character of the development are appropriate to the scale of the waste facility for which they are required, the external appearance of the WwTW is not significantly altered, and the proposals will not have an unacceptable adverse impact on people or the environment. Policy SC5 of the Lancaster District Core Strategy relates to achieving quality in the design of new development which reflects and enhances the positive characteristics of its surroundings.

The scale of the extension and the kiosk is dictated by the size and amount of equipment to be housed within each building. The screen building extension would

be a significant structure given its function to house the new and enlarged screening equipment. The proposed scale and form would match that of the existing screen building but the design and materials would differ; the extension would be a modern steel portal framed building clad in horizontally laid flat panels to be coloured copper beech while the existing screen building was built in the 1930's and is constructed of red brick with full height windows.

It is accepted that to recreate the design and materials of the existing screens building would be both expensive and not practical for the function that the extension would serve. Whilst the design and materials of the new extension would contrast with the design of the existing building, it is considered that the design of the extension would be acceptable given the presence of other adjacent pumping station buildings and its location on the west side of the existing screens building that would limit the views of the new extension from outside the WWPS.

The kiosk would be of a size proportionate to its purpose and the proposed materials are acceptable. The kiosk would be located adjacent to a belt of trees on the northern boundary of the site and not generate any visual impact. A condition is proposed requiring these trees to be protected during the construction phase of the development.

It is considered that the proposed extension and kiosk would not significantly alter the external appearance of the WwTW and they would not have an unacceptable adverse impact on nearby residents or the environment. The development is therefore considered to comply with paragraphs 56 and 58 of the National Planning Policy Framework, Policy 103 of the LMWLP and Policies SC1 and SC5 of the Lancaster District Core Strategy.

The construction works would be carried out between the hours of 0800 to 1800, Mondays to Friday, and 0800 to 1200 on Saturdays. The application does recognise that there would be a potential risk of dust emissions and increased noise levels during the construction period of the overall development including those works to be carried out with the benefit of permitted development rights. To protect the amenities of the area, it is considered reasonable and necessary to impose a condition to restrict the hours of construction of the overall works including those to be carried out with the benefit of permitted development rights and to require that noise and dust suppression methods be employed throughout the duration of the construction phase of the development including those works to be carried out with the benefit of permitted development rights. There would not be any odour nuisance. Temporary lighting would be required in the working areas during the winter months to provide safe working conditions. To minimise light spill to outside the WWPS, a condition is proposed requiring any lighting to be used to be angled downwards, shaded to minimise light spill and only used during the approved working hours. Subject to the imposition of such conditions it is considered that the development would be acceptable and those works to be undertaken during the construction phase including those to be carried out with the benefit of permitted development rights would not generate any unacceptable impacts.

The permitted development works are reliant on the works proposed as part of this application and would not be carried out unless the development requiring express

permission is approved. In these circumstances it is considered the environmental controls proposed should apply to both, to make the development acceptable. Given the development the subject of this application is inextricably linked to those works to be carried out with the benefit of permitted development rights, it would be difficult to enforce conditions specifically relating to such environmental controls. In addition, the works to be carried out with the benefit of permitted development rights would compound the impacts of the works that can only take place with the benefit of express planning permission and it is therefore considered that the conditions should apply to the whole of the development to make the development acceptable and the conditions enforceable.

There would inevitably be construction traffic associated with the construction phase of the overall development including those works to be carried out with the benefit of permitted development. Schola Green WWPS is located in a residential area in the West End area of Morecambe. The applicant proposes that traffic would only use the secondary access on the west side of the site from Osborne Grove, as opposed to the main access at the north east corner of the site from Schola Green Lane. The use of either access would involve construction traffic travelling through the surrounding residential area from the nearby main routes of Regent Road and the B5274 but the use of Osborne Grove would be more direct and has less parking cars and better junction geometry. All construction traffic would be subject to the 20mph speed limit that is in place on the surrounding residential streets. A condition is proposed requiring all construction traffic throughout the construction phase of the development including that to be undertaken with the benefit of permitted development rights use the Osborne Grove access.

To reduce the traffic impacts on the surrounding area and to ensure that there is no parking on Osborne Grove, there would be a separate contractor's compound created inside the boundary of the site. A condition is proposed requiring the compound to be restored following the completion of the construction works of the overall development.

The Assistant Director (Highways) has raised no objection to the proposal subject to the imposition of conditions to require that the development shall not commence until vehicular turning space has been provided within the site, and details of car parking, wheel cleaning facilities and a traffic management plan have been submitted and approved in writing. Conditions are proposed to address these requirements for the overall construction phase of the development including those works to be undertaken with the benefit of permitted development rights. The construction works would only be for a temporary period. Subject to such conditions, the highway impacts of the development are considered to be acceptable and accord with Policy 37 of the LMWLP.

In view of the nature, location and purpose of the proposal it is considered that no Convention Rights as set out in the Human Rights Act would be affected.

### **Summary of Reasons for Decision**

The development is required to improve existing waste water treatment facilities. The scale, design and location of the development within the existing operational

boundary of the Schola Green WWPS would not adversely affect the amenities of the surrounding area or compromise highway safety. Controls on hours of operation, dust suppression, parking provision, cleanliness of vehicles would ensure the development, including those works to be carried out with the benefit of permitted development rights which are inextricably linked to the development the subject of this permission and would compound the impacts of it, would not lead to any unacceptable environmental impact during the construction phase of the development. The proposal accords with the policies of the National Planning Policy Framework and the policies of the Development Plan. The policies of the Development Plan relevant to this decision are:

#### Lancashire Minerals and Waste Local Plan

Policy 2	Quality of Life
Policy 5	Environmental and Other Benefits
Policy 37	Strategic Road Network
Policy 103	Ancillary Developments

#### Lancaster District Core Strategy

Policy SC1	Sustainable Development
Policy SC5	Achieving Quality in Design
Policy E1	Environmental Capital

The County Council has worked with the applicant in a positive and pro-active manner based on seeking solutions to problems arising in the processing of the planning application in full accordance with paragraphs 186 and 187 of the National Planning Policy Framework and for the purposes of Article 31 of the Town and Country Development Management Procedure Order 2012, Statement of Compliance.

### **Recommendation**

That planning permission be **granted** subject to the following conditions:

#### **Time Limits**

1. The development shall commence not later than 3 years from the date of this permission.

*Reason: Imposed pursuant to Section 91 (1) (a) of the Town and Country Planning Act 1990.*

#### **Working Programme**

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:

a) The Planning Application forms received by the County Planning Authority on 8th January 2013 amended on 6th February 2013.

b) Submitted plans and documents received by the County Planning Authority on 8th January 2013:

Drawing No. 0560/80023055/00/97/1001 Rev. B - Site Location and Access Plan  
Drawing No. 0560/80023055/00/97/1002 Rev. A - Proposed Site Layout  
Drawing No. 0560/80023055/00/97/4001 Rev. A - Existing Plans Screens Building  
Drawing No. 0560/80023055/00/97/4002 Rev. A - Existing Elevations Screens Building  
Drawing No. 0560/80023055/00/97/4004 Rev. A - Proposed Section and Elevations Screens Building  
Drawing No. 0560/80023055/00/97/4003 Rev. A - Proposed Roof Plan, Ground Floor Plan and Lower Ground Floor Plan Screens Building  
Drawing No. 0560/80023055/00/97/1004 Rev. A - Proposed Inlet Works MCC Kiosk  
Drawing No. 0560/80023055/01/01/1004 Rev. A - Contractors Access and Temporary Working Area Sheet 1 of 2  
Drawing No. 0560/80023055/01/01/1005 Rev. A - Contractors Access and Temporary Working Area Sheet 2 of 2  
Drawing No. 0560/80023055/00/97/1005 Rev. A - Existing Storm Screen Area showing works modification plan  
Drawing No. 0560/80023055/00/97/1006 Rev. A - Existing Storm Screen Area showing works modification elevations

*Reason: For the avoidance of doubt, to enable the County Planning Authority to adequately control the development and to minimise the impact of the development on the amenities of the local area Policies SC1, SC5 and E1 of the Lancaster District Core Strategy and Policies 2, 5, 37 and 103 of the Lancashire Minerals and Waste Local Plan.*

### **Control of Noise**

3. All plant, equipment and machinery used in connection with the construction phase of the development, including those works carried out with the benefit of permitted development rights, shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification and shall be maintained in accordance with that specification at all times throughout the construction phase of the development including those works carried out with the benefit of permitted development rights.

*Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy 103 of the Lancashire Minerals and Waste Local Plan.*

### **Dust**

4. Measures shall be taken at all times during the construction phase of the development, including those works carried out with the benefit of permitted development rights, to minimise the generation of dust and prevent its migration off site.

*Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy 103 of the Lancashire Minerals and Waste Local Plan.*

### **Hours of Working**

5. No construction development, delivery or removal of materials, including those works to be carried out with the benefit of permitted development rights shall take place outside the hours of:

0800 to 1800 hours, Mondays to Friday (Except Public Holidays)  
0800 to 1200 hours, Saturdays (Except Public Holidays)

No construction development, delivery or removal of materials, including those to be carried out with the benefit of permitted development rights shall take place at any time on Sundays or Public Holidays.

This condition shall not however operate so as to prevent the use of pumping equipment and the carrying out, outside of these hours, of essential repairs to plant and machinery used on the site.

*Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy 103 of the Lancashire Minerals and Waste Local Plan.*

### **Highway Matters**

6. Measures shall be taken at all times throughout the construction phase of the development including those works to be carried out with the benefit of permitted development rights to ensure that no mud, dust or other deleterious materials are tracked on to the public highway by heavy goods vehicles leaving the site.

*Reason: In the interests of highway safety and local amenity and to conform with Policy E1 of the Lancaster City Core Strategy.*

7. Prior to the commencement of the construction phase of the development including those works to be carried out with the benefit of planning permission, turning facilities shall be provided within the site for the turning of heavy goods vehicles to ensure that all such vehicles exit the site in a forward gear .

*Reason: In the interests of local amenity and highway safety and to conform with policy E1 of the Lancaster City Core Strategy.*



8. Prior to the commencement of the construction phase of the development, including those works to be carried out with the benefit of permitted development rights, provision shall be made within the site for the parking of contractor's vehicles. Thereafter all contractors' vehicles shall park within the site.

*Reason: In the interests of highway safety and local amenity and to conform with Policy E1 of the Lancaster City Core Strategy.*

9. All traffic associated with the construction phase of the development including those associated with the works to be carried out with the benefit of permitted development rights, shall enter and leave the site via Osborne Grove as shown on the drawing labelled 'Preferred Route' attached to the email from United Utilities dated 8th January 2013.

*Reason: In the interests of highway safety and local amenity and to conform with policy E1 of the Lancaster City Core Strategy.*

10. All temporary office buildings, lighting, perimeter fencing and construction materials shall be removed from the contractor's compound within two months of the completion of the construction phase of the development including those works to be carried out with the benefit of permitted development rights, and the land thereafter restored within a further period of three months including the removal of all surfacing materials, the respreading of soils to their original depths, cultivation and seeding to its former condition.

*Reason: In the interests of local amenity and to conform with Policy E1 of the Lancaster District Core Strategy.*

### **Landscaping**

11. No trees or shrubs shall be removed during the construction phase of the development. All trees and shrubs on the boundaries of the site or to be retained within the site boundary shall be protected from damage and the protective measures shall be maintained throughout the construction phase of the development.

*Reason: In the interests of local amenity and to conform with policy E1 of the Lancaster City Core Strategy.*

### **Floodlighting**

12. Any flood lighting to be used during the construction phase of the development, including those works to be undertaken with the benefit of permitted development rights, shall be angled downwards, shaded to minimise light spill and only used during the approved working hours.

*Reason: To minimise light spill and to safeguard the amenity of the area and to conform with Policy 103 of the Lancashire Minerals and Waste Local Plan and Policy SC5 of the Lancaster District Core Strategy.*

## **Notes**

The grant of planning permission does not remove the need to obtain the relevant statutory consents/licences from the Environment Agency.

## **Local Government (Access to Information) Act 1985 List of Background Papers**

Paper	Date	Contact/Directorate/Ext
01/13/0031	08 January 2013	Rob Jones/Environment/34128

Reason for Inclusion in Part II, if appropriate

N/A