

Electoral Division affected: High Cross
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**Wyre Borough: Application number 02/13/0914**  
**Change of use of land to a Waste Water Pumping Station, comprising of 1.8m high security fencing, control kiosk, pressure relief column, hard standings and access track with turning area. Vacant land north of no. 70 Normoss Road, Poulton-le-Fylde.**

Contact for further information:  
Rob Jones, 01772 534128, Environment Directorate  
[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

### **Executive Summary**

Application - Change of use of land to a Waste Water Pumping Station, comprising of 1.8m high security fencing, control kiosk, pressure relief column, hard standings and access track with turning area. Vacant land north of 70 Normoss Road, Poulton-le-Fylde.

### **Recommendation – Summary**

That planning permission be **granted** subject to conditions controlling time limits, working programme, colour of building materials, hours of working, landscaping, wheel cleaning facilities, contractor's compound details, landscaping, safeguarding of watercourses and drainage and site operations.

### **Applicant's Proposal**

Planning permission is sought for the change of use of land to allow the construction of a new waste water pumping station (WWPS). The whole development would cover an area of approximately 770sq.m. and would consist of the WWPS and a site access road. Significant below ground works are also proposed in the form of an underground detention tank but these would be undertaken with the benefit of permitted development rights.

The WWPS would measure 27m x 20m and would include the construction of a control kiosk, pressure relief column, concrete hardstanding, the underground detention tank and part of the access road. The pumping station would be enclosed by 1.8m high Paladin security fencing.

The control kiosk would be constructed from glass reinforced plastic (GRP) and would measure 5.9m x 2.9m x 2.9m high. The pressure relief column would be constructed from GRP and would be 0.6m high with a diameter of 0.25m. The control kiosk, pressure relief column and fencing would all be powder coated coloured dark green. The underground detention tank would have a concrete cover.

The access road would be 30m in length by 4.5m wide with a tarmac surface at its junction with Benedict Drive and porous surfacing elsewhere.

The construction works would take approximately 1 year and would be carried out between 0730 to 1730, Mondays to Friday, and 0800 to 1630 hours on Saturdays, with no working on Saturdays and Bank Holidays. A contractor's compound consisting of office and welfare cabins, parking and equipment and materials storage areas would be located in the field on the north side of the proposed area of the WWPS throughout the construction phase of the development. The compound area would be accessed as per the development site.

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

The application site is located off Normoss Road, 2 km south west of Poulton le Fylde. The site is in a field bound by post and wire fencing on the north and west sides, Benedict Drive on the east side and the boundary fence to the rear residential properties off 70 Normoss Road to the south. A field drain is located along the northern boundary of the field.

The site access would be off Benedict Drive which leads to Normoss Road to the south. The site is located within the Green Belt.

### **Background**

There is no relevant planning history.

### **Planning Policy**

National Planning Policy Framework (NPPF)

Paragraphs 11 – 14, 17, 56 – 66, 79 – 81, 87 - 90 and 109 are relevant with regard to the requirement for sustainable development, core planning principles, the requirement for good design, protecting green belt land and conserving and enhancing the natural environment.

Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies (LMWLP)

Policy NPPF 1 Presumption in favour of sustainable development  
Policy DM2 Development Management

Wyre Borough Local Plan

Policy SP3 Development within Green Belts  
Policy SP14 Standards of Design and Amenity  
Policy CIS1 Provision for Community Services

### **Consultations**

Wyre Borough Council – No objection.  
LCC Developer Support (Highways) – No objection.

Environment Agency – No objection.

Representations – The application has been advertised by site notice and press notice and neighbouring residents notified by letter. One objection has been received that the WWPS would reduce the area that water could soak away into the land and hence increase the risk of flooding from the land into surrounding properties. There is also concern as to the risk of foul flooding from the detention tank in the event of equipment or power failure. It is also suggested that the WWPS should be sited adjacent to the drainage ditch at the north-east end of the field which would also reduce the length of required access road.

### **Advice**

Planning permission is sought for the provision a new waste water pumping station that would include below ground works in the form of a detention tank that would be permitted development.

The development forms part of United Utilities (UU) Asset Management Plan 5 Programme which is a major programme of works to provide new assets, together with refurbishing and upgrading existing UU assets across the region, to be implemented between 2010 and 2015 and required by the water industry regulator OFWAT and the Environment Agency. UU as the sewerage undertaker are required to provide the appropriate facilities for the treatment of waste water, as required by the Water Resources Act 1991 and the Urban Wastewater Treatment Regulations 1994.

During heavy rainfall the existing sewer in Normoss Road becomes surcharged which results in foul flooding to several residential properties in the area. The hydraulic model shows that the sewers in the area are inadequate and numerous flooding incidents have been reported by the property owners. The improvements are required to be operational by 31 March 2015.

To provide the necessary improvements, UU are proposing to install a new short length of sewer, which will connect to a new below-ground wastewater storage tank, fitted with pumps and control equipment, which will store storm flows and return them to the existing sewer system at a controlled rate once the storm event has abated. The solution is designed to prevent flooding to the affected properties for storms up to and including a 1 in 30 year event.

The layout and hydraulic characteristics of the existing sewer network severely constrains the area in which a solution can be constructed. Two sites have been considered; one to the north of Normoss Road (which is the application site) and one in the field to the south of Normoss Road. On investigation, the site to the south was found to suffer from localised surface water flooding in heavy rain. Therefore the proposed site has been selected due it being the only available land in the affected area that is free of flooding issues and will also provide the hydraulic gradient to accommodate the design needed to alleviate the flooding problems.

The proposed WWPS would permit the operation and maintenance of a below-ground detention tank and its associated pipework and infrastructure. The control kiosk would house the electrics and controls for the associated below-ground detention tank. The pressure relief column would enable controlled release of

displaced air from the below-ground detention tank during storm-flows. The hardstanding is required around maintenance hatches, to facilitate the safe maintenance of the detention tank and pumping equipment. It is proposed that areas around access covers and the turning area of the 'hammer head' are to be surfaced with smooth concrete as they will be subject to high stresses from operational vehicles' power steering. Other areas would have an impermeable surface and water would be collected via drains, connected directly in to the below-ground detention tank.

The site is located within the Green Belt. Paragraphs 87-90 of the NPPF advise that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Certain forms of development are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.

Policy SP3 of the Wyre Borough Local Plan states that planning permission will not be granted for the erection of new buildings other than where they are required for agriculture or forestry, where they are essential facilities for outdoor sport and recreation, for limited extension of dwellings or the reuse of existing buildings for employment uses. The proposed development is not one of the types of development considered as appropriate for the Green Belt within policy SP3. The development is therefore inappropriate within the Green Belt and very special circumstances have to be demonstrated to permit the development in this location.

The applicant has an obligation under the legislation quoted above to provide effective facilities for the collection and transmission of waste water. Improved facilities therefore have to be provided somewhere in this location in order to address the sewer capacity problems in this area. The application site is the only location in the area where a technically feasible solution can be constructed. It is therefore considered that very special circumstances exist for the location of the development within the Green Belt.

The only part of the development above ground level would be the kiosk and vent pipe which would both be relatively small structures and would have very limited impact upon the openness of the Green Belt. The proposed colour of the equipment would be acceptable and the development as whole would be acceptable in terms of visual amenity. Conditions can be imposed relating to the colour of the control kiosk, pressure relief column and fencing.

The contractor's compound would be located in the field adjacent to the proposed area of the WWPS throughout the construction phase of the development. No details of the contractor's compound have been provided. Conditions are proposed to provide for the restoration of the area following completion of the construction phase of the development. Many of the aspects of the development including the construction of the below ground tank would be undertaken with the benefit of the applicant's permitted development rights. Some of these works have

the potential to cause harm to the amenities of the area and therefore the conditions relating to issues such as noise, dust, hours of operation and wheel cleaning have been worded so that the controls within the conditions would also apply to the permitted development works.

The concerns of the local resident are that the current proposed location of the pumping station may increase the risk of flooding from the site onto land forming part of adjacent properties and that there is a risk of foul flooding from the detention tank in the event of equipment or power failure. The resident also considers that an alternative site would be a better location. The applicant has advised that the alternative location is not possible as they do not own the land and the landowner will not allow them to construct the WWPS in the proposed amended location. In relation to the other issues, the tank would have sufficient capacity to hold storm water arisings and in the event of any power cut, there would be an ability to pump water within the tank into a road tanker. The water from the hard surfaced areas would drain into the underground tank so the development should not increase flooding on adjacent land. However, it is considered that a condition should be imposed requiring a detailed level plan of the hardstanding areas to be submitted to demonstrate that they will fall to a drainage system and not increase run off onto adjacent land.

Subject to conditions as recommended above, it is considered that development accords with the requirements of the NPPF, Policies NPPF 1 and DM2 of the LMWLP and Policies SP3, SP14 and CIS1 of the Wyre Borough Local Plan.

In view of the scale, location and nature of the proposed development it is considered no Convention Rights as set out in the Human Rights Act 1998 would be affected.

### **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 and supporting statement received by the County Planning Authority on 20th December 2013.
  - b) Submitted Plans and documents:

Drawing DG5117/8000303387/00/97/20001 Rev A -  
Proposed Site Plan

Drawing DG5117/80030387/00/97/20002 Rev A -  
Elevations

Drawing DG5117/80030387/00/97/20003 Rev A -  
Miscellaneous details

- c) All schemes and programmes approved in accordance with this permission.

*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, and to conform with policy DM2 of the Lancashire Minerals and Waste Development Framework - Site Allocation and Development Management Policies and policy SP14 of the Wyre Borough Local Plan.*

### **Working Programme**

3. The proposed kiosk building, pressure relief column and perimeter fencing shall be coloured dark green (BS colour code 4800 14 C 39) within one month of their construction on site and thereafter maintained in the approved colour.

*Reason : In the interests of local amenity and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Policies DPD.*

4. All plant, equipment and machinery used in connection with the construction, operation and maintenance of the site including those works to be 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.

*Reason: In the interests of local amenity and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Policies DPD.*

5. Measures shall be taken at all times during the construction of the development, including those works to be undertaken under permitted development rights, to minimise the generation of dust and prevent its migration off site.

*Reason : In the interests of local amenity and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Policies DPD.*

6. 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:

07.30 to 18.00 hours Monday to Friday (except Public Holidays),  
07.30 to 13.00 hours on Saturday.

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 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 : In the interests of local amenity and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Policies DPD.*

### **Highway Matters**

7. 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 prevent the tracking out of the site onto the public highway of mud, dust or other deleterious materials by construction vehicles leaving the site.

*Reason : In the interests of highway safety and local amenity and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Policies DPD.*

8. No construction works including those works to be undertaken under permitted development rights shall be undertaken until the site access road from Benedict Drive has been constructed in the location shown and surfaced in accordance with the details shown on drawing no. DG5117/800030387/00/97/20001 Rev A.

*Reason : In the interests of highway safety and local amenity and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Policies DPD.*

9. No development including those works to be carried out with the benefit of permitted development rights shall commence until a plan has been submitted to and approved in writing by the County Planning Authority showing the levels of the proposed hardstanding and access road in relation to the levels of adjacent land in order to demonstrate that all water arising from the site will drain to collection facilities and will not result in flooding of adjacent land.

Thereafter the development shall be constructed in accordance with the approved plan.

*Reason : In the interests of local amenity and control surface water runoff and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Policies DPD.*

10. All topsoils shall be stripped from the area of the proposed contractor's compound before any surfacing materials are spread over the area or the land used for the storage of any construction plant and materials. All such topsoils shall be retained on site and stored in bunds for use in the restoration of the contractor's compound.

*Reason : In the interests of local amenity and to secure the proper restoration of the site and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Policies DPD.*

11. Within six months of the completion of construction works including those works to be carried out with the benefit of permitted development rights, the site compound area shall be restored in accordance with the following:-
- a) All plant, buildings and construction materials shall be removed from the land.
  - b) All surfacing materials and protective membranes shall be removed from the site.
  - c) The site surface shall be ripped to relieve compaction and any surfacing materials or other materials injurious to the future agricultural use of the site shall be removed.
  - d) The stored topsoil materials shall then be respread over the entire surface of the site and then cultivated to provide a graded surface suitable for seeding.
  - e) The site shall then be seeded with a grass seed mix.

Following the completion of restoration works, the site shall be subject to aftercare works for a period of five years including control of weeds and works to repair any damage caused by surface water runoff.

*Reason : In the interests of local amenity and to secure the proper restoration of the site and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Policies DPD.*

#### **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
	2/13/0914,	Rob Jones/534128/Environment

Reason for Inclusion in Part II, if appropriate - N/A