Hampshire County Council
Director of Economy, Transport & Environment

Applicant: THAMES WATER UTILITIES LTD

To install and operate two equipment kiosks, part of an upgrade of washwater sewage treatment works at Washwater Sewage Treatment Works, Penwood Road, Highclere, Newbury, Hampshire RG20 0LP (Application No. BDB/76410)

(Received: 11 May 2012)

General

The Washwater Sewage Treatment Works (STW) is located approximately 1km to the south west of Wash Water and directly to the north of the A34. The site is screened on every boundary of the wider site by mature trees and understorey planting and is surrounded by agricultural land. The closest residential property is approximately 500m north west of the site. The STW is 100m north east of the North Wessex Downs AONB.

The two proposed equipment kiosks are to be sited on previously developed operational land. The first kiosk is to be 4m x 3m x 2.5m high, to house compressors blowers and a local control panel to operate the Nitrifying Sand Filter (NSF) plant. The motor control centre (MCC) kiosk will measure 7m x 4m x 3.5m high and will be used to house controls for new plant, including the new pump.

Development Plan

The appropriate development plan document for consideration is the Hampshire Minerals and Waste Core Strategy (2007). The appropriate policy is DC22 (Additional Plant, Buildings and Minor Development).

Consultations

Highclere Parish Council	Have been consulted on the application, no comments received.
Environmental Health	Have been consulted on the application, no comments received.
Basingstoke and Deane Borough Council	Officer has raised no objection.
Environment Agency	Have raised no objection to the proposed development.
Highway Authority	Have raised no objection to the proposed development subject to the inclusion of a condition requesting the submission of a construction traffic management plan.
Councillor Thacker	Has been consulted on the application, no comments received.

Commentary

The proposed development is in accordance with the development with no material considerations indicating otherwise. The kiosks are to be sited on an existing sewage treatment works and is considered ancillary to the existing operations on site. Consequently the land use is considered appropriate (DC22).

The kiosk will be seen within the setting of the greater STW and will consequently not have a significant negative visual impact. In addition to this the finish of the kiosks is appropriate as they are similar to the structures/plant already on site. The character of the area will no be undermined.

It is considered that the proposed development is deemed necessary and it will not result in any significant adverse or environmental impact. It is therefore recommended that planning permission is granted.

Recommendation

That permission be granted subject to the following reason for approval and conditions:

Reason for Approval

1. It is considered that the proposal would be in accordance with the development plan (summary attached) and would not materially harm the character of the area (DC22).

Conditions

Commencement

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

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

Highways

2. No development hereby permitted shall be commenced until a Traffic Management Plan (setting out the arrangements to be made for lorry routing and access, turning and parking provisions on-site during construction and measures to prevent mud and debris from being deposited on the highway during the construction period) has been submitted to and approved in writing by the Waste Planning Authority. The approved Traffic Management Plan shall be fully implemented throughout the construction of the development.

   Reason: In the interest of highway safety and to minimise disturbance to the local transport network

Case Officer ……..
Kristina King

Date…05/07/2012……

Authorised on behalf of the Director of the Economy, Transport & Environment

…P Chadwick……

Date…06/07/2012…….

Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning (General Procedure) Order 1995 – as amended)

Hampshire Minerals and Waste Core Strategy DPD 2007

Policy DC22 – Additional Plant, Buildings and Minor Development

Additional plant, buildings and minor developments at active minerals and waste sites, or the exploration of minerals (except oil and gas), will be permitted provided, where appropriate, they do not extend the timescale for completion of the development, they are ancillary to the operation of the site or they provide for the co-location of complementary minerals and waste activities.