

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CT/SCE	13.11.2018
Planning Development Manager authorisation:	<i>AN</i>	13/11/18
Admin checks / despatch completed		13/11/18

ER

Application: 18/01556/FUL **Town / Parish:** Ardleigh Parish Council

Applicant: Miss Angela Richardson

Address: Ardleigh Reservoir Clover Way Ardleigh

Development: Construction of new treatment building and two kiosks as part of upgrade works.

1. Town / Parish Council

Ardleigh Parish Council No response received

2. Consultation Responses

ECC Highways Dept

The documents accompanying the planning application have been duly considered. Given the scale of the proposed development the proposal is acceptable to the Highway Authority, subject to the following requirements;

The approved Traffic Management Plan submitted with the application shall be adhered to throughout the construction period.

Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

Informatives

- Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: SMO1 Essex Highways Colchester Highways Depot, 653 The Crescent, Colchester CO4 9YQ

Natural England No comments.

Environmental Protection They have reviewed the submitted noise assessment report and have no adverse comments to make. They also recommend an odour assessment is submitted.

Building Control and
Access Officer

No comments.

Waste Management

No comments.

3. Planning History

00/00237/FUL	Demolition of redundant precipitators. Construction of new rapid gravity filter building and combined re-lift pumps.	Approved	31.05.2000
93/00153/FUL	(Ardleigh Reservoir, off Ardleigh Road (A137), Ardleigh) Construction of standby generator building	Approved	08.03.1993
93/00534/OUT	(Ardleigh Water Treatment Works, Clover Way, Ardleigh) Extension of potable water treatment works and additional treatment units	Approved	29.06.1993
94/00055/DETAIL	(Ardleigh Water Treatment Works, Clover Way, Ardleigh) Extension of potable water treatment works and additional treatment units (part submission of details under permission TEN/93/0534)	Approved	15.03.1994
95/00620/FUL	(The Water Treatment Works, Clover Way, Ardleigh) Erection of steel framed, steel clad building over the existing open filters	Approved	04.07.1995
98/00857/OUT	Extensions, additions to and upgrading of water treatment process plant within the boundary of the existing water treatment works at Ardleigh	Approved	14.08.1998
99/00782/FUL	Extension to existing flotation plant building within the boundary of the existing water treatment works at Ardleigh	Approved	09.07.1999
06/01144/FUL	Enclosure to flotation tank and associated plant room extension.	Approved	07.09.2006
10/00224/TELLIC	Installation of telemetry equipment.	Determination	23.03.2010
11/01230/FUL	Construction of security fence.	Approved	22.12.2011
18/01556/FUL	Construction of new treatment building and two kiosks as part of upgrade works.	Current	

01/00415/FUL	To site a 6m steel container on the east bank of Wick Lane Pond to be used as a secure storage building for tools and items for use on the Fishery	Approved	27.04.2001
03/00207/FUL	Renewal of planning permission to continue to site a 6m steel container on the East of Wick lane Pond used as a secure storage building for tools and items used on the Fishery	Approved	27.03.2003
06/01018/FUL	Construction of 2 semi underground reservoirs for storage of potable water.	Approved	08.09.2006
18/01556/FUL	Construction of new treatment building and two kiosks as part of upgrade works.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

- QL1 Spatial Strategy
- QL9 Design of New Development
- QL11 Environmental Impacts and Compatibility of Uses
- COM20 Air Pollution/ Air Quality
- COM23 General Pollution
- EN1 Landscape Character
- EN23 Development Within the Proximity of a Listed Building

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

- SP1 Presumption in Favour of Sustainable Development
- PPL3 The Rural Landscape
- PPL5 Water Conservation, Drainage and Sewerage
- PPL9 Listed Buildings

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

5. Officer Appraisal (including Site Description and Proposal)

The site comprises part of the Ardleigh Reservoir water treatment works which is an industrial complex of buildings accessed via Clover Way. The access is shared with a number of residential properties with a grade II listed building known as De Bois Hall situated to the south.

The proposal is for the construction of a new treatment building, to the west of the main entrance into the complex, and two kiosks as part of upgrade works closely related to existing buildings/infrastructure, which are to accommodate ortho dosing equipment and backwash pump respectively.

The new treatment building would be 8.6m wide by 17.3m long, with a ridge height of 5.1m. It would be clad in goosewing grey cladding to the walls and elevations.

The ortho dosing equipment would be housed within a holly green GRP kiosk, measuring 2.86m wide and 3.44m long. It would be located on a platform, with a maximum height of 4.11m.

The kiosk for the backwash pump would also be in holly green GRP, measuring 5.2m wide by 6.2m long. It would be located adjacent an existing large building and with a maximum ridge height of 3.5m.

All of the above elements would be closely related to the treatment plant buildings and infrastructure within the existing compound. Consequently, their presence would not appear out of character with the site of its immediate surroundings. In addition, the backwash pump kiosk would fall within the periphery of the setting of De Bois Hall. However, taking into account the fact that it would be adjacent to an existing building of a significantly greater scale (which would form its backdrop), and that it would continue to be separated by the principal security fencing for the site, with a compound intervening on the other side of Clover Way it is considered that the setting of the listed building would not be harmed.

The proposal is not likely to give rise to materially greater traffic movements as it is associated with the existing operation. Further, as explained by the applicant in response to the Environmental Health comments regarding odour they currently raw water odour sampling at the site and do not

consider odour an issue at this location, and are not aware that the Council has received any odour complaints with respect to odour from the works or reservoir.

In addition, the three buildings proposed would only contain dosing equipment and electrical control equipment and the processes involved in water treatment are not odorous. The applicant explains that if the source water itself has no odour, then the subsequent processing and by-products (such as filtrates) will not have any odour issues.

Besides providing water for both Anglian Water and Veolia Water East, the reservoir is also used for recreational activities, and it is assumed that if there are any problems with water quality, this would have been immediately brought to their attention. In addition, Anglian Water monitor water quality via routine weekly sampling, again, any odour issues would be noticeable during the sampling process or when the sample is analysed at the laboratory. Therefore, it can be concluded that there would be no loss of amenity or annoyance to receptors nearby and negates the need for an odour assessment.

The proposal is therefore recommended for approval.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

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

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved Drawing Nos: Wat-06706-ardlww-ss-plg-0001 rev 2, Wat-06706-ardlww-ss-plg-0002 rev 2, Wat-06706-ardlww-ss-plg-0003 rev 2, Wat-06706-ardlww-ss-plg-0004 rev 2, Wat-06706-ardlww-ss-plg-0005 rev 2, Wat-06706-ardlww-ss-plg-0006 rev 2, Wat-06706-ardlww-ss-plg-0007 rev 2, Wat-06706-ardlww-ss-plg-0008 rev 2 and Wat-06706-ardlww-ssplg-0009 rev 2.

Reason - For the avoidance of doubt and in the interests of proper planning.

3. The measures regarding wheel washing and road sweeping as set out within section 6.5 of the Planning Statement and Design Access Statement shall be implemented on commencement of the development hereby permitted.

Reasons - In the interests of highway safety.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Highways

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Are there any letters to be sent to applicant / agent with the decision? If so please specify:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO