

**Open Report on behalf of Richard Wills  
Executive Director for Communities**

Report to:	<b>Planning and Regulation Committee</b>
Date:	<b>7 October 2013</b>
Subject:	<b>County Matter Application – W14/130249/13</b>

**Summary:**

**Supplementary Report**

Planning permission is sought by Anglian Water Services Limited to create a new sewage pumping station including layby and ancillary works at Woodcote Lane, Burton by Lincoln.

In the light of objections raised by the Local County Councillor and four local residents, at its meeting on 2 September 2013, the Planning and Regulation Committee deferred determination of the application. They requested that the application be deferred to allow a discussion with the applicant to consider amending the proposal to reduce the impact on the amenity of the closest residential property. The applicant was informed of the decision. However, they have been unable to amend the scheme to address this.

It remains Officers recommendation that that the proposed development would not have a detrimental impact on the amenities of occupants of nearby residential property could reasonably expect to enjoy or on highway safety.

**Recommendation:**

It is recommended that planning permission be granted.

**Introduction**

1. Planning permission is sought by Anglian Water Services Limited to create a new sewage pumping station including layby and ancillary works at Woodcote Lane, Burton by Lincoln.
2. At the meeting of the Planning and Regulation Committee on 2 September 2013 determination of the application was deferred, in the light of objections raised by the Local County Councillor and four local residents. Councillors resolved that the application be deferred to allow a discussion with the applicant to consider amending the proposal to reduce the impact on the amenity of the closest residential property. The applicant was informed of the decision. However, they have been unable to provide a response which would meet the suggestions made by Committee.

3. As reported in the update provided for the 2 September Committee, the local residents who live in the property closest to the proposed site objected to the application on the following grounds (summarised):-

- Too close to property boundary (6m) which is access to their property. Therefore consider it would have a significant impact on visual amenity of their property in particular views from kitchen and bathroom which look over Woodcote Lane over the field it is proposed to site the pumping station. The pumping station with the 6m aerial mast would seriously curtail their view especially during the winter months. Also proximity to this property would put them at risk from potential noise, vibration or smell from the pumping station.
- Two metres of the lay-by would be opposite their driveway vehicles parking in the layby would restrict ability to turn into and out of driveway. Also the presence of a layby would encourage other vehicles to use this layby changing character of rural lane. Also operation traffic using the layby and associated noise as vehicles manoeuvre, load and unload would have a significant impact on this residential amenity through noise. There is no turning point on Woodcote Lane and is not wide enough for a three point turn.
- Consider the station is visually intrusive and is out of keeping with the rural landscape. The location of the station and its industrial nature would be obtrusive when viewed from the approach to the village and will harm the character and appearance of the Burton Conversation Area.
- Consider the three alternative locations identified were all better suited in terms of distance from local residents and impact on the character of the area.
- Not against mains sewerage or against the installation of a pumping station in the village but request it is moved to an alternative and more appropriate site.

#### Conclusions

4. Having regard to the objections raised, the suggested changes and the inability of the applicant to be able to provide an alternative access, layout or location it is still concluded that the proposed development would not have a detrimental impact on the amenities of neighbouring residential properties that they can reasonably expect to enjoy and would be acceptable in relation to highway safety. Overall, the development is in accordance with the NPPF and policies WLP18 and WLP21 of the Lincolnshire Waste Local Plan and policies STRAT1, STRAT13, CORE 9 and NBE 20 of the West Lindsey Local Plan.

## RECOMMENDATIONS

That planning permission be granted subject to the planning conditions for approval as set out in Appendix B of this report.

### Appendix

These are listed below and attached at the back of the report

Appendix B	Report Reference 6.6 to the Planning and Regulation Committee on 2 September 2013 relating to County Matter Application – W14/130249/13 to create a new sewage pumping station including layby and ancillary works at Woodcote Lane, Burton by Lincoln
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### Background Papers

The following background papers as defined in the Local Government Act 1972 were relied upon in the writing of this report.

Document title	Where the document can be viewed
Planning Application File W14/130249/13	Lincolnshire County Council, Planning, Witham Park House, Waterside South, Lincoln
National Guidance National Planning Policy Framework (2012)	Communities and Local Government website <a href="http://www.gov.uk">www.gov.uk</a>
Lincolnshire Waste Local Plan (2006)	Lincolnshire County Council website <a href="http://www.lincolnshire.gov.uk">www.lincolnshire.gov.uk</a>
West Lindsey Local Plan (2006)	West Lindsey District Council website <a href="http://www.west-lindsey.gov.uk">www.west-lindsey.gov.uk</a>

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**Open Report on behalf of Richard Wills  
Executive Director for Communities**

Report to:	<b>Planning and Regulation Committee</b>
Date:	<b>2 September 2013</b>
Subject:	<b>County Matter Application – W14/130249/13</b>

**Summary:**

Planning permission is sought by Anglian Water Services Limited to create a new sewage pumping station including layby and ancillary works at Woodcote Lane, Burton by Lincoln.

The key issues to consider in this case are the need for this development, the appropriateness of the proposed development in the open countryside location, possible impacts on wider environment including any visual impact, along with any positive impacts such as contribution to sustainability and the potential benefits.

It is concluded that, the proposed development would not have a detrimental impact on nearby residential properties nor would it have a detrimental impact on the adjoining Conservation Area.

**Recommendation:**

Following consideration of the relevant development plan policies and the comments received through consultation and publicity it is recommended that conditional planning permission be granted.

**Background**

1. The occupiers of several residential properties within the village are currently served by septic tanks. In March 2007 the Burton by Lincoln Parish Council made an application for a first time rural sewage scheme. Anglian Water are seeking to improve the method of waste water management in particular where existing systems give rise to, or have the potential to have adverse effects on the environment and amenity. Septic tanks are not closed systems as they receive waste water and sewage from a dwelling where the solids sink to the bottom of the tank forming a sludge layer and oils and grease float to the top forming a scum layer. Bacteria in the water begins to break down and partially treat the sewage before excess water is discharged from the septic tank to the surrounding soil via some other form of soakaway or drainage network. Further breakdown of the sewage occurs in the soil. The results of which can be localised pollution impacting on local amenity. To prevent this issue arising Anglian Water have submitted this planning application to provide a pumping station which

would pump the effluent along a proposed pipeline (laid under license – this element of the proposal would not require a specific grant of planning permission as it is permitted development) and into the existing main sewage network. Certain elements of the proposal would be above ground and it is for these elements that planning permission is sought.

## The Application

2. Planning permission is sought to create a sewage pumping station at land off Woodcote Lane on the south eastern side of an arable field at Burton by Lincoln. The proposal comprises a new underground pumping station, a kiosk to house control and telemetry equipment, a chemical dosing unit, telemetry aerial and layby to provide safe access to the works for operational staff. Most of the equipment/plant required would be underground and benefits from specific permitted development rights. The site would be 15m long and 7.5m wide, the adjoining layby would be 22.7m at its longest point, (10m where it abuts the sewage pumping station), and 3.25m wide. Above ground the site would comprise:
  - a layby constructed in grasscrete. The layby is required to allow Anglian Water Services vehicles to pull safely off the road whilst staff carry out maintenance of the pumping station. This would happen approximately once every six weeks. If there is an emergency within the receiving catchment or at the site, it may be necessary for Anglian Water to use tankers to remove sewage to another works, therefore the layby has to be of sufficient size to allow the tanker to pull safely off the highway if this circumstance should occur. The land within the boundary of the proposed sewage pumping station would be finished with a gravel base;
  - a 1m high wooden post and rail fence would enclose the site, this in turn would be enclosed by a hedge to reflect the existing, rural appearance of the surroundings. Permission was sought, and received from the West Lindsey District Council to remove 17m length of hedging to facilitate the construction of the site much of the hedging removed would be replaced with appropriate planting;
  - two small kiosks and a free standing 6m high, 50mm diameter galvanised steel pole with a telemetry aerial on top. These would be constructed of glass reinforced plastic, in holly green. A control kiosk measuring 2.1m long by 0.70m wide and 1.75m high and a chemical dosing kiosk 3.8m long by 1.5m and 1.66m high would be required as these kiosks would contain the electronics to power the pumps and the telemetry to enable the site to be monitored and a means of treating sewage with a nitrate based product to prevent odours via a sealed unit.
3. Part of the documentation submitted in support of the application was a detailed ecological assessment. However, it should be noted that this relates to the provision of pipeline to/from the sewage pumping station and that the pipeline and underground works fall within permitted development rights.

## Site and Surroundings

4. Burton by Lincoln is located just to the north west of the City of Lincoln. It is an attractive village enclosed within a Conservation Area, within which are numerous Listed Buildings, individual and group Tree Preservation Orders with a large part of the southern section of the village falling within the boundary of the historic park and garden of Burton Hall.
5. The site is located on the north west edge of the village along a small track which provides access to a farm and residential property. The site is located just outside the Burton Conservation Area. Just to the south of the site there is a linear feature which runs along a small section of Woodcote Lane then along a section of Fen Lane. This is identified in the West Lindsey Local Plan as an "important frontages in settlements". The site is adjacent to this designated area but does not impinge upon it. The boundary of the closest residential property, is located just over 5m from the end of the proposed layby. The boundary of the site is located just over 17m from the property itself. The equipment, which is above ground level, (including the telemetry aerial) would be located at the northern end of the site to ensure it is not facing directly onto the nearest residential property. The residential property has a substantial and mature hedgerow along its boundary with Woodcote Lane.

## Main Planning Considerations

### National Guidance

6. National Planning Policy Framework (NPPF) (March 2012) sets out the Government's planning policies for England and is a material planning consideration in the determination of planning applications. The NPPF does not contain specific waste policies as these will be published as part of the National Waste Management Plan for England. In the interim, national waste planning policy continues to be set out in Planning Policy Statement 10 'Planning for Sustainable Waste Management' and decisions on waste applications should have regard to policies in the NPPF so far as they are relevant.

The main policies/statements set out in the NPPF which are relevant to this proposal are as follows (summarised):

Paragraph 109 – The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

Paragraphs 186 and 187 – Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicant to secure developments that improve the economic, social and environmental conditions in the area.

Paragraph 215 states that following 12 months since the publication of the NPPF (March 2012) due weight should be given to relevant policies in the existing plans according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework the greater the weight that may be given). This is of relevance to the Waste Local Plan and West Lindsey Local Plan (2006).

Planning Policy Statement 10 (PPS10) “Planning for Sustainable Waste Management” remains in force despite the recent introduction of the NPPF (above). PPS10 reiterates the principles of sustainable waste management and the waste hierarchy and states that in considering planning applications for new or enhanced waste management facilities, waste planning authorities should consider the likely impact of the development on the local environment and amenity.

Annex E of PPS10 sets out the locational criteria which must be considered in relation to the suitability of proposed sites. Of particular relevance to this application are the issues relating to protection of water resources, visual intrusion, traffic and access, air emissions (including dust) noise and vibration and potential land-use conflict.

### Local Plan Context

7. The Lincolnshire Waste Local Plan (2006) and the West Lindsey Local Plan (2006) form part of the development plan. The policies that are consistent with the NPPF and relevant to this application are set out below.

The following policies of the Lincolnshire Waste Local Plan (2006) are relevant:

Policy WLP18 (Sewage and Water Treatment) states that new development relating to the treatment and disposal of sewage or for an extension to existing facilities will be permitted if it cannot be accommodated on an existing site, is in accordance with the proximity principle, access can be provided and it meets the criteria set out in Policy WLP21.

The supporting paragraphs to this policy acknowledge that in Lincolnshire the growth in population, the aim to provide the majority of settlements with mains sewerage and the need to improve existing systems to meet more exacting EU Water Framework Directive Standards, has led to an increase in the number of sewage plant developments. It notes that "... such developments need to be close to the settlements they serve and have



access to drainage facilities to disperse treated effluent." The supporting paragraph also makes reference to the extensive rights to carry out development without the need to obtain planning permission which certain companies/undertakers have.

Policy WLP21 (Environmental Considerations) states that planning permission will be granted in a number of instances. The following criteria are relevant to this application:

- (xi) Dust, odour etc states where the development including its associated traffic movements, visual impact, noise, dust, odour, litter and emissions would not have an adverse effect on local residential amenity including air quality; and/or other local land uses;

The following policies from the West Lindsey Local Plan 2006 are of relevance to this proposal

#### Policy STRAT1 – Development Requiring Planning Permission

All development must take full account of the need to protect the environment so that present demands do not compromise the ability of future generations to meet their own needs and enjoy a high quality environment. Development must reflect the need to safeguard and improve the quality of life of residents, conserve energy resources and protect the Plan area's character and be satisfactory with regard to (relevant sections):

- i. The number, size, layout, siting, design and external appearance of buildings and structures;
- ii. The provision of adequate and safe access to the road network to prevent the creation or aggravation of highway problems;
- vi. The impact on the character, appearance and amenities of neighbouring, and where relevant, other land, including visual encroachment into the countryside;
- viii. The impact of the proposal on neighbouring and, where relevant, other uses;
- x. The retention and safeguarding of existing trees, woodlands and hedgerows where feasible and the incorporation of landscape measures and/or the utilisation of natural screening in order to maintain the ecological value of the site and the wider environment;
- xii. Any other material considerations properly related to regulating the use and development of land, including:
  - Protecting general water quality and the quality of groundwater;
  - Protecting air quality;
  - Protecting land quality from contamination;
  - Maximising the use of previously developed land;
  - Avoiding utilising land subject to flood risk;
  - Creating local distinctiveness.

Adequate information must be supplied with all applications so that the effects of development proposals in relation to the policies contained in the Local Plan can be properly judged. Where in sensitive locations new development will have an impact on the character of the area by virtue of its location or scale, planning permission will not be granted unless detailed plans are submitted with the planning application.

#### Policy STRAT13 – Undeveloped Breaks Between Settlements and Green Wedges Around Lincoln

Within the areas defined on the Proposals Map, unless such development is essential for agricultural or other essential countryside uses and cannot be located elsewhere, it will be refused. If such development is exceptionally permitted it shall be located and designed so as to minimise harm to the character and appearance of the area.

#### Policy CORE 9 – Retention of Important Open Spaces/Frontages

Development will not be permitted:

- i. On the areas of open character to remain undeveloped as shown on the proposals map;
- ii. Where it will adversely affect the open character or important feature of a protected frontage as shown on the proposals map;
- iii. On other areas of open space/character within settlements not identified on the proposals map where this would adversely affect the character of the street-scene or settlement or lead to a cramming effect within a settlement.

#### Policy NBE20 – Development on the Edge of Settlements

Development will not be permitted which detracts from the rural character of the settlement edge and the countryside beyond.

Where the development on the edge of settlements is permitted the Council will require:

- i. Design proposals which respect and maintain the existing character and appearance of the boundary of the settlement footprint, or result in the improvement of an unattractive approach;
- ii. An agreed scheme of landscape treatment and/or open space provision.

#### Results of Consultation and Publicity

8. (a) Local County Council Member, Councillor J Brockway - was consulted on 8 July 2013 initial concerns regarding amenity of local residents and the wider village environment were raised and clarification on certain matters were sought. Following discussion and consultation with the

Parish Council, local residents and the applicant the Councillor does not wish to make any comments on this proposal.

- (b) Burton by Lincoln Parish Council – raise no objection to the proposal.
- (c) Historic Environment Team – Built Environment (Lincolnshire County Council) - although the pumping station is located just outside the Burton Conservation Area, it still has the potential to have a negative impact on the designated historic environment. However, the hedges that are proposed would screen the structures therefore reducing the impact substantially. Therefore have no objections to this application.
- (d) Historic Environment Team – Archaeology (Lincolnshire County Council) – no archaeological input required.
- (e) Trees Officer (Lincolnshire County Council) – has reviewed the proposal and is content with the details of this scheme.

The following bodies/organisations were consulted on 11 June 2013 but no comments/response had been received at the time this report as prepared:

West Lindsey District Council (Environmental Protection)  
Highways (Lincolnshire County Council)

9. The application was publicised by site notice and a press notice was placed in the Lincolnshire Echo on 18 July 2013. The occupants of one property which overlooks the site have been individually notified of the proposal. Four letters of objection, including one from the neighbouring resident have been received, raising the following objections (summarised):

- the proposed location of the pumping station on the approach to the village would be visually intrusive and would be out of context with the rural setting of the village and despite the planned landscaping of the area, it will remain an eyesore. It would harm the character and appearance of the open countryside/grassland along the lane in general. The 'industrial' nature will be obtrusive when viewed on the approach into the village from Fen Lane onto Main Street, and will harm the character and appearance of the Burton Conservation Area and have a negative impact on the historic environment of the village. All the villagers keep their gardens and the surrounding areas free from any visual obstructions or anything which is going to be detrimental to the village scenery such as placing of TV aerials these are mainly out of site. So to have this proposed AW collecting station at such a prominent position within the village with a 6ft aerial will create a huge visual and physical impact to the surrounding area;
- Woodcote Lane is a minor country lane which is too narrow for such a scheme. It is used regularly by large farm vehicles and combined harvesters which already encroach on both side verges, regular service vehicles from West Lindsey for waste collection and large oil tankers.

The proposed layby would potentially damage overhead trees, soft verges and drainage ditches particularly when large and heavy vehicles have to turn round in this area. Reversing onto the site may become obligatory to reduce the damage. The layby would also encourage parking which would cause further obstruction, there have been many situations when the lane is blocked until an obstructing vehicle is moved. Walkers utilise this lane and would be encouraged further by the provision of this layby. The lane is also prone to flooding following periods of continual rainfall leaving the lane and verges under water for many days. Woodcote Lane is quiet and dark and public use of the layby especially during unsocial hours would present an obvious security issue for the whole village;

- the proposal requires the removal of a length of old hedging containing various species suggesting it is an ancient boundary hedge this should be conserved;
- the proposed location detrimentally impacts on the householders close to the site. The site is approximately 6m away from the nearest property boundary. At least 2m of the proposed layby used for the parking of waste collection and maintenance vehicles, runs directly opposite the drive/car access to this property. The siting and appearance of the station and its equipment would have a significant impact on the visual amenity of the property – in particular, the view from the kitchen and upstairs bathroom which look across Woodcote Lane over to the field where the pumping station would be situated, and to the open countryside beyond. The pumping station (along with its 6m telemetry aerial mast) would seriously curtail this view. The proposal may also be detrimental as there may also be issues associated with this type of development such as noise and smell. The close proximity of the station in relation to site visits by collection and maintenance vehicles is also a concern. Vehicle manoeuvring, loading and unloading operations and all associated traffic noise will have a significant impact upon the enjoyment and use of this property;
- the applicant should use an alternative and more appropriate site, it is understood that the applicant did identify other possible sites prior to the submission of this application. Woodcote Lane is too narrow, does not allow room for vehicle manoeuvring and turning and is not in keeping with the general character of a rural country lane adjoining the conservation area of the village. Aside from the fact that all of these alternatives are at an acceptable distance away from residential properties, they are unobtrusively and more suitably placed in relation to the character of the village and the surrounding countryside. Residents are not against the mains sewerage scheme overall, nor are we against the installation of a pumping station in the village but do request that the pumping station is moved to an alternative and more appropriate site.

10. The applicant has provided the following responses to the issues and objections raised:

- the location of the proposed pumping station has been determined by a number of technical and engineering reasons connected with the installation of the first time sewerage treatment scheme for the village. In order to mitigate any significant impacts on the wider area and in particular the residential properties opposite the site, a number of measures have been adopted. In relation to the dwellings opposite, the pumping station has been sited between two dwellings, so it is not directly opposite the accesses serving either Griffinwood or Monk Bretton. Due to the existing mature vegetation on the front boundary of each property, the existing hedgerow along Woodcote Lane and the proposed landscaping scheme to replace a small section of hedgerow to be removed for the construction of the pumping station, there would be no direct views of the pumping station from within the curtilage of each residential property;
- although there is a small first floor window in the front gable elevation of Monk Bretton, (it is believed this is a bathroom window) there will be no views of the development from any of the primary windows in each dwelling. For these reasons it is not considered that there would be any adverse impact on the residential properties on the opposite side of Woodcote Lane and the development accords with policies within the West Lindsey Local Plan that seek to protect residential amenity;
- with regards to potential impact on the wider area, care has been taken in the design of the pumping station to ensure the development 'does not detract from the rural character of the settlement edge' as outlined in Policy NBE20 'Development on the edge of Settlements' and to ensure the siting and appearance of the equipment 'will not harm the amenities of local residents' as set out in Policy CORE 11 'Telecommunications Development' of the West Lindsey Local Plan. The application site is outside the Burton by Lincoln Conservation Area and in order to respect the rural character of the area a timber post and rail fence and native landscaping scheme is proposed to be erected around the boundary of the site. In addition, the development is set back from Main Street and thus would not be a prominent feature to views to the entrance of the village when travelling towards the village along Fen Lane;
- due to the small scale nature of the development it would not dominate long distance views of the area and the landscaping scheme would adequately mitigate any potential for visual impact. It is noted that the Council's Historic Environment Officer is also of a similar opinion and raised no objections to the development;
- alternative sites were considered for the pumping station at an early stage in the design of the scheme. However this was the only suitable location where there was a landowner willing to sell land to Anglian Water;

- the location and design of the proposed layby has been approved by the Council's Highways Department following detailed consultation by Anglian Water. Therefore the technical requirements of the development proposed meet the highway standards as set out in Policy CORE 2 of the West Lindsey Local Plan. Woodcote Lane is already used by heavy plant and machinery connected with farming activities and other traffic, for example domestic waste collection vehicles. Once the pumping station is operational, the site would be visited by Anglian Water Services approximately once every six weeks to two months, using a small company vehicle (transit size type van). In addition there is a requirement for a chemical delivery four times a year. There would only be a need for a tanker to visit the site in extreme circumstances such as a in the event of a major plant failure;
- the increase in traffic using Woodcote Lane as a result of the proposed development is considered insignificant. The construction of the layby for Anglian Water Service vehicles to park in would prevent any damage to the existing verges. The vehicles that would visit the site will not be tall enough to damage any trees adjacent to Woodcote Lane;
- the removal of a section of hedgerow adjacent to Woodcote Lane has already been agreed with the West Lindsey District Council. A copy of the decision letter has been forwarded to the Council. The project ecologist will undertake all the relevant checks prior to the removal of the section of hedgerow to ensure no nesting birds are present.

#### District Council's Recommendations

11. West Lindsey District Council raise no objection to the proposal.

#### Conclusions

12. The site is located in the on the edge of Burton village in an area identified in the West Lindsey Local Plan as an underdeveloped break between settlements and green wedges around Lincoln. Policy STRAT13 of the West Lindsey Local Plan (2006) states that development in these areas will not be granted unless they are essential in that location and cannot be located elsewhere. In such instances the development should be located and designed to minimise harm to the character and appearance of the area. Similarly WLP18 of the Lincolnshire Waste Local Plan – which specifically addresses sewage and water treatment developments – states that where possible development should be at/within existing sites but acknowledges that this is not always possible. Where developments have to be located elsewhere they should meet the proximity principle and accord with the Environmental Considerations set out in Policy WLP21 of the Waste Local Plan. The sewage pumping station has to be located within proximity of the properties it has been designed to service. As noted in the report, during initial investigation other locations were considered. However, whilst these would enable the station to be located in a position which would meet the necessary technical criteria to service the properties, the landowners

were unwilling to sell the land to the applicant therefore these sites could not be progressed.

13. The difficulty of obtaining land for the project is not a reason to justify allowing a development that is unacceptable on other grounds. That is not the position here. The proposed development has been designed in terms of location, size, scale and design, to minimise any impact in terms of possible harm to the character and appearance of the area or the amenity of nearby residential properties. Therefore, for the reasons set out above, the pumping station is considered to meet the locational criteria set by Policy WLP18, and Policy STRAT13.
14. The site is located on the edge of the village of Burton and Policy NBE20 of the West Lindsey Local Plan states that development in such locations will not be permitted where they detract from the rural character of the settlement and the countryside beyond. As noted this application has been designed to respect and reflect the character and appearance of the boundary of the settlement. The fencing and landscaping reflects similar boundary treatments in and around the village whilst the equipment which is located above ground would be located to the rear of the site, set back from the nearest residential properties and the Fen Lane access into the village. The proposed layby would be constructed in grasscrete to reduce the visual impact. Along Fen Lane and a small section of Woodcote Lane, close to the proposed site, sections of land have been designated as an important frontages within the West Lindsey Local Plan. Policy CORE 9 states that development will not be permitted on these areas identified in the plan where it would adversely affect the open character or important features of the protected frontage. The site is located close to the protected frontage on Woodcote Lane, but does not impinge or impact on it. The site's location on the edge of the village also puts it on the edge of, but not within, the Burton Conservation Area. Therefore, in line with Paragraph 132 of the NPPF consideration also has to be given to the possible impact of the proposal on the setting of this heritage asset. Paragraph 134, of the NPPF goes on to explain that where development would lead to less than substantial harm, as in this instance – a small scale, thoughtfully designed and located development on the edge of the Conservation Area – its impact should be judged against the public benefit delivered by the proposal – in this instance the provision of a first time rural sewage scheme for the village of Burton, requested by the Parish Council to the benefit of the properties within the village which currently still use septic tanks. On balance it is considered that in the light of the location, scale, design and boundary treatment of the proposed development the impact on the character and appearance of the conservation area is negligible, whilst the benefits to the wider community are significant.
15. Fundamental to the consideration of any planning application is the possible impacts of development on surrounding land uses/users. In this instance consideration has to be given to the possible impact on the nearest residential property and how the proposal could impinge on the residential amenity which local residents could reasonably expect to enjoy. This is

reflected in Paragraph 109 of the NPPF, PPS10 and the policies of the Waste Local Plan WLP21 and of the West Lindsey Local Plan STRAT1. Several issues have been highlighted during the consultation process:

- the visual impact on the nearby residential property. The garden of the property were it faces Woodcote Lane is enclosed by a substantial and mature hedge (with the exception of the gated access to the property's adjoining garage). The visual impact of the development is modest (above ground two small green kiosks, a telemetry aerial, a small post and rail fence and the layby). The site has been set back to ensure it is not directly in line with the windows of this property, and within the site the equipment which is above ground is located to the rear of the site at the furthest from the windows of the property. The site would be enclosed by suitable planting;
- possible emission of odours. The equipment used to pump the waste water is sealed and underground to address odour concerns;
- possible noise from the equipment on site. As with odours this issue has been addressed by ensuring the equipment which could cause disturbance is sealed and underground;
- noise and disturbance could be cause through vehicles regularly visiting the site. Following the construction of the site vehicle movements would be infrequent maintenance or in emergencies vehicles only;
- the lane is too narrow for the vehicles this proposal would attract and they will come into conflict with other large vehicle using the lane or walkers parking in the lane. The lane is part of the public highway. Detailed discussions have been undertaken with the County Council Highways Officers during the preparation of this application to ensure the suitability of the proposal in terms of highway safety/management in general and with specific regard to the design and location of the access and layby;
- the provision of this layby will encourage walkers to park in this location, or the layby will attract people at night were they could undertake antisocial activities. The lane is part of the public highway, if any anti-social activities undertaken this would be a police matter.

It is considered having regard to all factors raised that on balance the locational and environmental criteria (including design, layout, materials, environmental impacts visual intrusion, noise, odour, vehicle movements) pertinent to Policies WLP18 and STRAT13 have been addressed.

16. It is therefore considered that the development would have a negligible impact on the character of the surrounding area in terms of traffic impacts, noise, odour and visual amenity. The proposal reflects the character and appearance of rural surroundings in terms of the size and scale of development, colour of materials chosen and use of fencing and planting.



For the reasons set out by the applicant the development could not be located elsewhere and has to be located within proximity of the properties it would serve.

17. Alternative locations only become a material consideration in circumstances where a fundamental planning objection is evident in relation to the proposed site. For the reasons set out above that is not the case here and therefore it is not necessary for an alternative site to be considered. The proposal would significantly improve the method of waste water disposal from properties within the village and would therefore enhance their general amenity. It should be noted that no objections have been raised by the statutory consultees including the West Lindsey District Council, who have not found the proposal to be contrary to the aims and policies of their Local Plan, and who have also consented the removal of the hedgerow alongside Woodcote Lane. It is therefore considered that the proposal would accord with the aims and policies as set out in the NPPF and the Development Plan.

## RECOMMENDATIONS

That planning permission is granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development shall be carried out strictly in accordance with the details set out in the application and supporting documents received by the Waste Planning Authority on 7 June 2013 (covering letter and checklist) and 13 June 2013 (application form and Design and Access Statement) and the accompanying plans:
  - Pumping Station Location Plan, Site Plan and Elevations, Drawing SEW-08526-CANWSC-2A-PLG-400 Rev A Stat 1, dated 02/05/2013, received 7 June 2013
  - Layby Location Plan, Site Plan, Elevations, Drawing SEW- 08526-CANWSC-2A-PLG-401 Rev C Stat 1, dated 02/05/2013, received 7 June 2013
  - Quinshield Kiosk Q26 & Base Details, Drawing PA-S-0041 Rev F, dated 05/02/2008, received 27 June 2013.
  - 2500 Ltr Capacity Anomex Bunded Dosing System, Drawing PA-S-0032 Rev C, dated 25/03/2008, received 27 June 2013.
  - Antenna Installation General Arrangement, Drawing PA-G-0093 Rev A, received 7 June 2013.
  -
3. Site clearance operations that involve the destruction and removal of vegetation shall not be undertaken during the months of March to August inclusive unless previously approved in writing by the Waste Planning Authority.

## Reasons

1. This condition is required by Section 91 of the Town and Country Planning Act 1990.
2. To ensure the development is carried out in accordance with the approved details.
3. To avoid disturbance to birds during the breeding season.

## **Appendices**

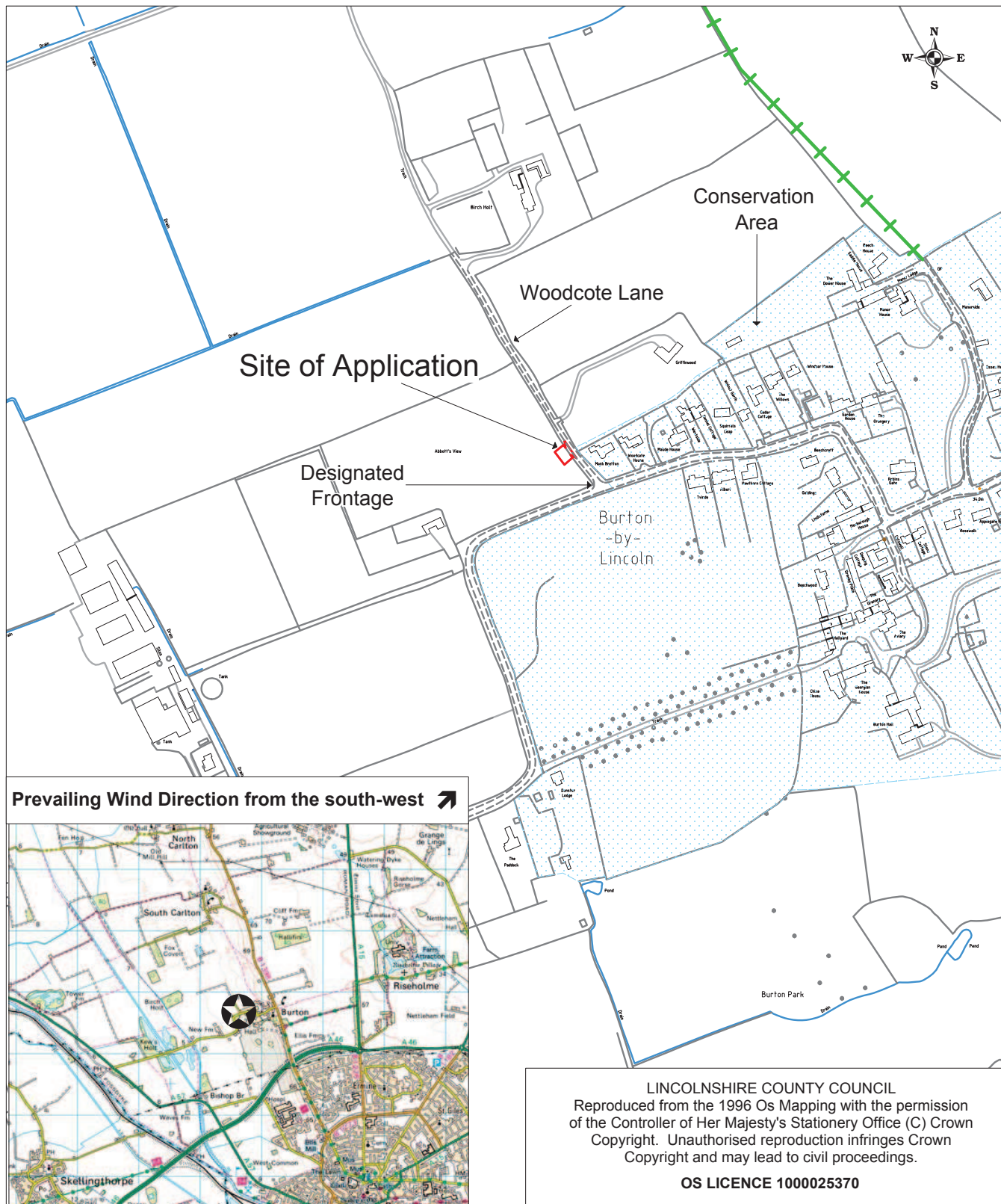
These are listed below and attached at the back of the report	
Appendix A	Committee Plan

## **Background Papers**

The following background papers as defined in the Local Government Act 1972 were relied upon in the writing of this report.

Document title	Where the document can be viewed
Planning Application File W14/130249/13	Lincolnshire County Council, Planning, Witham Park House, Waterside South, Lincoln
National Planning Policy Framework 2012	Communities and Local Government website <a href="http://www.communities.gov.uk">www.communities.gov.uk</a>
Lincolnshire Waste Local Plan 2006	Lincolnshire County Council website <a href="http://www.lincolnshire.gov.uk">www.lincolnshire.gov.uk</a>
West Lindsey Local Plan 2006	West Lindsey Strict Council website <a href="http://www.west-lindsey.gov.uk">www.west-lindsey.gov.uk</a>

This report was written by Anne Cant, who can be contacted on 01522 782070 or [dev\\_pcg@lincolnshire.gov.uk](mailto:dev_pcg@lincolnshire.gov.uk)



**Location:**  
Woodcote Lane  
Burton by Lincoln

**Description:**  
Construction of a new Sewage Pumping Station, lay-by and ancillary works

**Application No:** W14/130249/13  
**Scale:** 1:5000

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