Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Severn Trent Water
2297 Coventry Road
Birmingham B26 3PU

Name and address of agent (if any)
SLR Consulting Ltd
Keith Owen
SLR House
Meadowbank Way
Eastwood
Nottingham NG16 3SR

Part I - Particulars of application

Date of Application
14th September 2005

Application No.:
DA/05/1067C

Particulars and location of development
Sewage Treatment Works, land adjacent to entrance to Winwick Grange Farm and adjacent to entrance to the Manor House, Winwick

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Commencement

1. The development shall be begun within three years of the date of this planning permission.

Scope of Planning Permission

2. This planning permission relates to the construction of a new sewage treatment works, on land to the south of the minor gated road leading to Winwick Grange Farm as shown on the 1/200 scale deposited application plan (drawing no 960642/C/106), and a pumping station control kiosk on land close to the entrance to the Manor House in Winwick. All other works

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including the construction of the underground pumping station and sewers and pumping main constitute permitted development within the meaning of Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development). Order 1995.

**Landscaping**

3. The indigenous hedgerows along the north western, north eastern and south western boundaries of the site shall be planted concurrently with the development or during the first planting season following and shall be maintained for five years during which time any plants becoming dead or diseased shall be replaced.

**Highway Safety**

4. The corner radius at the junction of the unclassified road with the gated road leading to Winwick Grange Farm shall be suitably improved to avoid damage being caused to the highway verge by tanker vehicles visiting the site in accordance with a scheme to be submitted and agreed by the Waste Planning Authority.

5. The area of widening shown on the gated road to improve turning into the site shall be of sufficient size to enable the largest vehicles expected to be able to turn without causing damage to the private verge.

6. In the event of maintenance/service vehicles visiting the control kiosk in Winwick village causing damage to the adjacent village green/highway verge a suitably hardened waiting area/turning space shall be provided in a manner to be further agreed by the Waste Planning Authority.

**Archaeology**

7. No development shall take place until the applicants, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Waste Planning Authority (please see attached note from the County Council's Historic Environment Team Leader regarding archaeological works).

**Reasons for conditions and relevant Development Plan Policies**

1. As required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. To define this permission (County Structure Plan (CSP) Policy W3).

3. In the interests of the visual amenities of the area as a whole (CSP Policy W3).

4&5. In the interests of highway safety (CSP Policy W3).

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6. To safeguard local public and visual amenity (CSP Policy W3).

7. To provide for archaeological investigations to take place in an area containing important archaeological and historic landscape remains (CSP Policy AR6).

Informatives

Please see attached letter from the Environment Agency.

REASONS FOR APPROVAL

Severn Trent Water is proposing to replace the existing outdated and outworn sewerage system in Winwick, which currently drains to a cesspit in a small copse close to the village, with a new sewage treatment works. This will be located on open agricultural land about 230 metres to the south west of the village off the unclassified gated road leading to Yelvertoft. New sewers will be laid in the village and the effluent pumped to the new treatment works from a pumping station within the village. The new treatment works contain a number of dark green GRP kiosks 1.35m high. A similar kiosk will form part of the pumping station. This will be located within the area designated as village green close to the existing stream. The new works will be screened by the existing hedgerow alongside the road into Winwick and planting is proposed around the other 3 sides. Waste sludge will be removed from the works by tanker 4 times a year. The scheme has some limited visual impact but this will be outweighed by the benefits provided to the village with a modern sewage disposal system. No objections have been received to the proposal which is positively supported by Daventry District Council. The proposed development generally conforms with the criteria for new sewage works as contained in Policy 24 of the Waste Local Plan and the related local amenity considerations under Policy 15. It is considered therefore that planning permission should be granted for this development.

Date: 22nd November 2005

Signed: [Signature]

Authorised to sign on behalf of the
Head of Sustainable Development

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