

Agenda Item	A7
Application Number	22/00581/CCC
Proposal	Retention of workshop for use by wastewater network operations team as approved under temporary planning permission LCC/2017/0026
Application site	United Utilities Lancaster Wastewater Treatment Works Stodday Lane Lancaster
Applicant	Mr Matthew Buckley
Agent	
Case Officer	Ms Charlotte Greenhow
Departure	No
Summary of Recommendation	Raise no objections to the County Council

(i) **Procedural Matters**

This application has been submitted to, and will be determined by, Lancashire County Council as they are responsible for planning matters that relate to waste and minerals (and the application site falls within the land ownership of United Utilities at their waste water treatment facility). Lancaster City Council has been consulted as the development falls within their District, and as such this report sets out the City Council's proposed **consultation response** to the retention of workshop for use by wastewater network operations team as approved under temporary planning permission LCC/2017/0026.

1.0 Application Site and Setting

1.1 The application site relates to Lancaster Wastewater Treatment Works (WwTW) at Stodday, approximately 2.3km to the southwest of the centre of Lancaster, approximately 0.7km to the north west of the hamlet of Stodday and approximately 1km to the south of the small settlement of Aldcliffe. The site is accessed via Arna Wood Lane to the north and this also serves a group of residential properties and stable at Low Wood Farm, located adjacent to the site. To the west of the site is a Solar Farm development in association with the Wastewater Treatment Plant, with the Lune Estuary and a multi-use path beyond the solar site further west. Apart from the dwellings located to the north of the site, the next closest residential properties are at Stodday and at Arna Wood Farm, approximately 0.55km to the north east.

1.2 The Lune Estuary is designated as a Site of Special Scientific Interest (SSSI) and is also covered by the Morecambe Bay Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar Site. Part of the site is located within Flood Zone 3. The site is also within the Countryside Area, as identified on the Local Plan Proposal Map. There are two lines of electricity pylons,

approximately 300 metres to the south of the site, which cross the estuary in a northwest direction.

2.0 Proposal

2.1 Retention of workshop for use by wastewater network operations team as approved under temporary planning permission LCC/2017/0026

2.2 The workshop was previously granted permission in 2017 and was altered in 2020 to include an insulated flat roof. The workshop has been constructed from six bottle green colour shipping containers, with white uPVC windows and doors throughout, and external steel staircases leading to the first-floor decking area. The facility includes a repair workshop/welding area, contains spare pumps and parts for wastewater assets, and has limited office facilities together with a small kitchenette, utility, and WC for staff.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
LCC/2021/0060	Variation of condition 1 of permission LCC/2016/0065 to extend the operational lifetime of the solar farm until 31 December 2055	Granted
LCC/2020/0046	Construction of insulated flat roof on workshop approved under planning permission ref LCC/2017/0026	Granted
LCC/2017/0026	Retrospective application for the retention of a workshop	Granted
LCC/2016/0065	The erection of solar photovoltaic panels and associated works including switchgear housing, securing fencing and integral connection to Lancaster Waste Treatment Works (Retrospective application)	Granted

4.0 Consultation Responses

4.1 As this planning application is submitted to (and will be determined by) the County Council, it is they who are responsible for the public and statutory consultation process.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Landscape and visual impact
- Impact on residential amenity

5.2 Landscape and visual impact (NPPF Section 2 Achieving sustainable development, Section 14 Managing the challenge of climate change, flooding and coastal change, Section 15 Conserving and enhancing the natural environment; Policies DM29 Key design principles, DM46 Development and landscape impact of the Development Management DPD; Policies DM1 Management of Waste and Extraction of Minerals, DM2 Development Management of the Joint Minerals and Waste Local Plan (Site Allocation and Development Management Policies – Part One))

5.2.1 The workshop is located within the south-east corner of the existing tarmac area at the furthest possible location from public viewpoints. Given that the development will be seen within the context of existing wastewater treatment plant, the retention of the workshop is not considered to result in any further undue landscape and visual impacts. However, similarly to the previous consent, it is

considered necessary to recommend a temporary condition limiting the lifetime of the development to five years only. This is to ensure that the development remains as a temporary structure in the interest of local and visual amenities.

5.2.2 The scheme also proposes additional landscaping in the form of a 1.5-metre-high mound along the western boundary of the existing tarmac area. This will lie parallel to the existing thicket planting within the Solar Farm and will be approximately 10m in width. The mound will be planted with woodland scrub, meadow grass, and twelve larger feathered trees to provide immediate mitigation. The proposal also seeks to replace the existing fencing along the northern boundary and introduce a section of new rural fencing and native boundary hedgerow. This will further help to conceal the development within the site and provide a soft visual barrier. As such, subject to the implementation of the proposed landscaping scheme, which is recommended as a condition to the County Council, the retention of the workshop is considered acceptable in terms of landscape and visual impact.

5.3 Impact on residential amenity (NPPF Section 2 Achieving sustainable development, Section 8 Promoting healthy and safe communities; policies DM29 Key Design Principles, of the Development Management DPD; Policies DM1 Management of Waste and Extraction of Minerals, DM2 Development Management of the Joint Minerals and Waste Local Plan (Site Allocation and Development Management Policies – Part One))

5.3.1 The closest residential property 'Low Wood Farm' is located approximately 60m away from the workshop to the north. As part of the previous approval, conditions were attached limiting the hours of use and use of external lighting to 08:00 to 18:00 Monday to Saturday only, in the interests of residential amenity. In addition, frosted glass has been inserted to prevent overlooking and bamboo screening has been placed along the edge of the front elevation and hand railing. Given these existing mitigation measures, it is not thought that the development would cause any harm to the amenity of Low Wood Farm. However, the City Council recommends that these previous conditions are similarly imposed to any subsequent approval.

5.4 Other issues

5.4.1 There are a number of other issues that will be considered in detail by the County Council when determining the application. These include highways impacts and ecology, including the adjacent designated sites. Many of these will rely on responses from statutory and non-statutory consultees in which the County Council will receive directly. Given that the County Council will be required to consider all relevant planning issues in detail in determining the application, the City Council raise no objection to the scheme to the principals associated with the scheme.

6.0 Conclusion and Planning Balance

6.1 Overall and subject to the recommended conditions, the retention of the existing workshop is considered acceptable in terms of landscape and visual impacts and impact upon residential amenity.

Recommendation

That the City Council has **NO OBJECTION** to the proposal, subject to the following conditions:

Condition no.	Description	Type
1	Five-year temporary approval	Control
2	Hours of use restricted to 08:00 – 18:00 Monday to Saturday only.	Control
3	External lighting restricted to 08:00 – 18:00 Monday to Saturday only	Control

4	Implementation of approved landscaping scheme	Control

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

This is not relevant as Lancashire County Council is the determining authority. Lancaster City Council is simply a consultee for this application.

Background Papers

None.