

## **DELEGATED ASSESSMENT**

**Application no:** PA/2025/1022

**Proposal:** Planning permission to install a new ventilation stack

**Location:** Land to the west of Grange Lane North, New Brumby, Scunthorpe, DN16 1BT

**Applicant:** Severn Trent Water Ltd

**Officer:** Emmanuel Hiamey

## **POLICY**

**National Planning Policy Framework:** Section 2, 4, 12, and 14.

**North Lincolnshire Local Plan:** Policy DS1, DS11, DS13, DS14, DS16, T2, and T19:

**North Lincolnshire Core Strategy:** CS1, CS2, CS3, CS5, CS16, CS18, and CS19.

## **CONSULTATIONS**

**Environmental Protection Team** has no objection to make on the proposed development.

**The LLFA Drainage Team** has no objections to make on the proposed development.

**Highways** have no objections to make on this application subject to informative comments.

## **PARISH/TOWN COUNCIL**

No comments received.

## **PUBLICITY**

A site notice was displayed on 09/09/2024 in accordance with article 15 of the Development Management Procedure Order 2015.

## **LETTERS OF COMMENT**

No comments received.

## **CONSTRAINTS**

SFRA Flood Zone 1  
Within Development Boundary

## **PLANNING HISTORY**

None

## **ASSESSMENT**

### Site Description and Proposal

Planning permission is sought to install a new ventilation stack on land to the west of Grange Lane North, New Brumby, Scunthorpe, DN16 1BT. The site is located within the development boundary as shown on the Proposals Map of the Housing and Employment Land Allocations DPD (2016) - HELA.

The site is located within an industrial estate and currently consist of hardstanding associated with existing service yard Weightlifter Bodies Ltd.

The proposed ventilation stack is required in connection with a new underground shaft tank and associated plant and machinery. The works are required to increase storage capacity within the combined sewer network, which will help to reduce the number of sewage spills in heavy rainfall from their combined overflow into the Bottesford Back. Mesh panel fencing with gates will be constructed around the proposed compound area.

It is worth noting that the associated works relating to the plant and machinery benefit from STWL's permitted development right and therefore are not under consideration.

These includes:

- 20m diameter underground shaft with flush lockable covers
- New underground pipework
- New buried pumped rising main
- New buried gravity sewers
- New ACO drain surface drain.
- 1 no. Distribution Network Operator (DNO) and Motor Control Centre (MCC) kiosk.
- 1 no. Vacflush and Storage kiosk

### **Key issues**

The key issues for considerations in the determination of this application are as follows:

- Principle of Development
- Layout, Siting and Design
- Amenity Impact
- Highways
- Drainage & Flood Risk

### The principle of the development

Policy CS1 of the Core Strategy is concerned with the overarching spatial strategy for North Lincolnshire. It states that opportunities for economic development will be provided within existing established employment locations as well as on additional sites.

Policy CS2 is concerned with delivering more suitable development whilst policy CS3 is concerned with Development Limits. Policy CS2 sets out a sequential approach to where development should be focussed. It supports development on previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions.

North Lincolnshire Local Plan Policy IN3 outlines criteria for industrial and commercial development in the Scunthorpe and Bottesford Urban Area, requiring proposals to be sensitive to the landscape and minimize impacts on residential areas through measures like buffer zones and pollution control. The policy mandates comprehensive planning covering layout, design, and materials.

The site is within an Industrial Estate and therefore deemed an employment location.

It currently consisting of hardstanding associated with existing service yard, Weightlifter Bodies Ltd and whilst the site itself does not function as a wastewater treatment site, it will contribute to enhancing North Lincolnshire's wastewater network capacity as part of a storm water attenuation facility.

There are no immediate residential dwellings close by and is well connected to the Road Network links.

The proposal is in accordance with the overarching spatial strategy for North Lincolnshire as well as the planning policies in that it is in an industrial estate and is acceptable in principle.

### Layout, siting, and design

Policy DS1 and CS5 are concerned with the quality of design of new development within North Lincolnshire, with both policies having the overarching aim to promote high quality design within North Lincolnshire.

Policy DS1 requires the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area. It also requires that the design and layout should respect and where possible retain and/or enhance the existing landform of the site.

Policy CS5 requires that all new development in North Lincolnshire should be well designed and appropriate for their context.

The proposed ventilation stack is to be sited within an industrial estate and on a hardstanding associated with existing service yard Weightlifter Bodies Ltd.

The stack itself is proposed to be 4m in height. The ventilation stack will be the tallest piece of equipment within the site; however, there will be other equipment on site including kiosk measuring approximately 2.8m high, which is being installed under Permitted Development rights. The fence will be 1.8m high and Vacflush and storage kiosk will be 2.747m high.

Furthermore, the site is within an industrial estate and there are large industrial buildings in the area.

Given the industrial buildings in the area and the equipment which will be erected under permitted development, the installation of the ventilation stack would not be out of character with the area.

Overall, the development will conform to the character of the area. As such, the development accords with policy DS1 of the North Lincolnshire Local Plan, and policy CS5 of the Core Strategy.

#### Amenity impact

Policy DS1 is partially concerned with the impact which development has on the amenity of neighbouring properties. It states that no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust, or other nuisance, or through the effects of overlooking or overshadowing.

Policy DS11 is concerned with pollution which would result from proposed development. It states Planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that the levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell or noise do not pose a danger by way of toxic release; result in land contamination; pose a threat to current and future surface or underground water resources; or create adverse environmental conditions likely to affect nearby developments and adjacent areas.

Policy DS11 further requires that when the risk and consequences of a pollution incident are considered unacceptable and cannot be overcome by appropriate planning conditions, then permission should be refused.

The site is located within an industrial estate and not near residential properties.

Given the proposal will not be near residential property, the proposed development would not result in any adverse impacts through overshadowing, and by nature of its function would not result in any adverse impacts in terms of overlooking or privacy impacts.

By virtue of its purpose and function (i.e. to ventilate air/gasses from the storm water tank) the ventilation stack does pose the potential to have an adverse impact on surrounding properties through the introduction of an odour source. However, the

function of the stormwater tank (i.e., Section 3.11 under Odour in the planning statement) which the ventilation stack is intended to support would only occasionally store heavily diluted stormwater from an upstream CSO.

The temporary nature of the storage combined with the 4m height of the ventilation stack means that any odour impacts will be limited and would dissipate over a short period of time.

The Environmental Protection team have been consulted on the application and have no objection.

Overall, it is considered that the proposed development will not result in any unacceptable adverse impact to the amenity of surrounding residents and that the development accords with policy DS1 and DS11 of the North Lincolnshire Local Plan.

### Highways

Policy T2 is concerned with access to development and states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision as well as general safety and is also considered relevant.

The proposed development is limited to the installation of a ventilation stack and as such, would not have any impact on the operation of the highway network.

The Highways department has been consulted and have no objection to the proposal.

As such the development would not result in an adverse impact on the safe and efficient operation of the highway network and the development accords with policies T2 and T19 of the North Lincolnshire Local Plan.

### Drainage impact

Policy CS19 is concerned with flooding and seeks to mitigate the risk of flooding that can emanate from proposals. Policy DS14 of the North Lincolnshire Local Plan is also concerned with foul sewage and surface water drainage; both are considered relevant. The site is within flood risk zones 1 (a low potential flood risk zone).

Given the limited scale of the proposed development, it would not result in an increase in the risk of flooding elsewhere. On the other hand, the proposed development forms part of a wider scheme which would increase the attenuation capacity of the wastewater system, having a positive impact on North Lincolnshire's flood resilience.

The Lead Local Flood Authority (LLFA) have been consulted on the application and have no objection to the proposal.

The development is accord with Policy DS14 and Policy DS16 of the North Lincolnshire Local Plan and Policy CS19 of the Core Strategy.

## Conclusion

In conclusion, the proposal is acceptable in principle. There are no planning issues regarding layout, siting and design and the proposal would not harm residential amenity.

The proposal would contribute to the improved resilience of North Lincolnshire's wastewater infrastructure.

Overall, the development is acceptable and is recommended for approval.

**RECOMMENDATION:** Grant permission subject to conditions.