

**Item 4d**                      **13/00569/FUL**

**Case Officer**            **Ian Heywood**

**Ward**                        **Pennine**

**Proposal**                  **Pumping station on road verge adjacent to Coppice Lane with associated ground re-profiling and landscaping**

**Location**                 **Grass Verge 100M East Of White Coppice Nursery White Coppice Anglezarke**

**Applicant**                **United Utilities**

**Consultation expiry:** **23 July 2013**

**Application expiry:** **19 August 2013**

### **Proposal**

1. The erection of a pumping station on the road verge adjacent to White Coppice Lane with associated ground re-profiling and landscaping (retrospective). The area of development would be 96m<sup>2</sup>, including the floor space of the Pumping Station and access slab and proposed ground profiling.
2. The proposed siting has been chosen to allow easy access to the pumping station by operatives and minimise visual impact from residential properties.

### **Site Description**

3. The site is located within the small hamlet of White Coppice, towards the eastern end of the Conservation Area of the same name (a designated heritage asset as defined by Annex 2 to the Framework). It is within a small triangle of land between the lane that leads to the cricket ground and the minor track that leads to White Coppice Farm and White Coppice Cottage. The ground slopes steeply up to the latter track in a southerly direction. Both of these routes are traversed by public footpaths. The site is opposite, to the southern side of, the site of White Coppice Mill, the only reminder of this long gone building being the adjacent reservoir or mill pond. The site is surrounded by otherwise open farmland, abundant trees and vegetation.

### **Recommendation**

4. It is recommended that this application be granted full planning permission.

### **Main Issues**

5. The main issues for consideration in respect of this planning application are:
  - Background Information
  - Principle of the development
  - Impact upon the significance of designated heritage assets

### **Representations**

6. 14 letters of objection have been received. These all refer to the adverse impact of this 'ugly monstrosity' on the special character of the Conservation Area and the countryside in general. Several suggest that moving the structure further backwards from the edge of the highway into the bank. Some question the need for the pumping station at all.

### **Response to objections**

7. Prior to the submission of the first application the applicant did try to engage with the local community, although it does not appear that the need for the works has been made clear to the local community. The requirement to provide piped mains water, as opposed to spring water, are stipulated by the Water Supply Regulations as stated in the Applicants Case. The

chosen location was considered to be the best possible to achieve all the site requirements of site access for maintenance, proximity to existing mains water supply pipes and a distribution point for the properties so affected. At the same time it was chosen so as to have the least impact upon the character of the area.

8. No letters of support have been received

### **Consultations**

9. **Anglezarke Parish Council** objects to the proposal on the grounds that it has a detrimental impact upon the special character of the White Coppice Conservation Area.
10. **Heapey Parish Council** requests that the development is screened by mature planting and that the verges damaged previously by contractors are reinstated.

### **Applicants Case**

11. The proposed development is required in order to ensure the continued provision of safe drinking water to the properties at Anglezarke. United Utilities (UU) has an agreed programme of work throughout the North West to remove the risks associated with properties that are fed by a concessionary water supply. These risks could include security of supply and poor quality water.
12. The project has a Drinking Water Inspectorate (DWI) imposed regulatory date of 31st March 2013. It involves the construction of a new pipeline to feed properties at Anglezarke. A pumping station is required to lift flows from the existing network.
13. UU must comply with the Water Quality Directives such as Water Supply (Water Quality) Regulations 2000 and (Amendment) Regulations 2001 and 2007. UU's preferred option to alleviate the risks wherever possible is to connect these properties to the existing water network in the area. The pumping station needs to be near the existing water pipe within Coppice Lane to allow for pipe connections.
14. UU operatives will need to regularly maintain the pumps located within the pumping station, which is why a location close to the road was chosen. If the pumping station was set back further into the slope (further than the original planning application for which consent has already been granted under reference 11/01099/FUL) a wider area would need to be re-/graded to accommodate a permanent access off the road to the side of the kiosk. This would potentially mean less ground around the kiosk that could be planted up so the pumping station would be more visible as adjacent land would be used as hard surfacing for a temporary generator. In terms of distance from the properties that the pumping station serves, it is located in White Coppice as this is where the existing network is located. There is a limit to how far the water pressure within the existing network can reach and White Coppice was the optimum location before the water needs to be pumped to reach the higher properties.
15. Ecology  
An Extended Phase 1 Habitat Survey of the proposed pumping station including land within 250m was undertaken by Bowland Ecology Ltd in December 2011. Surveys were conducted in accordance with the Guidelines for Baseline Ecological Assessment (Institute of Environmental Assessment, 1995) and individual standard survey methodologies for the respective species and habitats contained within this report. The proposed location for the pumping station was identified as coarse neutral grassland and it was concluded that no significant ecological constraints to development exist at the site.

The proposed pumping station is to be located in a verge adjacent to White Coppice Lane. There are views of the site from the lane and public footpath which runs to the north and south of the proposed pumping station location. The field boundary hedge to the west, provides a good screen up to 1.8m in height. There are groups of trees and hedgerows along White Coppice Lane, which further screen the proposed pumping station from surrounding properties.

To help integrate the proposed pumping station into the landscape, the ground will be locally re-profiled to allow the pumping station to be sited at the same level as the lane. Surplus excavated soils will be reused locally to re-profile the ground to the south, west and east sides of the pumping station. The soils will be re-graded into the adjacent ground levels. A planting schedule accompanies the application to show which species will be planted where.

The planting and seeding will be carried out in the first available season after completion of the construction works, when weather conditions are suitable. Planting to be carried out between November and February and any seeding between April and September.

## **Assessment**

### Background Information

16. Permission was previously granted on 21 December 2011 for the installation of the pumping station, however it was to be sited approximately 1 metre further to the south to be therefore set deeper into the grassed bank. The applicant has confirmed that the reason why this originally planned position could not be executed was because the position of the edge of the site on the ground was not distinct and was not accurately captured by Ordnance Survey mapping data, plus the presence of mains supply (electricity) cable and a drain was found when the ground was excavated but which had not appeared on any site surveys. The applicant has therefore made this subsequent application, following enforcement enquiries, to seek permission for the siting of the pumping station in its actual, current position.

### Principle of the development

17. The principle of development has already been established with the granting of planning permission in 2011 under application reference 11/01099/FUL. The fact that a pumping station has to be provided somewhere within the locality is not disputed as it is required by statute. The question is precisely where that location is and how the works are integrated into the landscape so as to have the least possible impact on the quality of the environment.

### Impact upon the significance of designated heritage assets

18. The Framework refers, in Section 12, to *Conserving and enhancing the historic environment*. Paragraph 131 therein states that: *In determining planning applications, local planning authorities should take account of*
  - *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
19. Policy 16 of the Adopted Central Lancashire Core Strategy refers to Heritage Assets. Amongst other things this aims to: *Protect and seek opportunities to enhance the historic environment, heritage assets and their setting by: Safeguarding heritage assets from inappropriate development that would cause harm to their significances.*
20. In terms of impact upon the significance of designated heritage assets it is considered that in this case that significance will be sustained as the proposed development has been located in as sensitive a location as the location requirements would allow and that the additional landscaping and planting will reduce the inevitable impact of any new structure to an acceptable level.

### Maintenance of the landscaped area

21. A condition has been suggested requiring United Utilities to maintain the landscaped area of land in perpetuity after the completion of the works to ensure that the appearance of the area is hereafter maintained in an appropriate condition.

## **Overall Conclusion**

22. The principle of development has already been established under application reference 11/01099/FUL. It is considered that the development sustains the significance of the designated heritage asset, the White Coppice Conservation Area. The application is therefore recommended for approval.

## Planning Policies

The Framework (NPPF):

Section 12, Conserving and enhancing the historic environment

Adopted Central Lancashire Joint Core Strategy DPD (2012):

Policy 16: Heritage Assets.

## Planning History

Application Ref. 11/01099/FUL      PERFPP      21 December 2011

Installation of pumping station on road verge adjacent to Coppice Lane

## Recommendation: Permit Full Planning Permission Conditions

1. All planting, seeding or turfing comprised in the approved details of landscaping shall be completed by 30 November 2013, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

*Reason: In the interest of the appearance of the locality*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Site Layout	P267/80020696/00/97/1001 Rev E	24 June 2013
Sectional Elevation	P267/80020696/00/97/1002 Rev E	24 June 2013
Landscape Proposals Plan	P267/80020696/00/97/9400 Rev B	24 June 2013

*Reason: For the avoidance of doubt and in the interests of proper planning*

3. United Utilities, or their successors in title, shall maintain the landscaped area defined in the application red edged site plan, hereby approved, in perpetuity.

*Reason: In the interest of the appearance of the locality*