

Development Control Committee: 23rd January 2017

Application Number: CM/24/16

Title: Retention of existing composting building by variation of conditions 4, 5, 9 and 10 attached to consent W/98/6313 at Little Marlow Sewage Treatment Works

Site Location: Little Marlow Sewage Treatment Works, Marlow Road, Little Marlow, SL7 3SB

Applicant: Thames Water Utilities Limited

AMENDED APPENDIX A: Recommended Conditions

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the details submitted with the application dated 6th June 2016 and the following plans and particulars:

61 WB/A1/02027 /IN.B Site Setting Out Plan
61 WB/A1/OIOOOO/IN.G Ground Floor Plan and Cross Section
61/WB/AIOIOOI/1N.F Roof Plan
61 WB/A1/OIO02/1N Rev J Elevations

unless otherwise agreed in writing by the County Planning Authority .

Reason: For the avoidance of doubt as to what is permitted and because you have so agreed in writing

2. The premises shall be used only in association with the Little Marlow Sewage Treatment process and for the storage of sewage sludge. Unless otherwise agreed in writing by the County Planning Authority, no more than 7,000 tonnes of sewage sludge shall be stored in the building hereby permitted at any given time. Details regarding the annual or half yearly throughput and the proportion of sewage sludge to other waste shall be submitted in writing to the County Planning Authority within 14 days of a written request.

Reason: For the avoidance of doubt as to what is permitted. The control of the odour problem caused by the existing composting operation was considered to be a very special circumstance to outweigh the planning harm which would be caused by the erection of the composting building



INVESTOR IN PEOPLE



Prevention of Dereliction in a Sensitive Location

3. Should the building hereby permitted cease to be used in association with the Little Marlow Sewage Treatment process and for the storage of sewage sludge for a period of 12 months, the site shall be restored to grassland through the demolition of the building and associated plant. The material resulting from these demolition works shall be removed from the land. The restoration of the land shall be completed within 2 years of the cessation of the permitted use of the development.

Reason: In accordance with para. 15 (iii) of Circular 02/98 "Prevention of Dereliction".

Environmental Protection

4. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

5. No development shall take place other than in accordance with the scheme of compensatory flood storage works as set out in drawing number 61WB/A1/02051.A. The approved scheme shall be maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

6. No handling, deposit, processing, storage or transfer of unprocessed sewage sludge material shall take place on site outside the confines of the building hereby approved and no loose unprocessed sewage sludge material shall be deposited or stored on the adjacent open areas.

Reason: In order to safeguard the amenities of local residents and users of the public rights of way.

7. Within three months of the date of this permission, an Odour Mitigation and Management Plan shall be submitted to and approved in writing by the County Planning Authority. The Plan shall include measures for the reduction of odour from the use of the building, including but not limited to:
 - a. The operational details of the ventilation/filtration system;
 - b. The works required to enable the loading of HGV's within the building, and timetable for implementation;
 - c. The loading of HGV's inside the building, which shall be undertaken with closed doors and when the ventilation/filtration system is operational; and
 - d. Details of monitoring and review.

The development shall then be carried out in accordance with the approved plan for the duration of the development.

Reason: In order to safeguard the amenities of local residents and users of the public rights of way.

8. No development shall take place other than in accordance with the detailed scheme of drainage and disposal of surface water scheme, drawing reference 61WB/A1/02030/IN/A. The drainage scheme shall be maintained in accordance with the approved details.

Reason: To ensure adequate drainage of the site.

9. Unless with the prior written agreement of the County Planning Authority, heavy goods vehicle movements associated with the export of sewage sludge shall not exceed 20 movements per day.

Reason: To protect the amenities of local residents and in the interests of highway safety.

External Appearance and Landscaping

10. There shall be no externally visible internal lighting in connection with the use of the building.

Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality.

11. In the event of external lighting being required in connection with the use of the buildings, a detailed scheme of lighting shall be submitted to and approved by the County Planning Authority. No other scheme of external lighting shall be provided other in accordance with the agreed details.

Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality.

12. No development shall take place other than in accordance with the existing colour scheme, including dark green cladding. Any additional external features or changes to the external appearance of the building shall first be submitted to and approved in writing by the County Planning Authority.

Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality.

13. The development hereby permitted shall not be carried out other than in accordance with the Planting Proposals Plan drawing no. 627/01. C which includes the arrangements for subsequent maintenance.

Within five years of planting, any trees, shrubs, or other plants that die, become diseased, are removed or damaged, shall be replaced in the first available planting season with others of a similar size and species in accordance with the details of the approved scheme (unless the County Planning Authority gives written approval to any variation).

Reason: The provision and maintenance of a significant degree of landscaping is considered essential in the interests of visual amenity.