

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 30 MARCH 2007

**07/0140/FL: UPGRADING OF WATER TREATMENT WORKS COMPRISING
ERECTION OF EXTENSION TO EXISTING WTW BUILDING, NEW PRIMARY
FILTER BUILDING, WASHWATER PUMPING STATION, CHLORINE
CONTACT TANK, WASHWATER RECOVERY TANK, INLET DOSING
CHAMBER AND CONTROL KIOSK AND ANCILLARY DEVELOPMENT
AT CORSEHOUSE WATER TREATMENT WORKS, OLD GLASGOW ROAD,
STEWARTON
BY SCOTTISH WATER**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposed development comprises various buildings for the treatment of water, the largest of which, the primary filter building, will have an area of 375m² and be 8 metres high at the highest side. This building will be similar in appearance to the existing large building. The other buildings will range from 13.5m² to 50m² in area, the tallest of which will be the lime silo tower at 10.2 metres tall. Materials for the buildings will be concrete and metal cladding. The proposal also includes the erection of a weldmesh anti-intruder fence to the southern boundary of the site which is proposed to be 2.85 metres high and which includes 3 lines of galvanized barbed wire.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions on the attached sheet.

3. CONCLUSIONS

3.1 As detailed in Section 5 of the report, the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposal is considered to accord with the Development Plan and therefore the application should be approved unless the material considerations indicate otherwise.

3.2 As indicated in Section 6, there are material considerations relevant to the determination of this application, however, none of these are considered to be of sufficient weight to warrant refusal of the proposal.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards the application will not require to be referred to the Development Services Committee as this would not be a significant departure from policy.

Alan Neish
Head of Planning, Development and Building Standards

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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Report by Head of Planning, Development and Building Standards

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a planning application which is to be considered by the Local Planning Committee under the scheme of delegation, since it has been the subject of objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The site is currently in use as a water treatment works which comprises one large main building, a water tank, two sludge tanks and various ancillary buildings constructed of brick with an off white roughcast finish or metal sheeting and with corrugated metal roofs. The buildings are reasonably well screened by fir trees of various heights although the main building can be seen from the Stewarton direction. Access to the site is off the B769 Old Glasgow Road and is approximately 5.5 kilometres from the boundary of Stewarton. To the north of the site are fields and a dwellinghouse which shares the access road to the site. To the south, east and west of the site are more fields, moorland and trees.

2.2 **Proposed Development:** The proposed development comprises various buildings for the treatment of water, the largest of which, the primary filter building, will have an area of 375m² and be 8 metres high at the highest side. This building will be similar in appearance to the existing large building. The other buildings will range from 13.5m² to 50m² in area, the tallest of which will be the lime silo tower at 10.2 metres tall. Materials for the buildings will be concrete and metal cladding. The proposal also includes the erection of a weldmesh anti-intruder fence to the southern boundary of the site which is proposed to be 2.85 metres high and which includes 3 lines of galvanized barbed wire.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division advise that they have no objections subject to conditions relating to improving sightline standards to the left and right of the access junction.

The left sightline is within land owned by the applicant and can be achieved and maintained thereafter. The right sightline is currently disrupted by a hedge on the opposite side of the road but can be improved by trimming back the hedge. The applicant has reached agreement with the landowner that the hedge can be cut back to achieve the required sightlines. The applicant can also cut back the hedge where it overhangs the public road verge to maintain the sightline however if the Roads Department consider that the existence of the hedge is a road safety matter the Roads Department should take the necessary steps to alleviate this problem.

3.2 Scottish Environment Protection Agency have not responded to their consultation response at the time of this report.

Noted.

3.3 Stewarton Community Council have not responded to their consultation at the time of writing.

Noted.

4. REPRESENTATIONS

One letter of objection has been received which raises the following issues:

4.1 The Water Treatment Works and the single dwellinghouse of Corsehouse Cottage, to the north of the site, share the same access track which is very narrow and can only accept one car at a time. In addition the objector is also denied access to his property from time to time due to vehicles visiting the Water Works parking/stopping over the entrance as access gates are locked.

The access track does not form part of the application site although it is owned by Scottish Water with the objector having apparently a servitude right of access over the ground. Ability to access the objectors home is a private legal matter between the applicant and objector.

4.2 The objector is worried that the development will have an adverse impact on the value of his property.

This is not a material planning consideration and therefore cannot be taken into account in the assessment of this application.

4.3 It is unacceptable to the objector that Scottish Water have not put forward any proposal for an appropriate alternative access route to their complex, particularly in light of the substantial upgrade to the facilities concerned.

Scottish Water has indicated that they intend to construct a temporary works compound and road to the north of the site to be used while the upgrading is taking place. This work is Permitted Development under Class 14 of the General Permitted Development (Scotland) Order 1992 and would therefore need no permission however it will remove construction traffic from the existing access. The present access raised no issues other than sightlines with the Councils Roads Department and is therefore considered to be acceptable.

4.4 The objector has proposed that a new access road could easily be constructed within land already owned by Scottish Water which could be screened by trees.

Scottish Water has indicated that they intend to construct a temporary works compound and road to the north of the site to be used while the upgrading is taking place. This work is Permitted Development under Class 14 of the General Permitted Development (Scotland) Order 1992 and would therefore need no permission however it will remove construction traffic from the existing access. The present access raised no issues other than sightlines with the Councils Roads Department and is therefore considered to be acceptable.

4.5 The objector highlights that the proposed works will be contrary to Policy REC4 of the Local Plan which states that "All providers of essential services and utilities are recommended to continue to invest in infrastructure improvements with a view to improving service provision throughout East Ayrshire while, at the same time, ensuring that their proposals do not have any unacceptable adverse impact of the amenity of residents and the environmental quality of the area". The objector believes that the volume and type of traffic which use this road (both during and after construction) will have an unacceptable adverse impact on his use and enjoyment of his property.

It is considered that no significant impact will occur on the existing access road due to the upgrading of these works. During construction a temporary works compound and access road are to be constructed that will avoid the use of the existing track to a large extent. Scottish Water have also indicated in a response to this point that upon completion of these works a slight reduction of vehicles will occur due to an increased level of automation at the works as the current delivery of lime (2 lorry visits a month) can be reduced (1 lorry visit in 3 months) due to the proposed lime silo. Other visits to the site will remain at approximately present levels.

4.6 The objector has also raised concerns regarding noise and smell arising as a result of the upgrade of the water treatment works and the visibility of the new towers and buildings from his property as these issues have the potential to adversely affect the value of his property.

The value of the objectors home is not a material planning consideration. Scottish Water have responded to the noise issue by stating that no significant increase will occur and that an existing piece of machinery which is currently emitting more noise than it should, will be replaced as part of the upgrading. They have also stated that as the process of treating the water will not change with the proposed works, no adverse impact in terms of odour should occur. The proposed silo will be approximately 70 metres from the house and is therefore not considered to have a significant visual impact on the house.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan (AJSP), the Finalised Ayrshire Joint Structure Plan 2006 and the Adopted East Ayrshire Local Plan (EALP).

Ayrshire Joint Structure Plan

5.2 Policy E19 provides that proposals to handle, treat or dispose of waste and the handling of liquid and solid by-products of water and sewage treatment shall require to be justified against the following criteria:

A – The need to avoid air, surface and groundwater pollution

- B – The effects of traffic movement on the road network
- C – The safeguarding of landscape character, residential amenity and the avoidance of conflict with other uses
- D – The avoidance of areas of flood risk and potential sea-rise change
- E – Damage to the natural and built environment
- F – Intrusion into areas of high visibility particularly in road and rail corridors

It is considered that the proposal meets criteria A, D, E and F. Criterion B is considered to be acceptable as indicated by the Councils Roads and Transportation Department. As regards Criterion C there would be no conflict with other uses and its remote situation would mean that residential amenity would not be unduly affected. The development would be a significant new feature in the landscape with the lime silo tower being more prominent than existing buildings. However, as the site does not lie within a Sensitive Landscape Character Area and is only to extend the existing facility, it is considered that the proposal would not be unduly obtrusive.

Adopted East Ayrshire Local Plan

5.3 Policy CS1 states that the Council will, subject to the necessary finance being available, respond positively to changing needs and demands for community and educational facilities throughout East Ayrshire. Wherever possible, existing facilities will be retained and improved and support and encouragement will be given to all other community facility and public sector organisations to maintain and improve the services they provide.

It is considered that the proposed upgrading of the facility at Corsehouse should be supported by the Council in line with the provisions of Policy CS1

5.4 Policy REC4 states that all providers of essential services and utilities are recommended to continue to invest in infrastructure improvements with a view to improving service provision throughout East Ayrshire while, at the same time, ensuring that their proposals do not have any unacceptable adverse impact on the amenity of residents and the environmental quality of the area.

It is considered that the investment in improving water services which the proposal entails is in accordance with Policy REC4 and

there will be a negligible effect on the amenity of the nearby dwelling and the environment.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses, letter of representation, planning history and the impact on the amenity of the area.

Consultation Responses

6.2 The consultation response received from the Roads Department regarding the sightlines can be dealt with to the left of the access as this ground is within the control of the applicant and to the right the hedge on the opposite road side can be severely trimmed as the applicant has the permission of the owner to do this on a one off basis. In the longer term any overhang of the public verge can be cut by the applicant however if the Roads Department consider this hedge to be a safety concern they should take action to improve the safety of the road.

Letter of Representation

6.3 The letter of representation has been covered in Section 4 of the report and does not raise any issue that would warrant refusal of this application.

Planning History

6.4 Application 06/0965/FL for works of a similar nature was approved as a delegated item on 22 January 2007.

Finalised Ayrshire Joint Structure Plan

6.5 Policy IMP2 states that the three Ayrshire Councils in partnership with Scottish Water and the Scottish Environment Protection Agency will ensure that:

- A) The use of existing water and sewerage infrastructure is maximised
- B) Scottish Water programmes for infrastructure improvements are planned in line with the proposals in the plan
- C) In areas subject to new development initiatives there will be a general presumption the private sector will be required to fund the servicing of their sites, except where it can be demonstrated there is a broader community interest.

The proposal is in accordance with Policy IMP2 as it should enable more efficient use of existing water infrastructure and therefore assist in meeting the future servicing requirements of communities within Ayrshire.

Impact on the Amenity of the Area

6.6 In terms of the impact on the amenity of the area, the extension to the existing water works will not adversely affect the area as the use already exists on site, noise and smell will be negligible and it is likely fewer vehicles will visit the site after construction work.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in determining this application.

8. CONCLUSIONS

8.1 As detailed in Section 5 of the report, the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposal is considered to accord with the Development Plan and therefore the application should be approved unless the material considerations indicate otherwise.

8.2 As indicated in Section 6, there are material considerations relevant to the determination of this application, however, none of these are considered to be of sufficient weight to warrant refusal of the proposal.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards the application will not require to be referred to the Development Services Committee as this would not be a significant departure from policy.

Alan Neish
Head of Planning, Development and Building Standards

22 March 2007
(DW/SA/RH)
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation Responses.
4. Letter of Representation.
5. Planning Application No. 06/0695/FL
6. Adopted East Ayrshire Local Plan (2003).
7. Approved Ayrshire Joint Structure Plan.
8. Finalised Ayrshire Joint Structure Plan.

Anyone wishing to inspect the above papers please contact David Wilson, Planning Officer, on 01563 576779.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 07/0140/FL

Site of Proposal: Coursehouse Water Treatment Works
Old Glasgow Road
STEWARTON
KA3 5JU

Nature of Proposal: Upgrading of water treatment works comprising erection of extension to existing WTW building, new primary filter building, washwater pumping station, chlorine contact, washwater recovery tank, inlet dosing chamber and control kiosk and ancillary development.

Name & Address of Applicant: Scottish Water
Castle House
6 Castle Drive
DUNFERMLINE
KY11 8GG

Name & Address of Agent: Scottish Water Solutions
Leven House
Balmore Road
GLASGOW
G22 6NP

DPO's Reference: DW/SA/RH

1) No external construction work, site clearance or preparation works shall take place before 08:00 hours and after 18:00 hours on Monday to Friday, before 08:00 hours and after 13:00 hours on Saturdays, not at any time on Sundays.

REASON: To maintain to a reasonable degree the amenity of the dwellinghouse of Corsehouse Cottage.

2) Prior to the buildings hereby approved coming into use, the applicant shall remove those trees to the south west of the access junction with the public road as necessary to achieve a sightline standard of 2.5 metres by 90 metres.

REASON: In the interest of road safety.

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PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**