

Item No. 23**SCHEDULE C**

APPLICATION NUMBER	CB/10/00415/FULL
LOCATION	Land at Nursery Close, Biggleswade
PROPOSAL	Full: Erection of 6m high ventilating pipe
PARISH	Biggleswade
WARD	Biggleswade
WARD COUNCILLORS	Cllr Jones & Cllr Lawrence
CASE OFFICER	Judy Self
DATE REGISTERED	05 February 2010
EXPIRY DATE	02 April 2010
APPLICANT	Anglian Water Services Ltd
AGENT	Anglian Water Services Ltd
REASON FOR COMMITTEE TO DETERMINE	The proposed development would be located on Council owned land and an objection has been received to the application
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The proposed application site has an area of 1 square metre and would be positioned on highway verge land to the north of Nursery Close in Biggleswade.

Anglian Water are required to protect properties from being flooded by sewage, and an underground storage tank in the form of a large diameter pipe is being constructed under permitted development rights on land off Nursery Close which will be used to protect from flooding nos. 6, 8, 10 and 12 Boddington Gardens. The underground pipe will operate as an attenuation tank in times of high level flows in storm conditions to avoid flood conditions within the main sewer and therefore prevent flooding to the properties in Boddington Gardens.

The proposed vent pipe is required to release displaced air from the attenuation pipe as the flow of flood water fills this pipe during flood conditions. The proposed pipe is then allowed to empty into the sewers in times of low flows after flooding has passed. The vent pipe will therefore only operate during storm conditions.

Planning permission is sought for the construction of a vent pipe 6.0m in height and 0.3m in diameter.

RELEVANT POLICIES:**National Policies**

PPS 1 Delivering Sustainable Development (2005)

Regional Spatial Strategy

East of England Plan (May 2008)

Bedfordshire Structure Plan 2011

Not applicable

Core Strategy and Development Management Policies, November 2009

Policy DM3 - High Quality Development

South Bedfordshire Local Plan Review Policies

Not applicable

Planning History

No planning history

Representations: (Parish & Neighbours)

Biggleswade TC

No objection

Adj. Occupiers

One letter received regarding the following:
- loss of amenity by way of disturbance or smell;
- environmental concerns;
- health and safety issues;
- visual impact

Determining Issues

The main considerations of the application are;

1. Visual impact upon the character and appearance of the area.
2. Impact upon the neighbouring residential amenity.
3. Any other implications of the proposal.

Considerations

1. *Character and Appearance of the Area*

The vent pipe would be positioned within the highway grass verge away from existing properties and would be dark green in colour. Whilst the comments received has been duly noted no significant impact on the character and appearance of the area is considered to arise, in view of the size of the pipe.

2. *Residential Amenity of Neighbouring Properties*

The pipe would be positioned on highway land on the opposite site of the road to dwellings on Nursery Close (minimum separation of 12.0m) and to the rear of dwellings positioned west of Rowlet View (minimum separation of 24.0m). Whilst there would be a modest degree of visual impact as a result of the proposal, given the size and siting of the ventilation pipe no detriment to

residential amenity (by way of overbearing impact, loss of light or overlooking) would result from the development.

3. Any other implications of the proposal

It has been stated by Anglian Water that it is not expected that the pipe would cause any odour problems to adjoining properties as this type of attenuation of storm flows and venting of tanks occurs throughout their operational area. Whilst the comments received have been duly noted no objection has been raised by the Environmental Health Officer and as such the proposal is considered to be acceptable.

There are no further implication regarding this application.

Reasons for Granting

This type of attenuation of storm flows and venting of tanks occurs throughout Anglian Water's operational area. The ventilating pipe would not detrimentally impact upon the character or appearance of the surrounding area and there would be no significant impact upon any neighbouring properties. Therefore the proposed development, by reason of its site, design and location is in conformity with Planning Policy Statement 1 (2005), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DM3 of the Core Strategy and Development Management Policies, November 2009.

Recommendation

That Planning Permission be granted subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

DECISION

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