

PLANNING COMMITTEE – 27 JANUARY 2020**PART 4**

Report of the Head of Planning

PART 4

Swale Borough Council's own development; observation on County Council's development; observation of development by Statutory Undertakers and by Government Departments; and recommendations to the County Council on 'County Matter' applications.

4.1 REFERENCE NO - 19/504918/COUNTY		
APPLICATION PROPOSAL County Matters -Amendments to surface water and process water arrangements at Ridham Dock Biomass Facility, Iwade, Kent to enable discharge to the River Swale (KCC/SW/0210/2019).		
ADDRESS Mv Environment Ridham Lord Nelson Road Ridham Dock Iwade Kent ME9 8FQ		
RECOMMENDATION No objection		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed works will not have any significant amenity impacts.		
REASON FOR REFERRAL TO COMMITTEE Parish Council objection.		
WARD Bobbing, Iwade And Lower Halstow	PARISH/TOWN COUNCIL Iwade	APPLICANT Mr Bruce Braithwaite AGENT KCC Planning Applications Group
DECISION DUE DATE 28/10/19	PUBLICITY EXPIRY DATE 23/10/19	

Planning History15/507191/COUNTY

County Matter - Stores building.
No Objection Decision Date: 06.10.2015

17/504559/COUNTY

County Application - Revised interim ecological management plan (EMP) pursuant to condition 5 of planning permission SW/14/76
No Objection Decision Date: 25.09.2017

19/504919/COUNTY

County Matters - Construction of a footbridge to provide safe staff access from the Ridham Dock Biomass Facility to the SUDS Pond (KCC/SW/0220/2019)
Pending Consideration (concurrent application)

1. DESCRIPTION OF SITE

1.1 The application site is an attenuation pond situated within a flat and level field immediately to the south of the Ridham Dock biomass plant. The land is largely open and grassed. An overgrown ditch runs along the road (western) boundary, and a drainage ditch and grassed bund run along the coastal (eastern) boundary. Land levels rise gently to the north.

2. PROPOSAL

2.1 This is a county application seeking comments on proposals to amend drainage details for surface and process water arising from the biomass plant. It is proposed to create a new drainage outfall into the Swale, re-line the existing attenuation pond, and install monitoring stations and additional pumping equipment (below ground and within the confines of the existing biomass plant site).

2.2 At present surface water from the biomass plant drains into the existing attenuation pond, and then into the Swale via a short pipeline discharging next to the pond. This application proposes to extend the outfall to a discharge point further to the south. It is also proposed to run a “process water” discharge pipeline from within the site to meet with the new surface water discharge point to allow (clean) water from the biomass process to be discharged into the Swale.

2.3 Two monitoring points will be installed within the biomass plant site to monitor / regulate flow.

3. SUMMARY INFORMATION

	Proposed
Site Area	1.2ha

4. PLANNING CONSTRAINTS

4.1 Potential Archaeological Importance.

4.2 Environment Agency Flood Zone 3.

5. POLICY AND CONSIDERATIONS

5.1 The National Planning Policy Framework and National Planning Policy Guidance generally support development which would support economic activities subject to no serious harm being caused to the natural environment and biodiversity, or unacceptable drainage impacts arising.

5.2 Policies ST1 (sustainable development), DM14 (general development criteria), DM21 (water, flooding and drainage), and DM28 (biodiversity) of the adopted Swale Borough Local Plan 2017 are relevant.

6. LOCAL REPRESENTATIONS

6.1 None received.

7. CONSULTATIONS

7.1 Iwade Parish Council objects to the proposal, commenting:

“Councillors note that this company has had its environmental permit taken away because of contaminated water.

Members object to this application until such time as confirmation is given that an independent company is monitoring the water to ensure it is not contaminated, evidence of this is produced to the relevant authorities and the necessary strategies are put in place so that in future contaminated water from the plant is not fed into the Swale, which is an important SSSI/Ramsar area.”

7.2 Natural England has requested additional information to determine the impacts of the proposed development upon the SSSI, and to evaluate the extent of any mitigation required.

8. BACKGROUND PAPERS AND PLANS

8.1 The application is supported by relevant plans and drawings.

9. APPRAISAL

9.1 The concerns of Iwade Parish Council are understood, but the lack of an environmental permit is not a material planning consideration and is a matter to be dealt with by other legislation outside of the planning process.

9.2 The proposed works largely amount to the installation of pipework and would therefore not be intrusive or incongruous features within the context of the area, in my opinion. There is a public right of way running along the northern and eastern edges of the site which gives an elevated view across the application site, but again I have no serious concerns. Views of the site from the road are at some distance, and partially screened by existing roadside vegetation.

9.3 The proposed monitoring points and pumping stations are below ground and therefore will have very little impact.

9.4 The site lies close to the SSSI, but, as above, I recommend that we defer to the expertise of Kent County Council's (KCC) ecological officers, the EA, and Natural England, who will respond directly to the KCC Planning team in respect of potential impacts upon ecology and biodiversity.

9.5 Similarly I recommend that the Council defer to Southern Water and KCC Flood Risk officers in respect of site drainage, and to the EA in respect of environmental permitting for the proposed discharge.

9.6 Taking the above into account I recommend that the Council raises no objection to this application, but subject to any comments KCC may receive from statutory consultees on matters within their particular fields of expertise.

10. CONCLUSION

10.1 This is a county application seeking comments on a proposal to amend drainage arrangements at Ridham Dock biomass plant. The proposed works would have a limited impact, and other agencies (Natural England, Environment agency, etc.) will be responding directly to KCC on their respective areas of concern. The Parish council has objected but their concerns are not material planning considerations.

10.2 Taking the above into account I recommend that Swale Borough Council does not object, subject to any comments KCC may receive from other statutory consultees.

11. RECOMMENDATION

NO OBJECTION subject to the conditions set out below:

CONDITIONS to include

1. Any recommended by statutory consultees.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

