

DELEGATED DECISION REPORT

SMD/2021/0232
Valid 29/03/2021

WYN DENE
LEEK ROAD
LONGSDON

VARIATION OF CONDITION 12
IN RELATION TO
SMD/2017/0674

(FULL - MINOR)

MAIN ISSUES

Whether the use of a package treatment plant rather than a soakaway is acceptable for the discharge of surface water at a recently approved dwellinghouse that is currently under construction.

DESCRIPTION OF SITE

The application site comprises a partially constructed detached dwellinghouse, implemented via planning approval SMD/2017/0674. The application site comprises the western side garden to the adjacent dwellinghouse, Wyn Dene and is located in the Green Belt.

PROPOSAL

Full planning permission is sought for the variation of Condition 12 of planning approval SMD/2017/0674 to vary the method of drainage from a soakaway to a package treatment plant.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

DC1 Design Considerations
SD5 Flood Risk

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 14

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0748 Erection of a single dwelling
Approved

DOC/2015/0073 Discharge of Conditions 3, 4, 5, 6 & 13 (SMD/2014/0748)
Discharged

SMD/2017/0674	Removal or variation of a condition. Ref: SMD/2014/0748 Approved
DOC/2020/0043	Discharge of Condition 3 (materials) relating to SMD/2014/0748 Discharged
DOC/2020/0098	Discharge of Condition 3 (materials) relating to SMD/2014/0748 Discharged
SMD/2021/0092	Variation of Condition 2 relating to SMD/2014/0748 Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 14/05/2021
Neighbour consultation period ends: 30/04/2021
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Longsdon Parish Council agreed to forward no objections, subject to normal planning guidelines.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

SCC Highways: No objection on highways grounds. Revised outfall is away from the highway and will not impact the highway. As outfall is to a watercourse, I recommend consultation with the Environment Agency.

Environment Agency: The Environment Agency has no formal comment to make on this application. Advice to applicant: Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within a Groundwater Source Protection Zone.

OFFICER COMMENTS

Principle of Development

Planning permission was granted for the erection of a dwellinghouse within the side garden of Wyn Dene by planning approval SMD/2014/0748. The dwellinghouse is currently being constructed with the building work at roof level at the time of the Planning Officer's site visit. The principle of the development has therefore been accepted by the Local Planning Authority.

The proposed drainage works will be located below ground and therefore there is no impact on the surrounding area, neighbouring amenity or the openness of the Green Belt. It is also not necessary to re-assess the application in terms of Green Belt policy, highways, design, sustainability etc. as these will not be affected by the proposed variation.

Drainage

Condition 12 of planning approval SMD/2017/0674 stated:

The development hereby permitted shall not be brought into use until the drainage scheme has been completed in accordance with the approved drainage plans for the disposal of surface water and foul sewage (Drawing number 1342-02).

Reason:- To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

Policy DC1 of the Local Plan (2020) seeks to ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhance, to enable the development to proceed. Whilst policy SD5 of the Local Plan (2020) requires development to install suitable measures to deal with surface water arising from development proposals to minimise the impact to and from new development. In such cases the Council will expect applicants to demonstrate how their proposals manage surface water run-off sustainably with discharge to the public sewer only being considered as a last resort, where, clear evidence must be demonstrated why alternative options are not available.

Drawing number 1342-02 indicated that surface water was to be discharged to a soakaway positioned within both the front and rear gardens of the dwellinghouse, whilst sewerage was to be discharged via a package treatment plant located at the far end of the rear garden.

It is now proposed to discharge both surface water and sewerage via the package treatment plant and its location has been re-sited within the rear garden to avoid an existing tree. The package treatment plant will then discharge into an existing culverted watercourse to the rear of the application site that is also used by the adjacent dwellinghouse, 'Wyn Dene'.

The Environment Agency has been consulted as part of the application process due to the reasoning behind the condition and also due to the package treatment plant discharging into an existing watercourse. The Environment Agency raised no objection subject to an informative.

The applicant's originally supplied details that surface water was to be discharged via a soakaway, in line with policy SD5 of the Local Plan (2020). However, it has since been found that the existing ground conditions are unfavourable to use such a method. Hence the request to now discharge surface water via the package treatment plant. It is therefore considered in this instance that the use of a package

treatment plant for the discharge of surface water is being used as a last resort and it will comply with policy SD5 of the Local Plan (2020).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the variation of Condition 12 of application SMD/2017/0674 is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval and the drawing number referenced in the condition should be altered to 1738-01.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 24/05/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council