

DELEGATED DECISION REPORT

SMD/2023/0164
Valid 05/04/2023

BARN AT
LYNDHURST SCHOOL
LANE
BRADNOP

VARIATION OF CONDITION 19
RELATING TO SMD/2020/0723

(FULL - MINOR)

MAIN ISSUES

The impact on the appearance and amenities of the rural area and the surrounding environment in general.

DESCRIPTION OF SITE

The site is within the open countryside on the eastern edge of the small village of Bradnop. It comprises a small traditional stone barn next to a grass verge of a country lane, School lane, which runs along the north boundary. The open countryside lies to the east and a gate and stile lead to a public footpath which runs past the east boundary of the site. There is no current access to the site. The barn used to belong to a modern bungalow to the south which has an access off School Lane adjacent to the site and running past the west boundary of the site. However, the barn has been sold off separately to the bungalow and access and is not a shared access. Elsewhere around the site, there is a listed farmhouse approx. 50 metres to the north-west on the other side of School Lane and two further listed buildings about 50 or 60 metres away to the west and south-west, either side of School Lane.

PROPOSAL

This is a Variation/Removal of Planning Condition planning application which seeks to vary Condition 19 of the planning permission for the conversion of a small barn into a dwelling. The condition is as follows:

19. The foul drainage from the proposed development shall be discharged to a system which meets the requirements of British Standard (BS) 6297:2007+A1:2008 Code of practice for the design and installation of drainage fields for use in wastewater treatment:

- a) There shall be no connection to any watercourse or land drainage system and no part of the soak away system shall be situated within 10 metres of any ditch or watercourse.*
- b) Porosity tests shall be carried out to demonstrate that suitable subsoil and adequate land area is available and the details shall be submitted .*

Reason:-

To prevent pollution of the water environment.

The approved development (SMD 2020 0723) on which the condition applies, was going to drain to soakaways (surface water) and a septic tank (foul drainage). The

Environmental Health Section which was consulted on the original application did not make any comment on the proposed drainage in their consultation response but did recommend the above condition.

The applicant wants to make changes to the drainage for the new dwelling, involving a connection to a storm drain via a sewage treatment plant. This is due to the unsuitable ground conditions. The above condition therefore needs to be varied to allow the developer to do this and this is the purpose of the submitted Variation of Planning Condition application.

The application includes a plan to show the layout of the existing drainage comprising a storm water collection chamber and direction of flow to a nearby land drain. The drawing shows the foul water collected and routed to a proposed underground domestic sewage treatment plant placed in the adjacent field within the property and close to the south-east corner of the site, before being directed back to the storm water chambers and out to the land outfall drain. The application also includes the specifications of the treatment plant and also details of porosity testing in the ground which states that the ground is waterlogged and unsuitable for soakaways.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

National Planning Policy Framework (July 2021)

Sections 12 (Design), 15 (The Natural Environment) and 17 (Climate Change and Flooding).

Staffordshire Moorlands Local Plan (adopted Sep 2020).

DC1 Design Considerations
SD4 Pollution and Water Quality
SD5 Flood Risk

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0115: Original permission for the barn conversion into a dwelling.
Approved 15th September 2020.

SMD/2020/0723: Approval of a revised scheme to convert the barn into a dwelling -
Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 31.5.23
Neighbour consultation period ends: 31.5.23
Press Advert: N/A

Public Comments

None.

Parish Council

Did not consider there was sufficient information to comment as the positions of the drains were not shown. However, no response was received from the PC following consultation on the correct drainage strategy drawings.

Local Highways Authority

No objection. As package treatment plant is fully enclosed with no overflow facility, this will not affect the highway.

Environmental Health

The original comments were as follows:

"I've had a quick look at the information supplied and I have a few thoughts, the planning information supplied does not say much, unless I'm missing something. Where are the plans for the drainage runs, storm and foul, what is the relationship between each run, location of water courses et?."

I understand that the original issue is with the drainage field being water logged, thus not allowing the treated effluent to discharge to ground. From the information supplied the proposed system appears to be good and the manufactures information says that it is suitable for were percolation values are restrictive. Even with an incorporated Polylok Filter system I understand that you still need a drainage field or it needs to discharge to a water course. If to a water course you may need Environment Agency permissions etc."

In response to the EH being provided with the drawing of the actual strategy as shown on drawing no.10:

As long as all conditions of Building Regulations are met and the Environment Agency are happy with the proposal, Environmental Health should be happy with the proposal.

The Ramblers Association.

This path must remain open during and after work has been done.

Waste Collection Services

No waste issues

Conservation Officer

No objection.

COMMENTS

The applicant wishes to change the drainage after ground testing showed the ground to be saturated/waterlogged and therefore unsuitable for soakaways which are normally the most sustainable method of storm/surface water drainage. The amended drainage scheme shows both surface water and foul drainage disposed of via an existing land drain but first treated by a sewage package treatment plant before discharge into the existing drains. The Environmental Health Section, who recommended Condition 19 on the previous planning permission for the conversion of the barn into the dwelling, are satisfied that the new method of drainage, and the quality of the package treatment plant, are acceptable and would not lead to any pollution of the immediate surrounding area. There is no nearby watercourse.

The works to provide the treatment plant will not interfere with the public footpath crossing the site.

The plant and new drains will be underground and will not affect the character and appearance of the area.

Condition 19 of the planning permission can therefore be varied to allow the amended drainage strategy, which differs with the one required in the condition (relating to soakaways), to be undertaken instead.

CONCLUSION / PLANNING BALANCE

The application involving a change to the drainage scheme would not lead to harm to the appearance of the area or the surrounding environment in general and complies with the Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF) and therefore the application to vary the planning condition can be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 17.7.23

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

