

DELEGATED DECISION REPORT

SMD/2026/0199
Valid 06/05/2026

OVERTON HALL OVERTON
ROAD
CONGLETON

NEW INSTALLATION OF
SEWAGE TREATMENT PLANT
WITH ASSOCIATED
DRAINAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on Green Belt
- Impact on character and appearance and heritage assets
- Impact on environment

DESCRIPTION OF SITE

The development site is within the setting of Grade II listed Overton Hall – a late 17th century farmhouse with early 19th century additions and 20th century alterations. The farmhouse is set within a walled curtilage set back 50m from Overton Road. An access driveway passes through a sweeping area of mown grass to the south west that runs to a roadside stone retaining wall and, from Overton Road, appears open and provides unrestricted views of the hall.

The subject dwelling once formed a larger farmstead, having two separate stone barns to the south of the dwelling, which were also listed in their own right in 1987 and were both converted to dwellings with consents granted in 2002.

The existing and original foul drains were connected to a sunken brick chamber septic tank, discharging into a drainage field, conveniently located down field of the large barns. During the conversion of these barns, the connection of their foul drain was allowed to be connected into the same chamber.

The existing septic tank is connected to a drainage field, but is close to a continuously running drainage swale at the side of Overton road.

PROPOSAL

The application explains that the subject property is in the process of being sold, a drainage survey has identified that storm water is being discharged into the septic tank from elsewhere which effectively dilutes the process. The sale is held up due to this to, and also changes to legislation about septic tanks. The property therefore needs a new approved system before the sale can be completed. The application submits that “When selling a property, there is now a requirement to demonstrate that the foul drainage system complies with current regulations. This includes confirming that: the system does not discharge directly to a watercourse, and it is functioning correctly and meets the general binding rules”.

The proposal is to install a Klargester Bio Air 3 IPS sewage treatment plant, or similar 9 person to suit the occupancy of the house concreted in to position located in the front garden. The system is a specially designed aerated sewage treatment plant that uses a three-stage biological process to treat household wastewater for up to 9–10 people. It uses a compressor to introduce air into the treatment zones, fostering bacteria that break down organic matter, resulting in high-quality effluent suitable for discharging into watercourses or drainage fields.



The treatment tank shall be buried under the front lawn. The existing foul drain serving the property shall remain in place around the house. An inspection chamber connecting the drainage from the front and rear of the house shall be intercepted and suitably capped off before it runs to the septic tank. The foul waste water shall then run under the drive in new 110mm pipework to the lawn area to the East of the drive. The treatment plant shall be installed no less than 7m metres from the boundary to comply with building regulations, in practice to the edge of the driveway in the lawned area, with good access for tankers to periodically clean out the system. The equipment shall be buried in the ground leaving only the inspection hatches showing. The equipment is designed as a cylinder laid on side, which ensures only a shallow dig is required.



Once the treatment plant is commissioned and filled, a small compressor shall supply air bubbles into the chamber facilitating the biodegrading process. The natural flow of wastewater into the tank shall allow the same volume of treated water to exit the tank into the pump, it will flow under gravity back under the drive and be buried below ground on the lawned area in between the drive and Eastern garden boundary to an inspection chamber for the change of direction to pick up and connect into an existing buried land drain and gravity flow into the continuously running swale/drainage ditch at the side of the road. The swale runs into a culvert at the side of the drive before running under Overton road into /under the field opposite.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS10 Other Rural Areas Area Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- DC3 Landscape and Settlement Setting
- NE1 Biodiversity and Geological Resources

Biddulph Neighbourhood Plan

- DES1 Design Considerations
- NE1 Environment

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

02/01301/FUL Conversion of outbuildings to 2 dwellings. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 16th June 2026

Neighbour consultation period ends: 16th June 2026

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No adverse comments

Historic England

Do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

SMDC Conservation Officer

Undertaken a desk-based assessment of the proposal, including a review of the submitted Design, Access and Heritage Statement and decided that no technical advice is required from Conservation.

The development site is within the setting of Grade II listed Overton (which is a designated heritage asset). When considering the impact of a proposed development upon the setting of a Listed Building, the application should be determined in accordance with the duties in s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In addition, great weight should be given the heritage asset's conservation, as stipulated in par.212 of the National Planning Policy Framework (2024) and the application determined in accordance with Section 16 of the NPPF and policy DC2 of the local development framework.

We have determined not to provide technical conservation advice in this case.

Environmental Health

Construction Impacts (condition)

Unexpected contamination (condition)

Drainage (Building Standards)

Drainage Officer has confirmed no objection to the application subject to compliance with Building Regulation – Approved Document H.

Environmental Health have no objection subject to condition and compliance with Building regulations.

OFFICER COMMENTS

Impact on the Green Belt

The site is within the Green Belt where development is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions that appear in the closed lists that appear at section 13 of the NPPF.

One such exception, includes engineering operations provided that the development preserves the Green Belt's openness and does not conflict with the purposes of including land within the Green Belt.

The development would involve minor or limited excavations to install a thin line of pipe work and the package treatment tank. Essentially subterranean development these works would be covered over so that they do not have any above ground impacts on openness either spatially or visually.

The engineering operation, therefore, would not result in any impact on openness or conflict with the purposes of including land in the Green Belt.
The development would not be inappropriate and harmful to the Green Belt.

Impact on Character and Appearance

The excavations necessary to install the pipes and package would be of minor scale with limited disruption to the ground. The pipes and package would be covered over with the earth that would return to grassland. Limited ground disturbance and when complete the works completely subterranean and concealed underground. There will be no impact on the character and appearance of the area. No conflict with policies DC1 or DC3 of the SMDC Local Plan or DES1 or NE1 of the Biddulph Neighbourhood Plan.

Impact on Heritage Assets

The development would occur within grounds that provide the setting of Grade II listed buildings.

When considering the impact of a proposed development upon the setting of a Listed Building, the application should be determined in accordance with the duties in s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In addition, great weight should be given the heritage asset's conservation, as stipulated in par.212 of the National Planning Policy Framework (2024) and the application determined in accordance with Section 16 of the NPPF and policy DC2 of the local development framework.

The proposal is to separate the dwelling from a shared brick chamber septic tank which were primarily built from the late 19th century through the mid-20th century (roughly 1880s–1950s), currently located in the grounds of the neighbouring converted barn. Then to divert the waste water originating from the house to new modern water treatment plant located within the front garden lawn of the house.

The proposed drainage system and treatment plant would be buried underground. The drainage around the actual building has been found by the applicant to be in an acceptable condition and therefore it would not be necessary to carry out any localised excavation near the building. The access point for the drainage within the garden curtilage alongside the drive is where the new drain shall be connected. The small manhole cap/cover would not be perceptible within the wider grounds and it would not affect the setting or views of the listed building.

Impact on Biodiversity

The application seeks a planning permission for a householder. The proposed development would be for an existing dwellinghouse. The development would therefore be exempt from BNG requirements.

The application includes technical details of the plant and a location plan, it submits that the proposed system would be compliant with Environment Agency and Building Regulations and that this is the primary purpose of the application.

In these regards there would be conflict with Local Plan Policy NE1.

CONCLUSION / PLANNING BALANCE

Minor subterranean engineering works that would not be inappropriate in the Green Belt or adversely affect the character and appearance of the area or the setting of the designated heritage assets. Environmental controls are regulated through building regulations and Environment Agency permits.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 01/07/2026

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council