

DELEGATED DECISION REPORT

SMD/2026/0282
Valid 05/06/2026

2 OVERTON HALL BARNs
OVERTON ROAD
CONGLETON

REPLACEMENT SEWAGE
TREATMENT PLAN

(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 Barns and Overton Hall – a late 17th century farmhouse and farmstead with early 19th century additions and 20th century alterations. The application concerns the dwelling and curtilage of Barn No. 2.

The barn is set approximately 30m to the south of Overton Hall within a walled curtilage set back from Overton Road. A shared access driveway is dedicated to both listed barns, 60m further to the southeast. The garden's roadside boundary is tree lined behind stone wall.

Both Overton Hall Barns (providing individual dwellings) once formed a larger farmstead with the Overton Hall farmhouse, to the north of the converted barns. The barns were also listed in their own right in 1987 and were both converted to dwellings with consents granted in 2002.

The foul drains for the main dwelling (Overton Hall) were originally 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 of which Overton Hall used, having been checked and deemed suitably sized to deal with the additional effluent.

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 Overton Hall 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 changes to legislation about septic tanks. Planning permission has been granted to the provide Overton Hall with its own dedicated system and consequently both Overton barns require their own separate upgraded systems.

The proposal is to install a Tricel Novo UK 6 Population sewage treatment plant, or similar 6-person system, to suit the occupancy of the house concreted into 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 6 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 a current planting bed, 7m from the boundary. The existing foul drain serving the property shall remain in place around the dwelling.

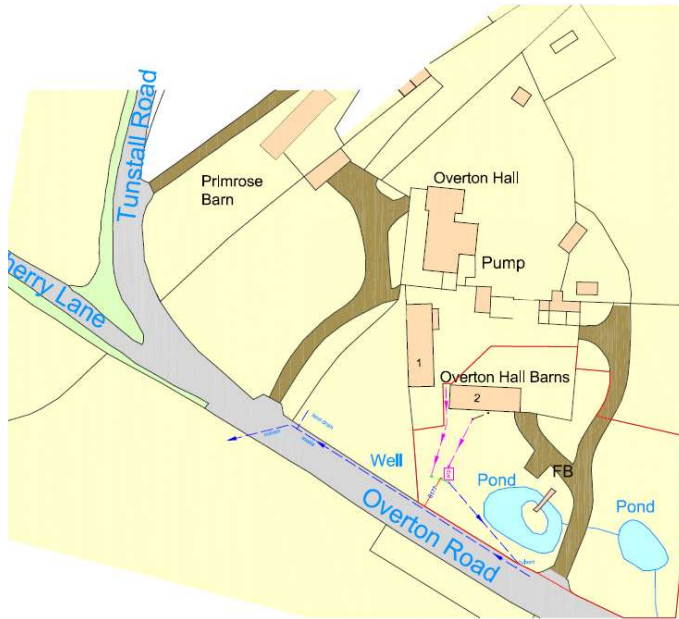
The current tank serving all three properties shall remain in situ, until the other properties have had a new and separate system installed, and also this new treatment tank has been installed and commissioned.

The proposed treatment plan will connect to the first inspection chamber of the existing drainage system, the remaining existing drainage system after the inspection chamber discussed will be removed once the new treatment plant is installed and operating.

An inspection chamber connecting the drainage from the front and rear of Overton Hall shall be intercepted and suitably capped off before it runs into the garden curtilage of Barn 2, and diverted to a new treatment tank in their front lawn.

The barn has parking to the side of the property, proposed position near to the roadside (min 7m) will allow access for tankers to park at the side of the property 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, 2.1m long, 1640mmØ, with the top inlet structure resulting in a height of 2.24m tall (below ground) 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.
SMD/2026/0199 New installation of sewage treatment plant (Overton Hall).
APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 13th July 2026
Neighbour consultation period ends: 13th July 2026
Press Advert: Congleton Chronicle posted 11th Jun, expired 9th July 2026.

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No comment in consultation period.

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.

Staffs Wildlife Trust

No response within consultation period

United Utilities Water Ltd

No response within consultation period

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). Wastewater originating from Barn 2 would be diverted to new dedicated modern water treatment plant located within the walled and tree lines front garden to the barn, between the barn and the roadside.

The proposed drainage system and treatment plant would be buried underground. 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.

Drainage / Flood Risk / Pollution

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.

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: 31/07/2026

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council