

DELEGATED DECISION REPORT

Application Reference Number	16NP0079
Description / Site Address	Installation of a package waste water treatment plant at Buddhist Retreat Greenhaugh Hall, Greenhaugh, Tarsset, Hexham, Northumberland, NE48 1PP
Expiry date of publicity / consultations	12 October 2016
Last date for decision	19 October 2016

Details of Proposal & Site

This proposal seeks to install a new package treatment plant as a means of foul drainage associated with the Buddhist Retreat at Greenhaugh Hall. The treatment plant would be located to the north west of the existing buildings and would replace an existing septic tank system, with the existing tank being decommissioned. The proposed system would utilise the existing pipework that is in place as part of the existing system. Discharge from the system following treatment of the waste would be to the burn to the south west of the site, where the current system also discharges at present.

The applicant has confirmed that the package treatment plant would be installed below ground level in location similar to the existing septic tank, to the rear of the building. Details on the capacity and specification of the system, its proposed usage, and other relevant information have been provided within a Foul Drainage Assessment and other supporting documentation.

Planning Policy & Guidance

National Policies

- *National Planning Policy Framework (NPPF) (2012)*
- *Planning Practice Guidance*

Local Policies

- *Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)*

Policy 1	<i>Delivering Sustainable Development</i>
Policy 3	<i>General Development Principles</i>
Policy 5	<i>General Location of Development</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 28	<i>Utilities and Infrastructure</i>

Relevant Planning History

14NP0056 – Change of use from single dwelling to a Buddhist Retreat Centre (approved with conditions, August 2014)

Consultation/Representations

NNPA Ecologist: No comments or objections.

NCC Environmental Health/Public Protection: No objections.

Tarset & Greystead Parish Council: No objections.

A notice was placed at the site. No other representations were received in response.

Assessment

The key issues for consideration as part of this application are:

- The principle of the development;
- Foul drainage;
- Ecological/pollution effects;
- National Park special qualities.

The Principle of the Development

The proposal is for a replacement foul drainage system within the established curtilage of, and associated with, an existing Buddhist Retreat. While the development is located within an open countryside location, it is inextricably linked with and ancillary to the existing Buddhist retreat in this location. It is clearly logical for supporting infrastructure to Greenhaugh Hall to be located close to it and it is therefore acceptable.

The development is acceptable in principle and in accordance with the NPPF and Core Strategy policies 1, 3 and 5 in this respect.

Foul Drainage

The method of foul drainage proposed is through a new package treatment plant. The applicant has confirmed that the treatment plant would discharge through existing pipework to a nearby watercourse. The existing septic tank system currently discharges into this watercourse.

Planning Practice Guidance advises that the use of package treatment plants is the most preferable option for foul drainage provision, other than a mains sewer connection. There is currently a sewerage system that serves the village of Greenhaugh. The supporting information indicates that this is not a public sewer, but a community wastewater treatment plant serving the village.

While Planning Practice Guidance indicates that it would be preferable for Greenhaugh Hall to connect to this main system serving Greenhaugh, justification has been provided to set out why it is not feasible to do this. The supporting statement explains that this is over a road, a steep sided valley and a stream, and high up on the opposite bank. This may explain why existing foul drainage systems at Greenhaugh Hall are currently separate from the rest of the village. It does therefore appear to be impractical to connect to this system. The main system in Greenhaugh also discharges to the same watercourse as the existing and proposed systems at Greenhaugh in any case. Given that the preferable option, a package treatment plant, is proposed for Greenhaugh Hall, this should not give rise to any additional impacts, than if the development connected to the main system in Greenhaugh, in any case.

The proposed foul drainage method proposed is considered to be acceptable, in accordance with Core Strategy policies 1 and 3 the NPPF and PPG.

Ecological/Pollution Effects

The proposed system would discharge into a watercourse. The responses from the NNPA Ecologist and from the NCC Environmental Health Officer raise are no material concerns regarding any potential pollution, or any effects on biodiversity. The Environment Agency is not a statutory consultee on this application, as the proposals fall outside of their risk appetite, as it involves a non-mains drainage connection, but is not a major development. It is considered that the proposals are acceptable in this respect, in accordance with Core Strategy policies 1, 3, 17 and 28, the NPPF and PPG.

Special Qualities

It is not considered that the proposals would have a material effect on the other special qualities of the National Park. The proposals accord with Core Strategy policies 1 and 3 in this respect.

Summary

Subject to the conditions below, the proposal is considered to be sustainable development and in accordance with development plan policies, having regard to all other material planning considerations.

Recommendation & Conditions

That planning permission is granted, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission and to comply with Section 91 (as amended) of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:



- Application Form received on 4th August 2016
- *Site Plan/Block Plan of NE48 1PP* received on 24th August 2016
- *Location Plan of NE48 1PP* received on 24th August 2016
- *Map 1 (NTS)* received on 12th August 2016
- *Map 2 (NTS)* received on 12th August 2016
- *Foul drainage assessment form (FDA1)* received on 4th August 2016
- *Appendix 1, Matrix Sewage Treatment Systems, Technical Data* received on 12th August 2016

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with Policies 1, 3 and 17 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

Informative Notes

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
 - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

3. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Background Papers

- Planning Application File 16NP0079
- EIA Screening Opinion 16NP0079

	Signature	Date
Planning Officer		
Head of Development Management		