

SCHEDULE A: Applications with Recommendation

17/0919

Item No: 12

Date of Committee: 05/01/2018

Appn Ref No:
17/0919

Applicant:
Mrs Stephens

Parish:
Brampton

Agent:
Alpha Design

Ward:
Brampton

Location: Highfield, Capon Tree Road, Brampton, CA8 1QL

Proposal: Relocation Of Foul Drainage Septic Tank With New Packaged Treatment Plant/Soakaway System

Date of Receipt:
26/10/2017

Statutory Expiry Date
21/12/2017

26 Week Determination
08/01/2018

REPORT

Case Officer: Alanzon Chan

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 Whether The Scale And Design Of The Proposal Is Appropriate
- 2.2 Impact Of The Proposal On Highway Safety
- 2.3 Impact On The Living Conditions Of The Occupier(s) and Neighbouring Residents

3. Application Details

Background Information

- 3.1 This application relates to a residential property, Highfield, located on Capon Tree Road, Brampton.
- 3.2 On 20 October 2017, Members of the Development Control Committee resolved to give authority to the Corporate Director (Economic Development) to issue approval for the erection of a detached dwelling and a detached garage (Application reference 17/0688), subject to the resolution of the

means of drainage for the replacement foul drainage system to serve Highfield.

- 3.3 This application therefore seeks planning permission for the replacement of a foul drainage septic tank with a new packaged treatment plant/soakaway system to serve Highfield. Whilst planning permission is not normally required for the installation of a replacement foul drainage system, the applicant seeks planning permission in this instance as she proposes to install the new foul drainage system in a new location.

4. Summary of Representations

- 4.1 This application has been advertised by means of notification letters sent to seven neighbouring properties. During the advertisement period, three letters of objection were received and the main issues/concerns raised are summarised as follow:

- a) the site is insufficient to cope with the foul water drainage and concern was raised that foul water would run down to the other side of Capon Tree Road
- b) the proposal would increase surface water run-off and flood risk
- c) the location of the treatment plant would be less than 7m from the habitable accomodation and the proposal contravenes Building regulation No EN-12566

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): No objection

Brampton PC: Concern at surface water run-off onto neighbouring properties

6. Officer's Report

Assessment

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), Policy IP6 of Carlisle District Local Plan (CDLP) 2015-2030.
- 6.3 The proposals raise the following planning issues:
- 1. Whether The Location, Scale And Design Of The Proposal Is Appropriate
- 6.4 The applicant proposes to remove the existing septic tank and install a new treatment plant within the grounds of Highfield. The proposed location for the

packaged treatment plant is considered acceptable. Given the nature of the proposal, it is not felt that the proposal would have an adverse impact on the character of the area.

- 6.5 Whilst one of the objectors have pointed out that the location of the treatment plant would be less than 7m from a habitable room and hence, the proposal contravenes Building Regulation No EN-12566, Building Control has confirmed that such restriction only applies to septic tanks as opposed to treatment plants. Consequently, whether the distance between the treatment plant and the dwelling is permissible is under the discretion of Building Control. Building Control have been consulted and raise no objections to the proposal.

2. Impact Of The Proposal On Highway Safety

- 6.6 Cumbria County Council, as Highways Authority, have been consulted and raise no objections to the proposed development. They consider that the proposal would not affect the highway conditions.

3. Impact On The Living Conditions Of The Occupier(s) and Neighbouring Residents

- 6.7 Given the proposal is for the upgrade of an existing septic tank to a packaged treatment plant, it is considered that the proposal would not have an adverse impact on the living conditions of existing and future occupiers of Highfield. Whilst several neighbours have raised concerns regarding the proposal increasing surface water run-off and increasing flood risk, it is crucial to note that the application only relates to the installation of a replacement treatment plant for the discharge of foul water only. As such, the proposal will not increase the footprint of Highfield and subsequently, the proposal will not have any impact on the volume of surface water on site. The Lead Local Flood Authority were consulted and have raised no objection to the proposal.
- 6.8 In addition, based on the details submitted within the Foul Water Treatment Report produced by Kingmoor Consulting Ltd, the outflow from the treatment plant will only be 1.05 cubic metres per day and the ground surrounding the drainage field would be composed of 300m topsoil overlying medium dense sandy gravel. As such, it is considered that the ground is suitable for infiltration. Furthermore, the suggested soil infiltration rate (11.4×10^{-6} m/s) is considered acceptable and it is not felt that the proposal would have nor intensify any impact on flooding. The submitted foul water treatment report has also been assessed by Building Control and they have raised no objection to this proposal.
- 6.9 To ensure that the replacement packaged treatment plant is in a good state of repair and regularly desludged, an informative is recommended to be included within the decision notice.

Conclusion

- 6.10 Overall, the principle of the development is considered to be acceptable. It is

not felt that the proposal would have any adverse impact on highway safety, flood risks or the living conditions of the occupier(s) and the neighbouring residents. This application is considered to be in full accordance with both local and national planning policies. Therefore, it is recommended that this application is approved with conditions.

7. Planning History

- 7.1 The following applications are considered to be relevant to the assessment of this application:

Plot 1 - Land to the northeast of Highfield

(06/0751) Erection of dwelling (Outline). This application was refused in 2006.

(APP/E0915/A/06/2026695) Appeal relates to the application (06/0751). This appeal was dismissed in 2006.

(17/0688) Erection Of 1no. Dwelling With Detached Garage at land adjacent to Highfield. The application is currently pending.

Plot 2 - Land to the northwest of Highfield

(05/1398) Erection of a dwelling (Plot 2). This application was granted conditionally in 2006.

(09/0094) Discharge Of Conditions 2 (Materials); 3 (Hard Surface Finishes); 4 (Hard And Soft Landscaping); 5 (Rooflights) And 9 (Surface Water Discharge) Of Application 05/1398. This application was granted in 2009.

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form, received on 17 Nov 2017;
2. the Location Plan (Dwg No. 17/05/908-100), received on 25 Oct 2017;
3. the Site Plan (Dwg No. 17/05/908-101), received on 25 Oct 2017;
4. the Foul Water Treatment Report, received on 26 Oct 2017;
5. the WPL Diamond Treatment Plant Specification, received on 26 Oct 2017;
6. the Drainage Section Plan (Dwg No. 17-297-SK001), received on 17 Nov 2017;

7. the Proposed Treatment Plant Location Plan (Dwg No. 17/297-DWG001 Rev B), received on 17 Nov 2017;
8. the Notice of Decision; and
9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

ALPHA DESIGN

Architectural Services

Member of the Chartered Institute of
Architectural Technologists

Tel: 01900 829199

Project

'HIGHFIELD',
CAPON TREE ROAD,
BRAMPTON

Client

MRS V. STEPHENS

Drawing

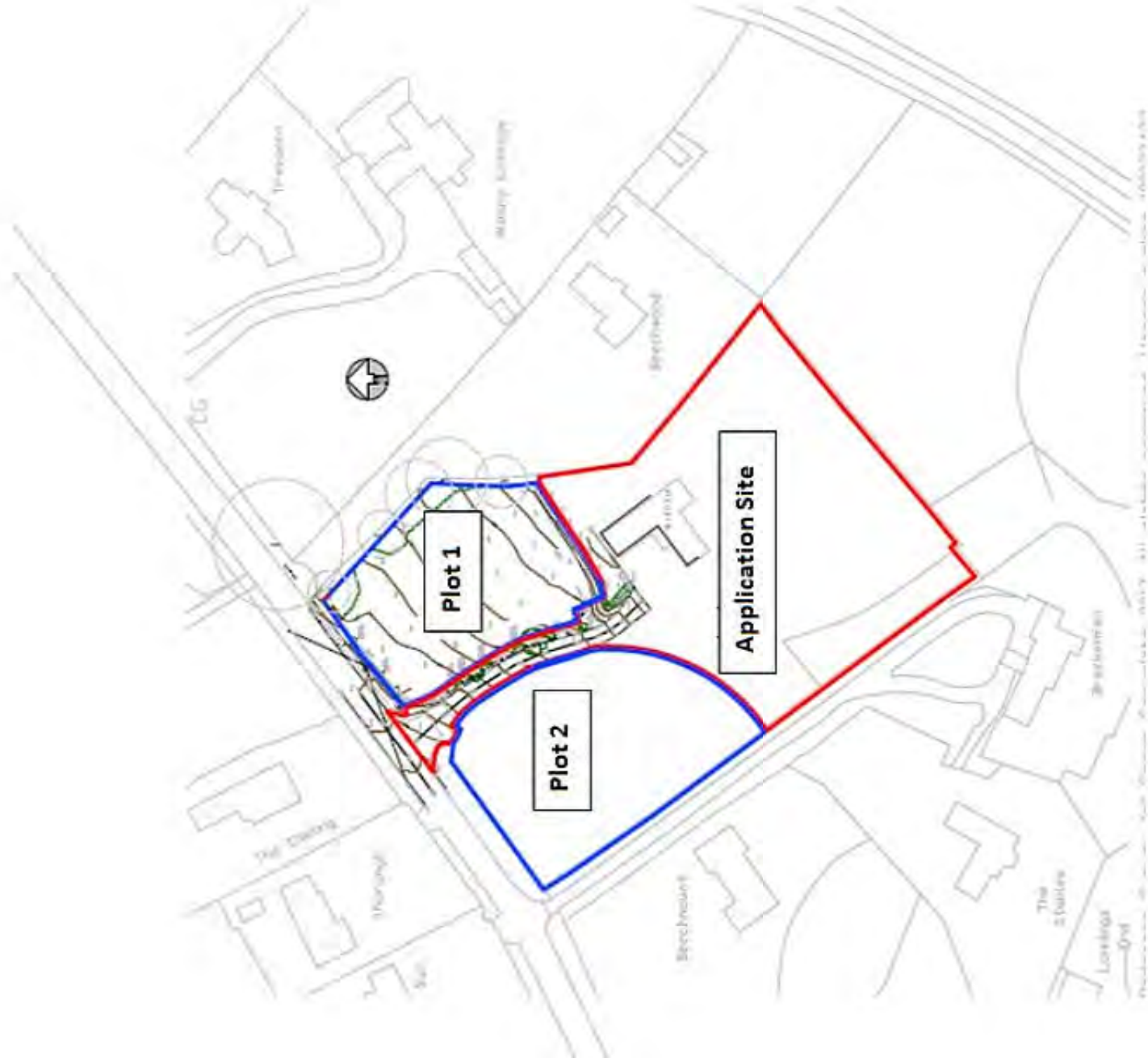
LOCATION PLAN

Scale 1:1250 @ A3 Drawn GB

Checked Date OCT, 2017

Drawing No.

17/05/908 - 100





No.	Date	Revision	Initial		

ALPHA DESIGN

Architectural Services
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Project

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Drawing

SITE PLAN

Scale 1:500 @ A2 Drawn GB

Checked Date OCT. 2017


Drawing No.

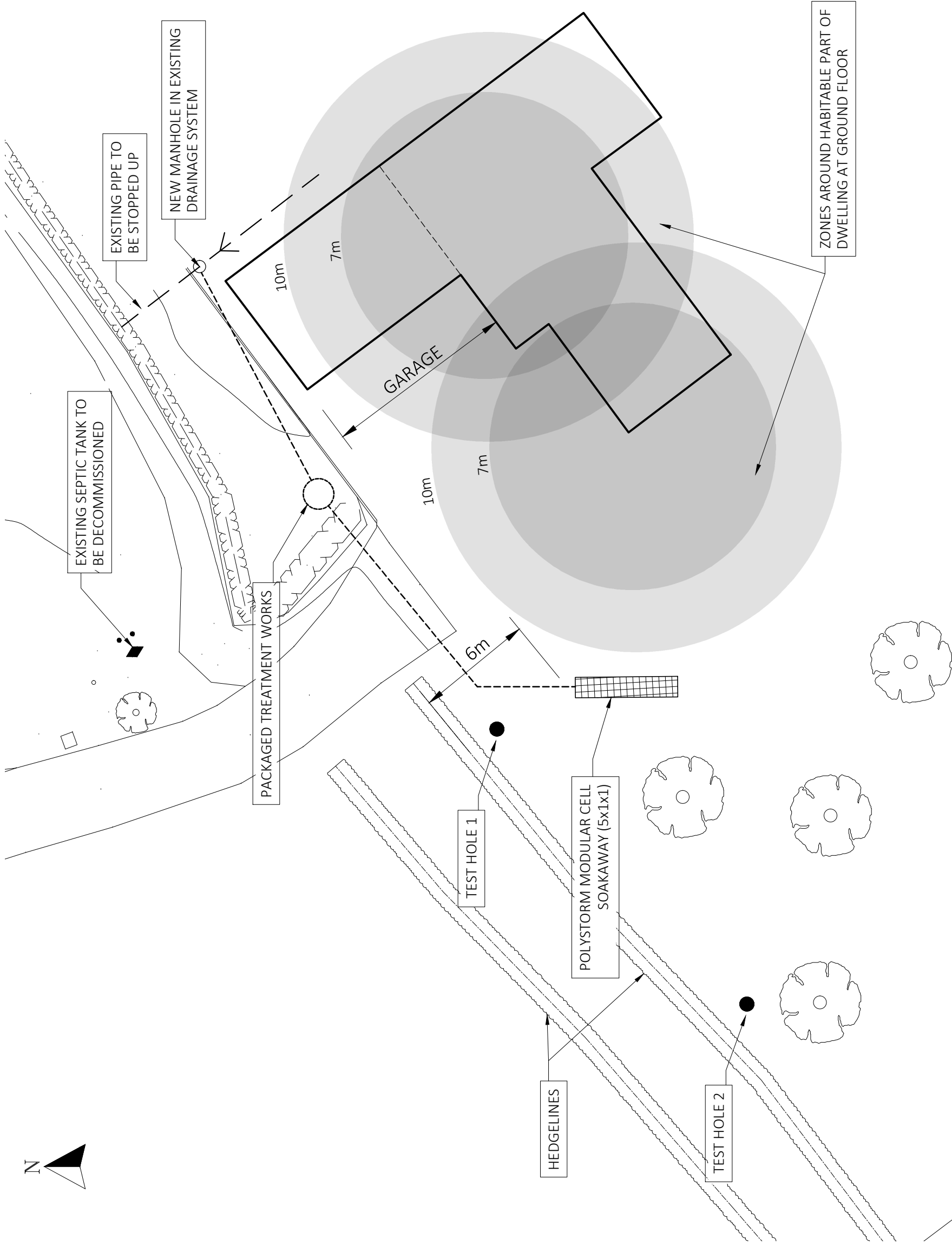
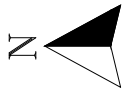
17/05/908 - 101

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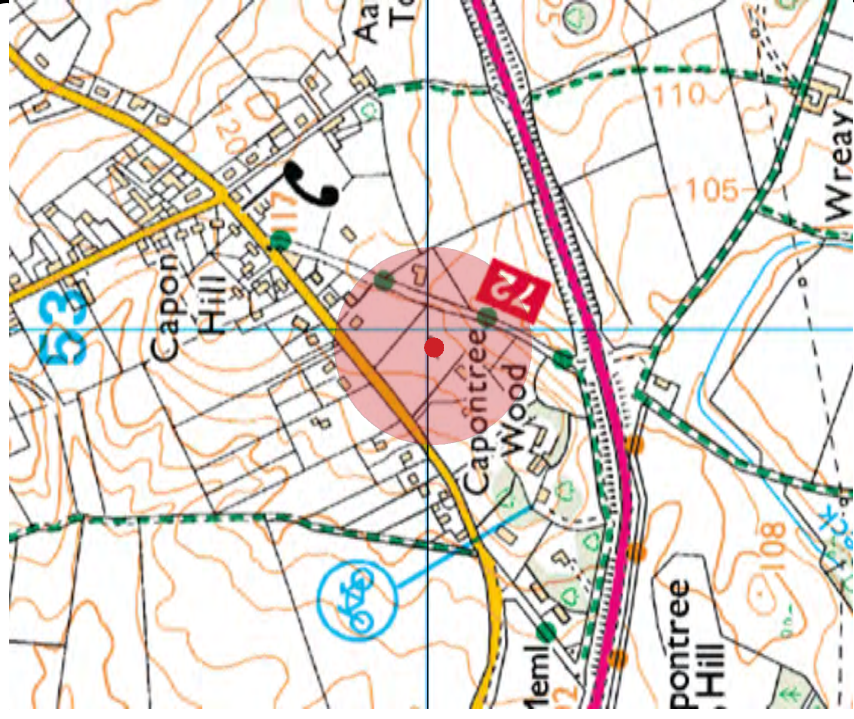


SECTION
SCALE 1:75

ENGINEER	 Kingmoor CONSULTING		
	146 LOWRY HILL ROAD CARLISLE T: 01228 915900 E: hello@kingmoor.co		
PROJECT	Highfield, Capontree Road, Brampton		
TITLE	Drainage Section		
DRAWN BY	C AIMERS		
DATE	November 2017		
PAPER SIZE	A4		
DRAWING NUMBER	17-297-SK001		
FILE NAME			



PLAN
SCALE 1:200



LOCATION PLAN
NOT TO SCALE



PROJECT
HIGHFIELD, CAPONTREE ROAD,
BRAMPTON, CUMBRIA

TITLE
PROPOSED PACKAGED
TREATMENT PLANT

SCALE	1:200	STATUS	FOR BUILDING REGULATIONS
PAPER SIZE	A3	DRAWN BY	C AIMERS
PROJECT PHASE	BUILD	DATE	OCT 2017
DRAWING NUMBER	17-297-DWG001	REVISION	B