

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

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| <u>APPLICATION NO:</u> P2020/0858 | <u>DATE:</u> 9/10/2020 |
| PROPOSAL: | Replacement and re-siting of existing septic tank / grey water treatment system |
| LOCATION: | Cilpentan Farm, Llwynceilyn Road, Tairgwaith SA18 1UU |
| APPLICANT: | Mr Clint Budd |
| TYPE: | Full Plans |
| WARD: | Lower Brynamman |

BACKGROUND INFORMATION

The application is reported to Planning Committee under the Council's delegated arrangements as the applicant is the husband of Councillor Sonia Reynolds (Gwaun-Cae-Gurwen Ward).

SITE AND CONTEXT

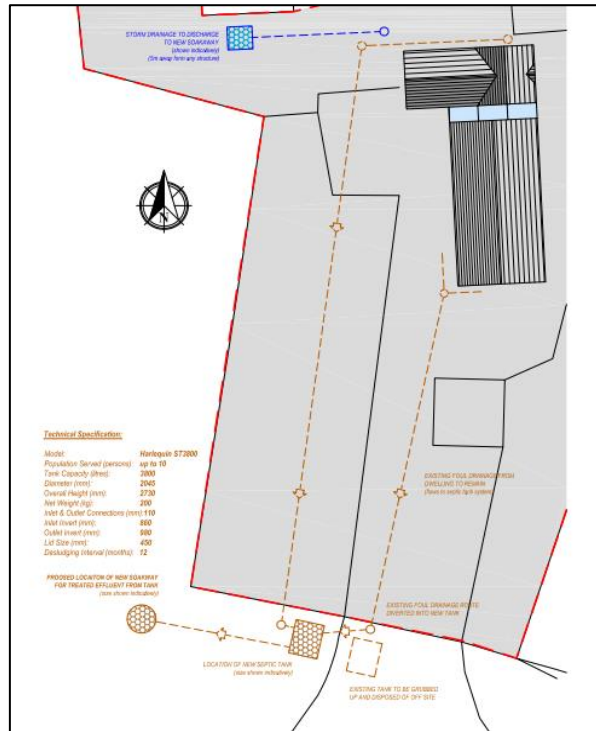
The application site lies outside of settlement limits to the south of the settlement of Tairgwaith. The wider site comprises farm land, however the application site is limited to the existing farmhouse, outbuildings, and immediate curtilage.

DESCRIPTION OF DEVELOPMENT

The proposed development comprises the replacement and re-siting of an existing septic tank / grey water treatment system.

The property has an existing septic tank that falls below existing standards, and as such the applicant wishes to upgrade. It is to be sited in a similar location as the existing (see plan below).

All plans / documents submitted in respect of this application can be viewed on the [Council's online register](#).



PLANNING HISTORY

The application site has the following relevant planning history: -

- **L1992/0033** Proposed construction of extension to existing farmhouse. Approved: 12th March 1992
- **P2001/0995** Approval of detail under condition 2 (external materials) of previous planning application P/2001/0652 Approved: 30th August 2001
- **P2001/0652** Building for agricultural storage, Approved: 29th June 2001
- **P2006/0826** Conservatory Approved: 4th August 2006
- **P2012/0170** Construction of two ponds and associated works Approved: 9th November 2012
- **P2019/5335** Demolition of existing detached barn, and reconstruction of two storey side extension to dwelling to provide annexe accommodation and/or tourist accommodation.
Approved 27th November 2019

CONSULTATIONS

Head of Engineering and Transport, Drainage Section - No Objection.

Natural Resources Wales – No Objection.

REPRESENTATIONS

A site notice was displayed on 6th October 2020. To date no objections have been received.

REPORT

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

National Planning Policy:

[Planning Policy Wales](#) (Edition 10) was extensively revised and restructured at the end of 2018 to take into account the themes and approaches set out in the Well-being of Future Generations (Wales) Act 2015, and to deliver the vision for Wales that is set out therein.

PPW10 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.

Local Planning Policies

The Development Plan for the area comprises the [Neath Port Talbot Local Development Plan](#) which was adopted in January 2016, and within which the following policies are of relevance:

Strategic Policies :

- **Policy SP1** Climate Change
- **Policy SP2** Health
- **Policy SP3** Sustainable communities
- **Policy SP4** Infrastructure
- **Policy SP6** Development in the Valleys Strategy Area
- **Policy SP16** Environmental Protection

Topic Based Policies:

- **Policy SC1** Settlement limits
- **Policy EN8** Pollution and Land Stability
- **Policy BE1** Design

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- [Pollution](#) (October 2016)
- [Design](#) (July 2017)

Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, together with the impact on the visual amenity of the area, the amenities of neighbouring residents, pollution and the environment.

Principle of Development

The proposed development comprises a replacement private sewerage treatment facility to upgrade that already existing on the site, but to meet modern permitting standards. The proposed development would therefore ensure compliance with up to date environmental standards, and therefore be considered an appropriate form of development outside of an area served by public sewers.

Impact on Visual Amenity

The development will be underground, in a location adjacent to the existing, and as such would not result in any unacceptable visual impacts over and above that of the existing. A condition ensuring that the site of the existing location is made good would be added to any permission issued.

Impact on Residential Amenity

There are no nearby residential properties that would be affected by the development, and as such there is no impact upon residential amenity.

Biodiversity / Ecology

Natural Resources Wales (NRW) offers no objection to the development proposals noting that the applicant will require other permits as part of the process, outside of planning permission.

They also note that the application is for a replacement septic tank on a site that lies approximately 160m away from the boundary of one of the fields of Tairgwaith Site of Special Scientific Interest (SSSI). However, having considered the submission and based on the information submitted and topography of the site, have stated that the proposed development is not likely to damage the features for which the SSSI is of special interest.

To ensure environmental protection the new system should be installed in accordance with the requirements of '*Guidance of Pollution Prevention (GPP) 4: Treatment and disposal of wastewater where there is no connection to the public foul sewer*' and '*The Building Regulations for Drainage and Waste Disposal*', both available online. The system should also be registered with Natural Resources Wales.¹

Having regard to the above, it is considered that the proposed development would not result in any unacceptable impacts upon biodiversity or the environment and as such would be in accordance with Policies EN6 and EN7 of the Neath Port Talbot Local Development Plan.

Drainage

The Head of Engineering and Transport, Drainage Section offer no objection to the proposed development.

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

¹ <https://naturalresources.wales/permits-andpermissions/water-discharges-and-septic-tanks/register-your-septic-tank-or-small-sewagetreatment-plant/?lang=en>

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the environment or visual amenity. Accordingly, the proposed development is in accordance with Policies BE1, EN6, EN7 and EN8 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION Approve with conditions

Conditions:-

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

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

001 - SITE LOCATION PLAN

002 - EXISTING and PROPOSED DRAINAGE PLANS

Reason:

In the interests of clarity.

Action Conditions

- 3 Within 1 month or earlier of the installation and operation of the replacement septic tank, the redundant tank, and all associated apparatus and pipework shall be removed, and the land reinstated.

Reason

In the interests of visual amenity, and the environment, and to accord with Policies EN6 and BE1 of the Local Development Plan.