

DELEGATED DECISION REPORT

HPK/2024/0051
Valid 20/02/2024

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INSTALLATION OF A NEW
SEWAGE TREATMENT PLANT

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Heritage
- Amenity

DESCRIPTION OF SITE

Highgate Higher Chisworth is a semidetached dwelling house located within the Chisworth conservation area. The property has an enclosed garden area.

Four listed buildings are located in the vicinity of the application site, Thornlea Farm, Fold Cottage, Fold Farm and Fold Barn.

PROPOSAL

Planning permission is sought for the installation of a new sewage treatment plant with gateway access from the highway.

A revised heritage statement was received.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
Section 12
Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2006/0452 - Remove Existing Plastic Corrugated Roof And Replace With Natural Stone Roof Tiles To Match Existing And Introduce 3 Off Roof Lights, Increase Slope Of Roof To 15.5 Deg From Existing 12.5 Deg. APPROVED

HPK/2020/0524 - Replacement of existing windows on rear elevation with traditional stormproof timber casement windows, painted white, to match the existing windows on all other elevations of the house APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 09/04/2024
Neighbour consultation period ends: 13/03/2024
Press Advert: 28/03/2024

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

No comments

Derbyshire County Council Highways

No Objection

HPBC Conservation Officer

Objection – Lack of information

- Incorrect heritage statement

No comments received following re-consultation and revised heritage statement.

OFFICER COMMENTS

Principle of Development

This site is within open countryside and therefore must be considered under the 'other rural areas category' which includes 'all other areas outside of the settlement

boundary of settlements, including those villages, hamlets and isolated groups of buildings in the Green Belt and the Countryside which do not have a settlement boundary as defined on the Policies Maps, development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H5'.

LP Policy EQ 3 states that outside the settlement boundaries and sites allocated for development as defined on the Policies Map, including the Green Belt, the Council will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.

Design and Heritage

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale. LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

LP Policy EQ 7 also requires 'all works that impact on a heritage asset or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to undertake the potential impact of a proposal.

A revised heritage statement has been provided by the applicant to address the implications of the proposed sewage installation. The proposed system will be located underground, and will not be visible in the wider area. As such it is considered that there is no harm to the conservation area. While the conservation area will not be enhanced by the proposal its significance will be maintained. As such the proposal is considered acceptable in terms of design and heritage.

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed works will be all located underground with no residential amenity impact in terms of overshadowing or overbearing impacts. No objection has been received from Environmental Health with regard to odour or any other pollution impacts.

Highway Safety

The public highway, and parking provision will not be altered or disturbed. As such there is no highway safety concerns.

Drainage, Flooding and Pollution

As noted above, no objections have been received from Environmental Health or Untied Utilities. The new plant will need to be installed in accordance with the Building Regulations and Binding Rules or the operator must apply for a permit from the Environment Agency. All of these aspects are dealt with under other legislation. The Planning System should not seek to duplicate the requirements of that legislation and on this basis the proposal is found to be acceptable.

CONCLUSION / PLANNING BALANCE

In conclusion, the propsoed development is acceptable in principle. The proposal has been found to comply with the relevant polices regarding heritage, design, amenity and highway safety. As such the development is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 24th May 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council