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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **EP** | **Date:** | **28/11/2024** | **Manager:** | **LH** | **Date:** | **29/11/24** |
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| **Application Ref:** | 2024/0723 |  |
| **Date Inspected:** | 25/09/2024 | **Site Notice:** | 25/09/2024 |
| **Officer:** | EP |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed independent sewage treatment plant to serve single dwelling.  |
| **Site Address/Location:** | Corgill Lodge, Holden Lane, Bolton by Bowland BB7 4LZ.  |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | **N/A** |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| No comments received.  |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1: Development StrategyKey Statement DS2: Sustainable DevelopmentKey Statement EN2: LandscapePolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DME2: Landscape & Townscape ProtectionPolicy DME6: Water ManagementNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2015/0341:** Proposed new garage to replace existing garage. (approved with conditions).  |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a detached dwelling in Bolton by Bowland accessed via Holden Lane. The surrounding area is predominantly residential and agricultural in nature. The application site itself is located within the designated National Landscape (formerly the Forest of Bowland Area of Outstanding National Beauty).  |
| **Proposed Development for which consent is sought:**Consent is sought for the installation of an independent sewage treatment plant to serve the application dwelling only. The plant will be located underground, within the curtilage of the application dwelling.  |
| **Impact Upon Residential Amenity:**The proposed sewage treatment plant would be sited beneath the ground approximately 25 metres away from the nearest residential receptor of Corgill Farm. It is therefore not considered that there would be any adverse impact on residential amenity resultant.  |
| **Visual Amenity/External Appearance:**The application property is located within the designated National Landscape, therefore careful consideration must be given into the impact of the proposed development on the character of the landscape. In respect to development within the National Landscape (formerly the AONB) Key Statement EN2 of the Core Strategy states that‘*The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.’*Policy DMG1 of the Ribble Valley Core Strategy provides general design guidance as follows: *‘All* *development must* *be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style…particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.’*In this instance, the proposed sewage treatment plant and its connecting drainage pipework would be subterranean structures therefore their visual impact within the surrounding landscape would be negligible. As such, it is not considered that the proposed development would be harmful to the visual amenities of the area or character of the application property. The proposal would therefore satisfy the requirements of Key Statement EN2 and Policy DMG1 of the Core Strategy. |
| **Highways and Parking:**No highways implications identified.  |
| **Landscape/Ecology:**The proposed sewage treatment plant, in accordance with the submitted plans, will discharge into a nearby watercourse. As such, the applicant is required to follow the Environment Agencies ‘Discharges to surface water and groundwater: environmental permits’ and ‘General binding rules: small sewage discharge to a surface water’ guidance found online and is required to contact the Environment Agency directly to establish whether a permit is needed prior to the sewage treatment plant being brought into use. The developer is also required to comply with British Standard BS EN 12566 for small sewage treatment plants.  |
| **Observations/Consideration of Matters Raised/Conclusion:**As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. |
| **RECOMMENDATION**: |  |
| That planning consent be approved subject to the imposition of conditions.  |