

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/20/2321/OF1
2.	<b>Proposed Development:</b>	SEPTIC TANK FOR A TOILET INSIDE EXISTING AGRICULTURAL BUILDNG
3.	<b>Location:</b>	AGRICULTURAL BUILDING, TARN FLATT LANE, SANDWITH, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	<p>Neighbour Notification Letter: NO</p> <p>Site Notice: YES</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p><b>Report:</b></p> <p>SITE AND LOCATION</p> <p>This application relates to a parcel of land situated to the east of an existing agricultural building located off Tarn Flatt Lane in Sandwith. The site is accessed from the existing access point which serves the agricultural building.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the installation of a septic tank to serve a toilet inside the existing agricultural shed. The septic tank will be the Klargester Gamma which has a capacity of 3500 litres and is 3000mm x 1180mm x 2255mm. The system will be below the ground with a small pipe opening at ground level.</p>	

## RELEVANT PLANNING APPLICATION HISTORY

Agricultural building, approved in June 2013, application reference 4/13/2129/0F1 relates;

Extension of existing agricultural shed with concrete apron for stock handling, approved in June 2015, application reference 4/15/2164/0F1 relates.

## CONSULTATION RESPONSES

### Consultees

Whitehaven Town Council – No objections.

### Public Representation

The application has been advertised by way of site notice.

No responses have been received as a result of this advertisement.

## PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### **Development Plan**

Copeland Local Plan 2013-2028 (Adopted December 2013)

### Core Strategy

Policy ST1 – Strategic Development Principles

### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

## ASSESSMENT

Policy ST1 of the Copeland Local Plan seeks to ensure that development retains local distinctiveness and safeguards residential amenity. Policy DM10 ensures good design ensuring development is of an appropriate scale and will protect the amenity of surrounding properties.

	<p>The proposed septic tank is required in order that a toilet facility can be installed in the agricultural building to serve the workers on the farm as they are there for increasingly long hours. The septic tank will be completely buried underground with only a small opening visible at ground level. The proposed tank will be sited 250m from the closest residential dwelling and is therefore unlikely to create any issues for surrounding properties.</p> <p>No objections have been raised to the proposal.</p> <p>Overall this is considered to be an acceptable form of development which accords with the policies ST1 and DM10 of the Copeland Local Plan.</p>
8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</li> </ol> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none"> <li>2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</li> </ol> <p>Site Location Plan, scale 1:2500, received 20<sup>th</sup> August 2020;  Block Plan, scale 1:1250, received 20<sup>th</sup> August 2020;  Klargester Gamma 3500 Litre Septic Tank – Twin Stage specifications, received 20<sup>th</sup> August 2020;  Covering Letter, written by SRE Associates, received 20<sup>th</sup> August 2020.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> <p><b>Informative</b></p> <p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p>

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

**Case Officer: Sarah Papaleo**

**Date : 15/10/2020**

**Authorising Officer: N.J. Hayhurst**

**Date : 15/10/2020**

**Dedicated responses to:- N/A**