

Application Reference: 2026/0579

Site Address: Wentworth Station, 3 - 4 Station Cottages, Sheffield Road, Hoyland, Barnsley, S74 0ED

Introduction:

This application seeks full planning permission for the installation of a domestic sewage treatment plant

Relevant Site Characteristics

The site is located within rural south Barnsley, on the periphery of the principal town of Hoyland, fronting the A6135, a main route connecting the borough to settlements in Rotherham. The Sheffield – Leeds/Huddersfield railway line runs to the north of the site.

The application relates to the residential curtilage of a red brick end-terraced property located opposite the junction of Broadcarr Road and the A6135.

The property, known as 3-4 Station Cottages, originally comprised two dwellings which have since been combined to form a single dwellinghouse. The property benefits from a large rear garden area containing a detached garage and ancillary outbuilding.

Site History

Application Reference	Description	Status (Approved/Refused)
B/78/1934/WO	Erection of private garage	Historical

Detailed description of Proposed Works

The applicant seeks permission for the installation of a domestic sewage treatment plant within the rear garden of the property.

Relevant policiesThe Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy GB1: Protection of Green Belt
- Policy POLL1: Pollution Control and Protection.
- Policy CC2: Sustainable Design and Construction.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections and National Decision-Making Policies are relevant in this case:

Chapter 3 - Decision making

Chapter 4 - Achieving sustainable development

Chapter 13 – Protecting Green Belt Land

- GB6: Control of development in the Green Belt
- GB7: Development which is not inappropriate in the Green Belt
 - f) Certain other forms of development, provided the impact on the openness of the Green Belt is minimised, and there would not be a significant conflict with the Green Belt purposes. These include:
 - iv) The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website; four letters of representations have been received from one property. Comments have been made in relation to:

- Odour
- Bacteria
- Noise
- Re-location is miniscule
- Recreational use of garden
- Septic tank should be located 7m from property
- Impact on the existing septic tank and pipework

- Prescriptive Drainage Rights
- Right of access for maintenance

Environment Agency – No objections

Highway Drainage – No objections – details to be checked on site by Building Control.

Pollution Control – No objections

Yorkshire Water – No objections

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The application site is within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

National decision-making policy GB6: Control of development in the Green Belt states that development in the Green Belt is inappropriate unless it falls within one of the categories in NPPF Policy GB7.

NPPF Policy GB7: Development which is not inappropriate in the Green Belt

The following categories of development are not inappropriate in the Green Belt, and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances:

f. Certain other forms of development, provided the impact on the openness of the Green Belt is minimised, and there would not be a significant conflict with the Green Belt purposes.

These are:

iv. The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments.

In this case, the proposed septic tank is considered the provision of appropriate facilities in connection with the existing use of land; the unit will be located below ground level and not result in any permanent changes to the surface or appearance of the site and is not considered to undermine the character of the area or the openness of the Green Belt. The principle of the development is therefore considered acceptable, subject to the detailed considerations set out below.

Drainage

The application proposes the installation of a septic tank to serve the existing residential property. The proposed system would provide an appropriate means of foul drainage in an area where connection to the public sewer network is not available.

Yorkshire Water and the Council's Drainage Team were consulted on the proposal and neither raised any objection. Yorkshire Water recommended consultation with the Environment Agency; however, the Environment Agency confirmed that the development falls outside its consultation requirements for minor non-mains drainage proposals and raised no concerns.

In the absence of any objection from the relevant technical consultees, the proposed drainage arrangement is considered capable of adequately treating and disposing of foul effluent without resulting in unacceptable impacts on water quality, land contamination, or the wider environment; this carries significant weight in favour of the application.

In addition, NPPF National Decision-Making Policy DM7 advises that development proposals should be assessed on the basis of whether they represent an acceptable use of land and that separate regulatory regimes should be assumed to operate effectively unless there is clear evidence to the contrary. In this case, no substantive evidence has been provided to demonstrate that the proposed drainage arrangements would fail to operate satisfactorily or result in unacceptable impacts that would justify the refusal of planning permission. As such the proposal is considered acceptable in accordance with Local Plan Policies POLL1 Pollution Control and Protection and GD1 General Development.

Impact on Residential Amenity

Representations have raised concerns regarding the location of the septic tank, potential odour, bacteria, noise, and the impact of the proposal on the use of the garden for recreational purposes. The septic tank was initially proposed closer to the shared boundary with the neighbouring property; however, following concerns regarding potential noise from the associated compressor, the equipment has been relocated further within the site. The amended arrangement positions the septic tank approximately 6 metres from the shared boundary, with the compressor located approximately 11 metres away and approximately 36m from the nearest habitable building. Whilst outbuildings are located within 7m of the location of the septic tank, these are not considered habitable buildings and are not afforded the same level of protection.

The septic tank would be installed below ground level and occupy only a small area of the garden. Given the enclosed nature of the system and the limited extent of the works, it is not considered that the proposal would result in unacceptable odour, noise, or health impacts affecting neighbouring occupiers. Furthermore, the development would not materially reduce the availability or functionality of the garden as private amenity space and would therefore not prejudice its continued recreational use.

Pollution Control has been consulted on the application and raises no objection to the proposal. The consultee advises that the development has a low potential to adversely affect the health or quality of life of those living or working nearby in terms of noise. Given the separation distance between the compressor and the nearest residential receptor, together with the intervening boundary treatment, significant noise impacts are not anticipated. Based on the submitted specifications, Pollution Control advises that the predicted noise level at the nearest receptor would be approximately 2dBA, indicating a very low risk of adverse effects on neighbouring amenity.

Comments have been received regarding the proposed location of the septic tank and suggestions that information contained on the manufacturer's website contradicts details provided within the Planning Statement. The Planning Statement advises that the tank has been positioned to comply with Building Regulations requirements. Informal consultation with Building Control has confirmed that septic tanks should generally be located at least 7m from

any habitable building, 10m from a watercourse, and 2m from a site boundary. The submitted details demonstrate that these minimum separation distances can be achieved.

The precise siting and technical compliance of the septic tank are matters that fall primarily within the remit of the Building Regulations rather than the planning system.

NPPF National Decision-Making Policy DM7 advises that development proposals should be assessed on the basis of whether they represent an acceptable use of land and that separate regulatory regimes should be assumed to operate effectively unless there is clear evidence to the contrary. In the absence of any substantive evidence demonstrating that the proposed septic tank would result in unacceptable noise, odour, health, or amenity impacts, there is no reasonable basis on which to withhold planning permission; this carries significant weight in favour of the application. As such the proposal is therefore considered acceptable in terms of its impact on residential amenity and is in accordance with Local Plan Policies POLL1 Pollution Control and Protection and GD1 General Development.

Scale, Design and Impact on the Character

The proposed septic tank would be installed below ground level and will have no impact on the on the visual appearance of the site or on the openness of the Green Belt. The system would be located within the residential curtilage of Wentworth Station, 3 - 4 Station Cottages and would not be readily visible from any public vantage point. Furthermore, the limited scale and subterranean nature of the development ensure that it would not introduce built form that would undermine the open character of the surrounding Green Belt; this carries considerable weight in favour of the application. As such the proposal is not considered to cause harm to visual amenity or openness of the Green Belt and is in compliance with Local Plan Policies GB1 Protection of Green Belt and D1 High Quality Design and Place Making.

Highways

The proposed development does not result in the loss of existing off-street parking, nor does it result in the requirement of additional parking provision; this carries significant weight in favour of the application. As such is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety.

Other Issues

Concerns have been raised regarding the potential impact on the existing septic tank and associated pipework, as well as matters relating to prescriptive drainage rights and rights of access for maintenance. These issues concern private legal interests and civil matters rather than material planning considerations. As such, they fall outside the scope of the planning assessment and cannot be afforded weight in the determination of this application.

Planning Balance and Conclusion

Overall, the proposal is not considered to cause harm to the Green Belt, nor would it negatively impact visual amenity, or drainage.

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Comments received from the objector regarding proximity to the boundary and the potential for noise were raised with the applicant who subsequently re-located the unit further away from the boundary

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.