

2026/0257

Mr Malcolm Pursey

Removal of existing septic tank and installation of package waste treatment plant with drainage field.

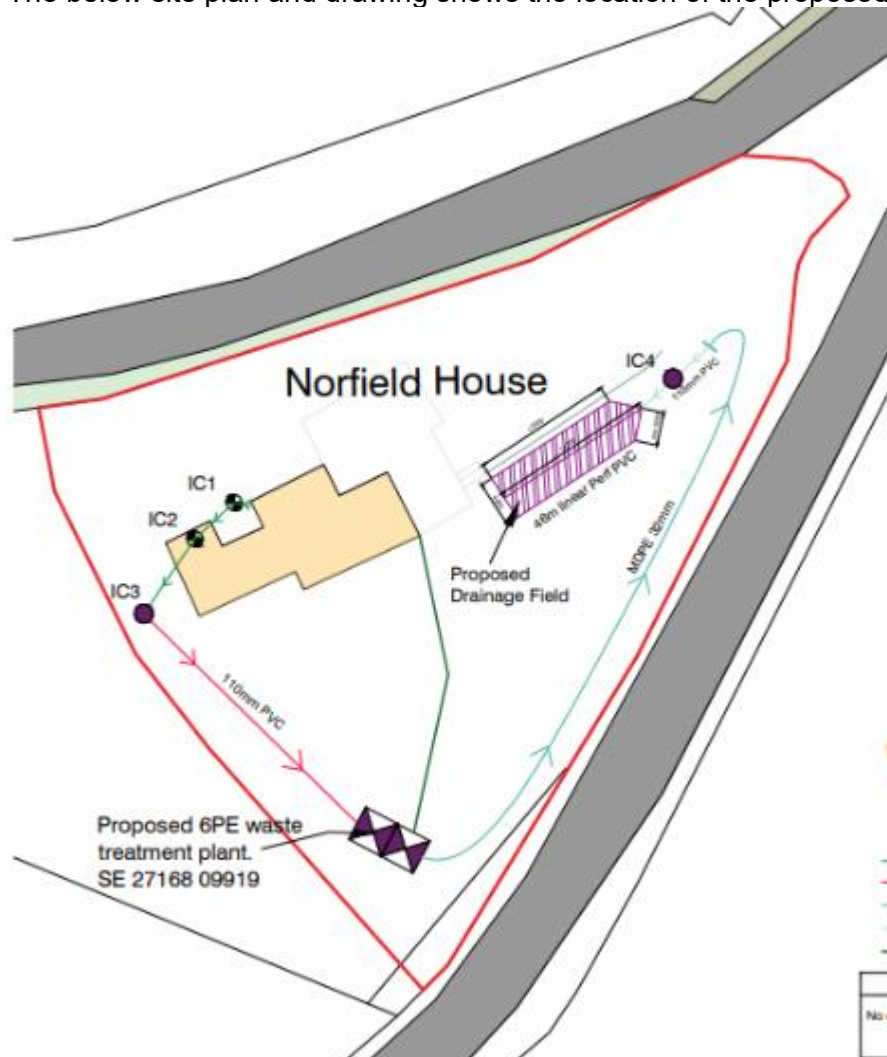
Norfield House, Bank End Lane, High Hoyland, Barnsley S75 4BB

Site Description

The host dwelling is a large detached property located centrally within a triangular shaped plot. The dwelling has a large garden area which is bounded by stone walling and trees/shrubs. The site is not highly visible from public view.

Proposed Development

The below site plan and drawing shows the location of the proposed system:



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation –

The development site is within the Green Belt as allocated within the adopted Local Plan. Therefore, the following policies are relevant:

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

Supplementary Planning Document(s)

- ***Sustainable construction and climate change adaptation (July 2023).***

National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

- Section 4 – Decision Making
- Section 14 – Meeting the Challenge of climate change, flooding and coastal change

Consultations

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

Consultee	Summary of Comments
The Coal Authority	No objection
Highway Drainage	No objection

Biodiversity	No objection to the amended proposal which has located the waste treatment plant over 15m away from the adjacent ancient woodland.
Parish Council	No comments received.

Representations

Neighbour notification letters were sent to surrounding properties and no comments have been received.

Assessment

Principle of development

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. Paragraph 154 of the NPPF sets out a number of exceptions, most relevant here is part h) which allows for engineering operations provided they preserve the openness of the green belt and do not conflict with the purposes of including land within it. In this case, the proposed waste treatment plan will be below ground level and not result in any permanent changes to the surface or appearance of the site, thus the openness will be unaffected and the development would be acceptable in principle. Consideration should also be given to other material considerations such as visual amenity and biodiversity.

Visual amenity / Impact on the Green Belt

The proposed system is below ground and will have a limited impact in terms of its visual appearance or impact on the openness of the Green Belt. The system is within the residential curtilage of Norfield House and will not be visible from public view.

As such the proposal is not considered to cause harm to visual amenity or openness of the Green Belt.

Biodiversity

The Biodiversity Officer raised initial concerns regarding the proximity of the system to the adjacent ancient woodland. Government guidance recommends that there should be a buffer of at least 15m from the boundary of the woodland to avoid root damage. As such the proposed siting has been amended and the system is now over 15m from the boundary of the woodland.

The Biodiversity Officer has no objection to the amended proposal and it is not considered the proposal would cause ecological harm.

Drainage

Highways drainage have raised no objection to the proposal and it is considered that the proposal here will improve the drainage of the site which is positive and weighs in favour of the development.

Conclusion

Overall, the proposal is not considered to cause harm to the Green Belt, nor would it negatively impact visual amenity, biodiversity or drainage. As such, the proposal is recommended for approval.

Recommendation

Approve with conditions