

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Planning Officer recommendation:	NH	07/02/2024
Team Leader authorisation / sign off:	JJJ	08/02/2024
Assistant Planner final checks and despatch:	ER	08/02/2024

Application: 23/01743/FUL **Town / Parish:** St Osyth Parish Council

Applicant: Mr Craig Gibbs

Address: The Little House Clay Lane St Osyth

Development: Change of use of the land from agricultural use to residential use and relocation and replacement of existing dwelling

1. Town / Parish Council

St Osyth Parish Council No objections.

2. Consultation Responses

Environmental Protection 08.01.2024 With reference to the above application, please see below for comments from the EP Team:

Construction Method Statement: I can confirm we are satisfied with the submitted CMS and have no adverse comments to make.

Contaminated Land: Given the sites surrounding areas historical use for agriculture, we are requesting a Watching Brief be conditioned (on any subsequent approval) and adhered to throughout the demolition and construction phase. We request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.

2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.

3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.

4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine

whether the material can be re-used on site or requires disposal as appropriate.

5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.

6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.

7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.

8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.

9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.

10. A photographic record will be made of relevant observations.

11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: o re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or o treatment of material on site to meet compliance targets so it can be re-used; or o removal from site to a suitably licensed landfill or permitted treatment facility.

12. A Verification Report will be produced for the work.

REASON: It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. The condition is to ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

Asbestos: If there is any asbestos present on site then adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed. Any redundant materials removed from the site should be transported by a registered waste carrier and disposed of at an appropriate legal tipping site.

REASON: to protect the health of workers and nearby existing residents

*INFORMATIVE - Foul Drainage: The submitted Planning Statement advises a Sewerage Treatment Plant will be utilised as a way of disposing of foul waste; we would request, should the application be approved, that the Applicant / Agent, ensure the installation is fully compliant with the Environment Agency's Binding Rules and any other relevant Government guidance and British standards, in respect of these systems. Information on this can be found at: Septic tanks and treatment plants: permits and general binding rules: The general binding rules - GOV.UK (www.gov.uk). It is strongly recommended these rules are complied with, as they will minimise any potential nuisance to nearby residential dwellings, assist in preventing a potential Public Health nuisance, and minimise the potential for adverse incidents, of which may result in formal enforcement action.

REASON: to protect the health of residents and nearby residential premises

Should you have any queries concerning this, please do not hesitate to contact me.

Tree & Landscape Officer
04.01.2024

The application site is set back from the highway and cannot be seen from a public place.

No other trees of significant vegetation will be adversely affected by the development proposal.

There will be little public benefit to be gained by new soft landscaping associated with the proposed development.

ECC Highways Dept
19.01.2024

The information that was submitted in association with the application has been fully considered by the Highway Authority. No site visit was undertaken in conjunction with this planning application. The information submitted with the application has been thoroughly assessed and conclusions have been drawn from a desktop study with the observations below based on submitted material, google earth image.

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority; given the proposal is to replace an existing dwelling, and the area to be available for parking within the site, which complies with Tendring District Council's adopted parking standards for the proposal.

Informative:

i. All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

ii. On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area, it covers, and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

iii. The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

3. Planning History

06/00338/FUL

Convert barn to B1 use

Refused

24.04.2006

16/00228/COUNO T	Conversion of an agricultural building to a residential dwelling house.	Determination	04.04.2016
20/00515/COUNO T	Conversion of an agricultural building to a dwelling.	Determination	11.06.2020
22/01060/FULHH	Proposed demolition of existing outbuilding and replace with swimming pool enclosure.	Approved	17.08.2022
23/00671/FUL	Change of use of the land from agricultural use to residential use and relocation and replacement of existing dwelling	Approved	11.10.2023

4. Status of the Local Plan

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), supported by our suite of evidence base core documents (<https://www.tendringdc.uk/content/evidence-base>) together with any neighbourhood plans that have been brought into force.

5. Neighbourhood Plans

A neighbourhood plan introduced by the Localism Act that can be prepared by the local community and gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan to promote development and uphold the strategic policies as part of the Development Plan alongside the Local Plan. Relevant policies are considered in the assessment. Further information on our Neighbourhood Plans and their progress can be found via our website <https://www.tendringdc.uk/content/neighbourhood-plans>

There are no neighbourhood plans in place for this area

6. Relevant Policies / Government Guidance

National:

National Planning Policy Framework July 2023 (NPPF)
National Planning Practice Guidance (NPPG)

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

SP1 Presumption in Favour of Sustainable Development
SP2 Recreational disturbance Avoidance and Mitigation Strategy (RAMS)
SP3 Spatial Strategy for North Essex
SP4 Meeting Housing Needs
SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL1 Managing Growth

SPL2 Settlement Development Boundaries
SPL3 Sustainable Design
HP5 Open Space, Sports & Recreation Facilities
LP1 Housing Supply
LP2 Housing Choice
LP3 Housing Density and Standards
LP4 Housing Layout
PPL3 The Rural Landscape
PPL5 Water Conservation, Drainage and Sewerage
PPL10 Renewable Energy Generation
CP1 Sustainable Transport and Accessibility

7. Officer Appraisal

Site Description

The application site refers to The Little House, Clay Lane, St Osyth which is a single storey dwelling located outside the settlement development boundary of St Osyth.

Proposal

This application seeks planning permission for the change of use of the land from agricultural use to residential use and relocation and replacement of existing dwelling.

Planning History

Under application reference 20/00515/COUNOT, a former agricultural storage building was converted into a two bed dwelling and is now occupied.

Under application reference 23/00671/FUL, change of use of the land from agricultural use to residential use and relocation and replacement of existing dwelling was approved. The previously approved dwelling was set back within the application site.

Assessment

The main considerations for this application are:

- Principle of Development
- Design, Scale and Appearance
- Impact upon Neighbouring Amenities
- Trees and Landscaping
- Highway Safety and Parking Provision
- Renewable Energy
- Drainage and Sewerage
- Financial Contribution - Recreational Disturbance and Open Space
- Other Considerations

1. Principle of Development

The proposal is seeking to replace an existing dwelling (albeit in a different location) and therefore the principle of development is acceptable subject to detailed consideration below.

2. Design, Scale and Appearance

Adopted Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design, which responds positively to local character and context. Policies SPL3 and LP4 of Section 2 of the 2013-33 Local Plan also require, amongst other things, that developments deliver new dwellings that are designed to high standards and which, together with a well-considered site layout, create a unique sense of place. Paragraph 127 of the Framework requires that developments are

visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place.

Policy PPL3 states that the Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance.

The proposed dwelling will be a five bedroom 1.5 storey dwelling visible from the streetscene of Clay Lane. It will include features that are typical of a rural dwelling and it will also be similar in appearance to other approved dwellings or existing dwelling along Clay Lane. Although the dwelling is larger than the previously approved dwelling, it is considered proportionate in size and an visual improvement to the existing application site. In terms of location, the dwelling will be set further forward than the existing dwelling to centralise the proposal and to gain a larger rear garden. A condition will be imposed to ensure the demolition of the existing dwelling will occur. It is considered that the replacement dwelling is acceptable in terms of visual amenity.

The application site lies outside the defined settlement boundary for the area and relates to a parcel of land beyond that of the existing garden land of the dwelling. Whilst it is recognised that the area is extensive, the boundary is clearly defined and none of the vegetation or trees is threatened by the proposal. The change of use will not significantly alter the appearance of the site in a harmful manner therefore having no unacceptable impact or resultant harm to the landscape or rural appearance of this part of St Osyth.

Permitted development rights for outbuildings and fencing/enclosures will be removed to maintain control over any future development of the land and any resultant impact upon the character and appearance of the countryside and long distance views from nearby roads.

3. Impact upon Neighbouring Amenities

NPPF, Paragraph 17, states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Policy SPL 3 states that all new development must meet practical requirements, it must be designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents.

Due to the rural location of the application site there are no neighbouring dwellings to the south of the application site. Although the proposal will be visible to the northern neighbour, as the proposal is replacing an existing dwelling and due to the distance to the neighbouring boundary, it is not considered to cause any significant impact.

4. Trees and Landscaping

The application site is set back from the highway and cannot be seen from a public place. No other trees of significant vegetation will be adversely affected by the development proposal. There will be little public benefit to be gained by new soft landscaping associated with the proposed development.

5. Highway Safety and Parking Provision

Paragraph 110 of the NPPF seeks to ensure that safe and suitable access to a development site can be achieved for all users. Policy SP7 seeks new development to include parking facilities that are well integrated as part of the overall design. The sentiments of this policy are carried forward within Policies SPL3 and CP1. Furthermore, the Essex County Council Parking Standards 2009 set out the parking requirements for new development.

Vehicular access to the replacement dwelling will be via the existing access from Clay Lane. The plans provided demonstrate that sufficient parking can be provided in line with Essex Parking Standards.

Essex Highways Authority have been consulted on this application and have stated that they have no objections.

6. Renewable Energy

Chapter 14 of the National Planning Policy Framework supports the transition to a low carbon future in a changing climate while Policy PPL10 of the Local Plan supports renewable energy generation and energy efficiency measures for residential development.

The applicant has provided a Water, Energy and Resource Efficiency Measures document with the application. The documents confirms that the dwellings will meet all the relevant building regulations and exceed the minimum standards where possible with insulation standards, thermal bridging and air leaking all said to be improved beyond the minimum compliance levels.

Heating and hot water are to be provided by Air Source Heat Pumps. An electric vehicle charging point is proposed for the dwelling. The applicant has specified a list of regulations and standards that the charger will comply with. These measures are considered to be acceptable and a compliance condition will be recommended in the event that planning permission is granted.

The statement identifies that PV panels would provide the most benefit to the end user and if they were to be retrofitted and suggests that this could allow the dwellings to have net zero carbon emissions. Unfortunately, having identified this benefit there is no commitment by the applicant to install PV panels as part of the construction and therefore this suggestion (to use PV panels) carries no weight in favour or against the proposal.

7. Drainage and Sewerage

Paragraph 174 of the Framework states that planning policies and decisions should contribute to and enhance the natural and local environment by preventing new development from contributing to unacceptable levels of water pollution. Furthermore, Paragraph 185 of the Framework states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects of pollution on the natural environment.

Paragraph: 020 of the National Planning Policy Guidance states that where a connection to a public sewage treatment plant is not feasible a package sewage treatment plant can be considered. The package sewage treatment plant must comply with the Small sewage discharges in England: general binding rules 2015 (GBR), or a permit will be required. Package sewage treatment plants may only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer is not feasible (taking into account cost and/or practicability and whether the package treatment plant poses a risk to a designated site) in accordance with Approved Document H of the Building Regulations 2010.

Policy PPL5 of Section 2 of the Adopted Local Plan states that all new development must make adequate provision for drainage and sewerage. Private sewage treatment facilities will not permitted if there is an accessible public foul sewer. Where private sewage treatment facilities are the only practical option for sewage disposal, they will only be permitted where there would be no harm to the environment, having regard to preventing pollution of groundwater and any watercourses and odour. In relation to non-mains drainage from non-major development the Environment Agency's advice is that to comply with the Framework and PPG on foul drainage matters, an LPA needs to be satisfied that foul drainage can be provided without adverse impact on the environment. This requires ensuring that both those environmental risks outside of the control of the permit and the relevant considerations in the PPG are addressed. The LPA should also be mindful that the developer will need to address foul drainage matters to get their environmental permit and meet building control regulations. Therefore, they should be confident that it is likely that any necessary permits and approvals can be successfully obtained.

Question 11 of the application form states that it is not intended to connect to a mains sewer. Instead, foul sewage will be disposed of by way of a package treatment plant; the declaration implies that a mains connection is not possible. In considering the acceptability of the proposed non-mains drainage, the application site hosts an existing dwelling with a kitchen and bathroom, the site is not close to any designated site of importance to biodiversity, nor is it located within close proximity to any watercourse.

The site is not located within a Drinking Water Safeguard Zone or Source Protection Zone 1, and the site is sufficiently large enough to accommodate a soakaway. Furthermore, flows from a treatment plant serving one dwelling, the same size as the current accommodation on the site would

be very low. Taking all these factors into account, and the absence of a mains connection in close proximity to the site, the proposed foul drainage arrangements are considered to be acceptable.

8. Financial Contribution - Recreational Disturbance and Open Space

Financial contributions are not sought in relation to Essex Coast Recreational disturbance Avoidance and Mitigation Strategy or Open Space and Play as any harm brought about as a consequence of the new dwelling is no more than the previous dwelling that occupied the site. Effectively this is a replacement dwelling and so it is not necessary or reasonable to secure any financial contributions.

9. Other Considerations

St Osyth Parish Council have no objections to this application.

No comments have been received.

Planning Balance and Conclusion

IN the absence of any material harm the proposal is recommended for approval subject to the following conditions.

8. Recommendation

Approval - Full

9. Conditions

1 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

2 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

- Drawing No. 338.23/001 - Site Plan

- Drawing No. 338.23/005 - Proposed Ground Floor Plan

- Drawing No. 338.23/007 - Proposed Roof Plan
- Drawing No. 338.23/010 - Proposed First Floor Plan
- Drawing No. 338.23/010 - Proposed Front Elevation
- Drawing No. 338.23/011 - Proposed South Elevation
- Drawing No. 338.23/012 - Proposed Rear Elevation
- Drawing No. 338.23/013 - Proposed North Elevation
- Visibility Splay - Scanned 18 December 2023
- Drawing No. 338.23/003 REV A - Amended Block Plan

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

3 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS BUILDINGS, STRUCTURES AND ENCLOSURES

CONDITION: Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- no garage, car port, fence, gate, wall or any other means of enclosure, building or structure shall be erected except pursuant to the grant of planning permission on an application made in that regard.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the rural locality and to safeguard local distinctiveness.

4 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS FOR FENCES

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no provision of fences, walls or other means of enclosures, shall be erected forward of the front elevation of the dwellings hereby approved.

REASON: In the interests of visual amenity to retain a spacious appearance and in the interests of the quality of the development.

5 REMOVAL OF EXISTING DWELLING

CONDITION: Within one month of the new dwelling being first occupied the existing dwelling (subject of 20/00515/COUNOT and shown as to be demolished on Drawing No.338.23/003 REV A shall be demolished in its entirety and all materials resulting therefrom shall be cleared from the site.

REASON: The development hereby permitted has only been supported on the basis that the existing dwelling shall be removed from the site to justify their replacement with a single dwelling which ordinarily would be contrary to the development plan which directs new development to sites within settlement development boundaries.

6 COMPLIANCE: ENERGY EFFICIENCY MEASURES

CONDITION - The development shall be carried out in strict accordance with the 'Water, energy and resource efficiency measures' scanned 11 Dec 2023 and all these measures shall be provided and implemented in full prior to first occupation of the dwelling hereby approved.

REASON - To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

7 COMPLIANCE: CONSTRUCTION MANAGEMENT PLAN

CONDITION: The submitted construction method statement scanned 11 December 2023 shall be adhered to throughout the construction phase of development..

REASON: To ensure that on-street parking of construction vehicles in the adjoining streets does not occur, to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and to ensure working conditions are sympathetic to residential amenities.

10. Informatives

Positive and Proactive 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 within the National Planning Policy Framework.

Highways

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email atdevelopment.management@essexhighways.org

On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area, it covers, and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

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Asbestos

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REASON: to protect the health of workers and nearby existing residents

Foul Drainage

The submitted Planning Statement advises a Sewerage Treatment Plant will be utilised as a way of disposing of foul waste; we would request, should the application be approved, that the Applicant / Agent, ensure the installation is fully compliant with the Environment Agency's Binding Rules and any other relevant Government guidance and British standards, in respect of these systems. Information on this can be found at: Septic tanks and treatment plants: permits and general binding rules: The general binding rules - GOV.UK (www.gov.uk). It is strongly recommended these rules are complied with, as they will minimise any potential nuisance to nearby residential dwellings, assist in preventing a potential Public Health nuisance, and minimise the potential for adverse incidents, of which may result in formal enforcement action.

11. Equality Impact Assessment

In making this recommendation/decision regard must be had to the public sector equality duty (PSED) under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions that in summary include A) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act; B. Advance equality of opportunity between people who share a protected characteristic* (See Table) and those who do not; C. Foster good relations between people who share a protected characteristic* and those who do not, including tackling prejudice and promoting understanding.

In the present context, it has been carefully evaluated that the recommendation articulated in this report and the consequent decision are not expected to disproportionately affect any protected characteristic* adversely. The PSED has been duly considered and given the necessary regard, as expounded below.

Protected Characteristics *	Analysis	Impact (As known with application)
Age	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Disability	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Gender Reassignment	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Marriage or Civil Partnership	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Pregnancy and Maternity	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

Race (Including colour, nationality and ethnic or national origin)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sexual Orientation	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sex (gender)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Religion or Belief	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

12. Notification of Decision

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO