

Planning Group - Monthly Report to Parish Council

Period March 1 st - March 31 st 2020		
Planning Group Meetings Held	Meeting held on Wednesday 8 th April – via Zoom	
Meetings Planned	None	
New Planning Applications	1. P20085 Brae D'or, Pontshill HR9 7PA Recommendation: No Objection 2. P200930 Wintergreen, Pontshill HR9 7JZ Recommendation: No objection 3. P200444 Woodfield House, Weston under Penyard HR9 5PG Recommendation: To object – agreed via email 4. P200425 Bollitree Farm, Weston under Penyard HR9 7PG Recommendation: No objection via email	
Planning Application	P192803 Land adjacent to Upper Weston. Approval of details attached to planning permission 162601 According to the website the drainage conditions have not yet been discharged. An email from Joel Hockenhull (BB), dated March 5th to Welsh Water says: <i>'Proposals were for discharge to a PTP, originally they proposed discharging to the culverted watercourse but we objected due to (i) there would be no visible location to determine which party is responsible for pollution, noting that at least one other property is connected (ii) this is a highway drain, so this would impact on maintenance as our work gangs are not particularly geared up for foul pollution</i> <i>The Parish Council have recently raised concerns regarding the strategy that was subsequently approved, which was a partial drainage field into a pond. Having visited site I agree with them. Also the water would still need to run via a previously uncharted highway drain into the main culvert. Evidently connection to a foul sewer should have been explored at the start of the project. The costs of a pumped main all the way out to the A40, then along the A40 is arguably may have been difficult for the developer to swallow, even based on the 5 x 30m criteria</i> <i>Can you advise whether a pumped main through the field would be acceptable to DCWW. I assume that DCWW have adopted Weston Park SPS, hence there would be no land issues if this solution was presented'</i> Welsh Water responded: <i>'Unsure of the capacity at Weston Park SPS but in theory we would have no objection to them connecting to the mains sewer.</i> <i>The applicant did contact us to requisition a new sewer but this was put on hold as they wished to explore private treatment</i> <i>If this is post determination of the planning we would argue it is a material change to the application and we should be formally reconsulted'</i> A further email from Joel Hockenhull, dated March 10th to Simon Withers (HC) states: <i>'I have reviewed the comments presented by the Parish Council regarding the 'pond' and completed a site visit. Although there was water in the pond on the day I visited, a local person advised me that the pond dries up in summer. There is a historic stone cattle trough on the verge which is lower than the pond, this had water in it on the day of the visit. The local resident advised that this cattle trough is usually empty (i.e. dry) during summer.</i> <i>The proposed foul drainage arrangement does not comply with the Binding Rules. The proposal was for a Partial Drainage Field. A partial drainage field is normally installed when the soil has insufficient permeability to facilitate dispersal to the ground. In such cases a receiving watercourse or pond needs to be free flowing. As effluent loiters in the pond tertiary treatment can occur.</i> <i>The proposals result in partially treated effluent spilling onto the highway verge in the vicinity of the cattle trough. This would create a public health hazard.</i>	

	<i>From here the water would spill via a highway drain into the actively flowing culverted watercourse (the actively flowing culverted watercourse is another highway culvert that runs on the opposite side of the road). As highways authority we would object to the use of a highway drain to convey treated effluent. As you will appreciate, if the pond had been constantly charged with water then the treated effluent would have received some treatment in the pond prior to discharge to the actively flowing culverted watercourse</i> <i>We previously commented under planning reference 162803 that use of a PTP would only be acceptable if evidence of correspondence with DCWW had been presented regarding proposals for a direct connection to the foul sewer. Under 192803, the applicant then presented the proposal of a partial drainage field as explained above.</i> <i>The Location Plan issued to support the application does not show the blue line boundary (i.e. land in ownership of the applicant). We note that the applicant has decided to drain septic tanks from The Beechings and Upper Weston into the same system, because the septic tanks discharged into the site. The applicant presented the attached drawing showing land where the partial drainage field was to be installed, we note that this is in a field to the east of the red lined boundary.</i> <i>Following dialogue with DCWW, we note that there is a pumping station owned by DCWW that borders the fore-mentioned field. On this basis there are no perceived land ownership difficulties that would prevent a piped connection being made to Weston Park Sewage Pumping Station (refer to the email thread below for location)</i> <i>On this basis we object to the current foul drainage strategy that has been presented and advise that the applicant should approach DCWW to facilitate a direct connection onto the public sewerage system. We note that the same developer has recently completed a nearby site 163858 and a direct connection was agreed.'</i> Therefore this seems to be an on-going situation. Planning Appeal – Land adjacent The Link, Weston APP/W1850/W/19/3235107 This appeal has been dismissed on March 26th 2020.
Other Actions	