

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 19 October 2022**

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**APPLICATION REF. NO:** 22/00294/FUL

**STATUTORY DECISION DATE:** 21 October 2022

**WARD/PARISH:** Heighington And Coniscliffe

**LOCATION:** Westholme Farm, Walworth Road  
HEIGHINGTON DARLINGTON  
DL2 2TU

**DESCRIPTION:** Change of use from agricultural land to touring caravan and camping site for 16 pitches with the erection of a toilet & shower block. Alterations to site entrance, boundary treatments, landscaping and other associated works (Retrospective Application) (amended plans received 22 August 2022)

**APPLICANT:** Mr Ray Glasper

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**RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS**

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**Application documents including application forms, submitted plans, supporting technical information, consultations responses and representations received, and other background papers are available on the Darlington Borough Council website via the following link:**

**<https://publicaccess.darlington.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q82CFLFPLCD00>**

**APPLICATION AND SITE DESCRIPTION**

1. Westholme Farm occupies approximately 5.15 hectares of land to the south west of Heighington Village. A former agricultural building, now in residential use and known as South Barn, is located on the north boundary of the application site and a new residential development on the southern edge of Heighington Village is located beyond.
2. The majority of the land within the wider application site is in agricultural use but the site also consists of the farmhouse, domestic garage and garden space and former

agricultural buildings which are used for light industrial and office purposes. The site has recently been the subject of planning applications, both of which have been granted, subject to planning conditions:

- 22/00234/FUL - Change of Use of land and buildings from agricultural to light industry/office (steel fabrication)(Use Class Eg (iii)) incorporating removal of 2 no. storage containers, alterations to existing building including erection of extensions to west and north elevations, construction of mezzanine floor, subdivision of building to workshop and office areas and addition of windows and doors. Erection of detached light industry building, formation of hardstanding areas, additional boundary treatment and associated works (Part Retrospective)
  - 22/00487/FUL - Erection of two storey extensions to front, sides and rear of dwelling, and erection of porch (part retrospective) to front elevation, alterations to windows. Removal of existing garage/store and erection of replacement detached double garage with storage and change of use agricultural field into domestic use (Additional Bat Survey and amended plans received 10 August 2022)
3. One of the fields (approximately 0.95ha) located to the north of the farmhouse has been used for camping purposes for five caravans and 10 tents since at least 2017. When this activity was investigated by the Local Planning Authority in 2017, it was confirmed the Camping and Caravanning Club had obtained an exemption certificate issued under paragraph 5 of the First Schedule of the Caravan Sites and Control of Development Act 1960 and Section 269 of the Public Health Act 1936. This waives the need to apply for planning permission for any change of use and issues guidelines that the site must be run under to comply with this certificate. The site is not leased to the Camping and Caravanning Club but simply limits users of the site to people who are members of the same club. They also limit the number of caravans to 5 and tents to 10 at any one time to stay within these guidelines and the site has previously operated in this manner.
  4. This means that the site has a legal fallback position to continue operating in accordance with the above, and there are no restrictions on the number of days and months that it can operate.
  5. However, the applicant has advised that the general trend over the last few seasons has been towards visitors with caravans and much less to those with tents, with constant request from the visitors for more capacity for the caravans. The applicant is looking to increase the number of caravans to tent ratio on site in agreement with the Camping and Caravan Club's rules and increase the number of pitches from 15 to 16 and therefore planning consent for the change of use to the land is now required hence the submission of this planning application. As part of this planning application, the following associated works are included:

- Alteration of the entrance way into Westholme Farm off Walworth Road (retrospective)
- Installation of various boundary treatments and landscaping details to separate the caravan & camping site from the rest of the farm (retrospective)
- Erection of a toilet and shower block with washing facilities and cess pool (retrospective)

### **MAIN PLANNING ISSUES**

6. The main planning issues to be considered here are whether the proposed change of use is acceptable in the following terms
  - a. Planning Policy
  - b. Impact on the Character and Visual Appearance of the Local Area
  - c. Highway Safety, Parking Provision and Connectivity
  - d. Residential Amenity
  - e. Ecology
  - f. Land Contamination
  - g. Flood Risk and Drainage
  - h. Nutrient Neutrality

### **PLANNING POLICIES**

7. The relevant local development plan policies are set out below:

#### **Darlington Local Plan (2016-2036)**

SD1: Presumption in Favour of Sustainable Development

SH1: Settlement Hierarchy

DC1: Sustainable Design Principles and Climate Change

DC2: Flood Risk & Water Management

DC3: Health & Wellbeing

DC4: Safeguarding Amenity

E4: Economic Development in the Open Countryside

ENV3: Local Landscape Character

ENV4: Green and Blue Infrastructure

ENV7: Biodiversity & Geodiversity & Development

ENV8: Assessing a Development's Impact on Biodiversity

IN2: Improving Access and Accessibility

IN4: Parking Provision including Electric Vehicle Charging

#### **Other relevant documents**

National Planning Policy Framework 2022

### **RESULTS OF TECHNICAL CONSULTATION**

8. The Council's Ecology consultant and Environmental Health Officer have not raised any objections to the principle of the use.

9. The Council's Highways Engineer and Transport Policy Officer have noted that there is no pedestrian footway from the site, along Walworth Road and into Heighington Village but they have not objected to the planning application.

## **RESULTS OF PUBLICITY AND NOTIFICATION**

10. Objections have been received from three households following the Council's notification and publicity exercises. The comments can be summarised as follows:

- *Noise levels going into the early hours of the morning*
- *Large groups of campers cutting through the housing estate to get to the village especially late at night*
- *Use of quad bikes and off road motorbikes*
- *Drones being operated and flown across gardens*
- *Cars revving engines and playing loud music*
- *Excessive noise when the field is full*
- *Any application will only add to problems*
- *The application is a gross extension of the former use of this land*
- *Closeness to properties makes the application unacceptable*

## **PLANNING ISSUES/ANALYSIS**

### **a) Planning Policy**

11. Planning law (S.38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (2021) supports the plan led system providing that planning decisions should be "genuinely plan-led" (NPPF para 15).
12. The planning application site is located beyond the development limits of Heighington and is therefore not within any of the defined settlements defined by the Policies Map of the Local Plan. The site is therefore identified as being within the 'open countryside'.
13. Policy E4 of the Local Plan provides in principle support for the sustainable growth and expansion of all types of businesses located in the open countryside including the development and diversification of agricultural and other land-based rural businesses subject to a range of criteria.
14. Part B i of Policy E4 states that new static and touring camping sites should be sited and screened through topography and/or vegetation in order to minimise visual impact. The materials and colours of the associated site services and infrastructure should blend with its surroundings. It also states that all sites should have good access to the road and footpath network and will be subject to conditions to prevent the permanent occupancy of the site.
15. This Report will assess the proposal against policy E4 of the Local Plan along with all other relevant policies and material planning considerations.

### **b) Impact on the Character and Visual Appearance of the Local Area**

16. The character of the existing site is a mix of agricultural fields, the domestic farmhouse, outbuildings which have been converted to light engineering uses and a field for camping and caravanning. The proposal would not alter the existing character of the site other than changing the mix of visitors arriving via car to camp in a tent or staying in a caravan or motorhome.
17. The field which is the subject of the planning application and where the camping takes place is well screened from Walworth Road by existing trees and hedging on the highway boundary and also by an internal field boundary on its eastern boundary.
18. The field remains grassed (no hardstanding areas at the pitches) with electric and water points at each pitch.
19. The amenity block is located at the entrance to the field, adjacent to the access gates and parking areas. The building is single storey clad with horizontal timber boards with the roof finished in corrugated steel roofing sheets (dark grey). The post and rail fencing matches that already on site and close boarded fencing is approximately 2m high. The new entrance gates are close boarded hung from stone pillars (2.1m high) with a dwarf wall curving to Walworth Road from the southern stone pillar.
20. Whilst being well set back in the site, these structures and hardstanding areas are visible from Walworth Road at the access point, but the existing hedging and trees do provide good screening when viewed from the wider area and vantage points. These works are quite well visually related to the farmhouse, the outbuildings and the campsite field to create a grouping of buildings and activities located centrally within the wider setting of agricultural fields.
21. Overall, the continued use of the field for the stationing of caravans, motor homes and/or tents and the associated physical works do not have an adverse impact on the character and appearance of the site of the local area. The development would accord with policies DC1, ENV3 and E4 of the Local Plan in this regard.

### **c) Highway Safety, Parking Provision and Connectivity**

22. Access to the campsite is via the main entrance off Walworth Road. The entrance to the camp site is approximately 25metres from the main site entrance via a set of double gates to the north of a parking/turning area. The access is sufficiently wide to enable two-way passage of vehicles including cars and caravans thereby addressing any conflict between incoming and outgoing vehicles and mitigating the requirement to reverse onto the public highway. The internal gates are also set well back into the site enabling vehicles to pull full clear of Walworth Road and access manoeuvring space to turn.
23. A desk top study of the site access and local highway conditions on Walworth Road would suggest that available visibility is below the recommended standard for a 60mph road, however it is expected that actual recorded traveling speeds would be lower than the national speed limit particularly traffic in the southbound direction, owing to the

bends located to the north. Visibility southbound is approximately 180m with northbound visibility limited to approximately 70m. This would equate to traveling speeds of 90kph and 50 kph respectively.

24. Traffic movements associated with developments of this nature are typically 'off peak' and given that the site consist of just 16 pitches, it is not considered to have any material impact on the local highway network, where approximately 4 vehicles movements would be expected in the peak hour. No further assessment of traffic impact is required.
25. A review of the past 5 years of Police accident data shows that there have been no recorded personal injury collisions on Walworth Road over the most recent 5 year period.
26. Whilst an intensification of use from any rural access is not necessarily a recommendation where visibility standards are not robustly evidenced via actual recorded speed surveys, it is acknowledged that there is a fallback position for the applicant, where the pitches can be used without the requirement for planning permission. Given this fallback position it is not considered to demonstrate an intensification of use, rather to change the mix of visitors arriving via car to camp in a tent towards greater occupation of visitors staying in a caravan or motorhome. Where no significant increase in numbers of visitors are demonstrated It would be difficult to recommend refusal on highway safety grounds.
27. The parking area to the righthand side of the entrance would be used mainly for short term visitors / postal deliveries. All guests to the campsite would park their vehicles adjacent their assigned pitches. In the unlikely event that a guest wants to park away from their pitch there is a footpath and pedestrian gate behind the toilet block giving direct access to the area.
28. Paragraph 85 of the National Planning Policy Framework 2021 advises that decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).
29. The application site is not accessible by bus as there are no bus stops within 400m and there is no safe pedestrian access route from the site into Heighington Village. It is evident that the site will be accessed primarily by private vehicles (motorhomes/cars with caravans) due to the very nature of the proposed use. No separate cycle parking areas would be provided within the site, but the expectation is that anyone visiting the site would bring all of their possessions with them and parking for their cars / caravans

would be at the designated pitches. Any cycles they bring with them would be expected to be secured to either their cars or caravans with a suitable rack.

30. The only staff working the caravan site are the applicant and his wife and if they have cycles, these would be stored within their domestic garage and would therefore be covered and secure.
31. With regard to the lack of a pedestrian route from the site to Heighington Village, it is not possible to mitigate for this due to land ownership issues, financial viability and lack of space to create a route, the applicant could potentially install pedestrian warning signs along the route in conjunction with the agreement of the local highway authority.
32. As stated above, the very nature of the proposed use means that the site would be accessed by private vehicles. There is no pedestrian route from the site to the amenities located within Heighington Village and it is not possible to install such a route. As a result, the proposed use does not fully accord with Part B i) of Policy E4 of the Local Plan which states that all sites should have good access to the road and footpath network. However, Officers acknowledge the legal fallback position of the existing camping and caravan site which has been operating for a number of years without such access arrangement and could continue to do so, if this application is not successful. This fallback position is a material planning consideration. The Council's Highways Engineer and Transport Policy Officers have not recommended that the planning application be refused on such grounds.
33. In these circumstances, it is considered that the lack of a pedestrian route to Heighington Village (approx. 400m to the north) does not carry sufficient weight to recommend a refusal of planning permission and the fallback position is a strong material planning consideration to recommend approval in accordance with S.38(6) of the Planning and Compulsory Purchase Act 2004.

#### **d) Residential Amenity**

34. South Barn is located on the northern boundary of Westholme Farm, to the northeast of the field where the camping takes place. A new housing development on the edge of Heighington is located further beyond along with the remainder of the village. The surrounding areas to the east, south and west are predominately agricultural fields interspersed with farmhouses and buildings.
35. As stated, the field which is the subject of this planning application is already used for camping purposes and in a manner, which does not require planning permission. Should this planning application not be successful, the applicant could continue to use the field for such purposes.
36. The field where the caravans etc are located is quite well screened by existing trees and hedging from South Barn and Heighington Village, which is on an elevated ground level. It is considered that the continued use of the field for camping, albeit with possible

changes made to the type of camping, will not have an adverse impact on the nearest dwellings in terms of outlook or loss of privacy.

37. The main consideration is therefore noise and alleged antisocial behaviour.
38. The Council's Environmental Health Officer has advised that a noise complaint in relation to the site was registered in June 2022 which was brought to the attention of the applicant and to date no further complaints have been received. The Officer has raised no objections to the planning application but recommended the imposition of planning conditions relating to controlling the extent of land upon which camping takes place; that caravans/mobile homes etc are used for holiday purposes only and not as a person's sole residence and that the operators keep a register of occupiers of the caravans which must be available for inspection.
39. In response to the comments made by the objectors to the planning application, the application has advised that each camping unit will be provided with a guidance note containing all site rules. This will also be displayed in the amenity block and added to their website / Facebook page, so people know what to expect before booking. This would cover as a minimum:
  - General site rules, how to setup on a pitch, 5mph speed limit etc
  - Access and restricted area
  - 11pm curfew
  - Parking for visitors
  - Use of drones
  - Walking from site
40. There will also be "No Access" signs on the boundary fencing around the site however once the new hedges are planted on the north boundary, this should provide a further barrier.
41. With regards to complaints, the applicant has advised that they have a contact page on their website which includes the telephone number and email address, and they also have a Facebook page which has the same features.
42. There is CCTV in operation, and would the applicant would speak to people to address issues and then ask them to leave if they were not receptive to their requests. Anyone breaking the law by breaching antisocial behaviour away from the site, the applicant would support the police etc by providing video footage as evidence where requested.
43. It is evident that the applicant has existing measures relating to investigating any inappropriate actions of persons using the site and is also looking to strengthen them. Westholme farmhouse adjacent to the field is the applicant's family home. Officers do not consider that it is appropriate for the local planning authority to police activities on the site or control such matters via planning conditions especially as there are other bodies, including the applicant, that would investigate any noise and antisocial



behaviour matters. As stated above, this is a site where camping activities occur already and would continue to do so in its current form, should this planning application not be successful.

44. The only external lighting on the site is a low level security light on the amenity building.
45. The retrospective planning application (ref no: 22/00234/FUL) for the conversion and extension of the existing outbuildings on the site to light industrial uses included the submission of a noise impact assessment. The assessment noted that the camping and caravanning field is owned and operated by the same applicant. The planning permission was granted subject to a planning condition which restricted the hours of the use and operations which take place both inside and outside of the buildings. The occupants of the campsite would not be adversely affected by the other approved activities which occur on the wider site.
46. It is considered that in visual terms, the proposal will not harm the amenities of the neighbouring dwellings and with the measures to be adopted by the applicant outlined above, officers recommend that the planning application should not be refused on amenity grounds and it would comply with policies DC3 and DC4 of the Local Plan in this regard.

#### **e) Ecology**

47. The application site is not situated within a statutory designated site and there are no such sites within 2km. There are no UK priority habitats present within 500m of the application site boundary. An Ecology Report submitted in support of the planning application states that the application site consists of amenity grassland with hedgerows and trees forming the boundaries. The site is of negligible and moderate value to birds, bats and hedgehogs. The Report states that the site remains a functional campsite. The amenity building has not reduced the ecological value of the site nor has it affected the ecological receptors within the site. Electrical hook up points and associated underground wiring have been installed, back filled and topped with topsoil which has not had an adverse impact on any floral diversity. The Report concludes that overall the development will have a negligible impact on the ecological nature of the site and no further surveys are required.
48. When the amenity building was erected on site in approximately 2019, 9m of species poor hedgerow was removed to facilitate the building. The Report recommends that approximately 20m of species rich replacement hedgerow should be planted along the northern site boundary to mitigate for the loss. This can be secured by the use of an appropriate planning condition.
49. No further trees or hedges would be removed to facilitate the development.
50. The Council's Ecology Consultant has advised that the ecological report is sound, and the compensatory hedgerow planting will deliver biodiversity net gain as required by

policies ENV7 and ENV8 of the Local Plan and the National Planning Policy Framework 2022

**f) Land Contamination**

51. There are no historical former contaminative land uses in the vicinity and a Screening Assessment has been submitted with the planning application. Based on the information provided in the Assessment, Environmental Health are satisfied that the site is suitable for its intended end use and land contamination does not require any further consideration. The proposal accords with policy DC1 in this regard.

**g) Flood Risk and Drainage**

52. The site is located within Flood Zone 1, with a low risk of flooding (Policy DC2 of the Local Plan). The planning application states that surface water would be disposed by an existing water course and foul drainage is via an existing cess pool located in close proximity to the amenity building. The cess pool is a plastic tank and fully encased in concrete which has no maintenance requirements during its working lifetime. All drainage to the system is inspected periodically to ensure no leaks are present. Planned emptying is completed in times when the caravan site is in operation with a dedicated contractor available to empty when required. Waste is then disposed of to the local sewage works. The amenity building and cess pool were both installed in 2019.

**h) Nutrient Neutrality**

53. As the site has been operational as a camping and caravanning site with amenities prior to the Natural England advice on nutrient neutrality (March 2022), along with the fact this planning application is not increasing existing nutrient loads, the planning application falls outside of the scope of nutrient neutrality guidance.

**THE PUBLIC SECTOR EQUALITY DUTY**

54. In considering this application the Local Planning Authority has complied with Section 149 of the Equality Act 2010 which places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.

**SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

55. The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

**CONCLUSION AND RECOMMENDATION**

56. The application site is field adjacent to a farmhouse and other outbuildings (in commercial use) which has been used for the purposes of camping benefitting from an exemption certificate issued under paragraph 5 of the First Schedule of the Caravan

Sites and Control of Development Act 1960 and Section 269 of the Public Health Act 1936. This planning application has been submitted in order to increase the number of pitches within the field from 15 to 16 and allow the operator to accept a more mixed ratio of visitors camping at the site in a tent, in a caravan or motorhome.

57. The field could continue to operate under the above exemption certificate (catering for 5 caravans and 10 tents) should this planning application not be successful and this fallback position is a material planning consideration.
58. The planning application site is identified as being within the 'open countryside' but Policy E4 of the Local Plan provides in principle support for the sustainable growth and expansion of all types of businesses located in the open countryside including the development and diversification of agricultural and other land-based rural businesses subject to a range of criteria.
59. Policy E4 also states that new static and touring camping sites can be supported in the open countryside provided the site is well screened to minimise visual impact, blends with its surroundings. have good access to the road and footpath network and are subject to conditions to prevent the permanent occupancy of the site.
60. It is acknowledged that the site does not benefit from a safe, pedestrian footway to Heighington Village and therefore the proposal does not fully accord with policy E4. However, the fallback position, set out above, is also fully acknowledged by officers and it is a material planning consideration which allows the planning application to be recommended for approval in accordance with S.38(6) of the Planning and Compulsory Purchase Act 2004.
61. There are no highway objections in terms of access, traffic generation or parking provision and biodiversity net gain provisions have been secured as part of the planning application.
62. The comments made by the objectors have been acknowledged along with the response from the applicant in terms of campsite rules and how reports of antisocial behaviour can be registered and investigated. Officers consider that the planning process is not the appropriate method of controlling such on site matters in view of the response from the applicant and there being other legislation and bodies that can be used to investigate matters.
63. Overall, it is considered that the use of the field for the proposed purposes is acceptable and the planning application is recommended for approval subject to planning conditions.

**THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. A3 – Implementation Limit (Three Years)

2. The development hereby permitted shall be carried out in accordance with the approved plan, as detailed below:
  - a. Drawing Number 2745 – 6C Proposed Block Plan
  - b. Drawing Number 2745 – 7C Proposed Site Plan
  - c. Drawing Number 2745 – 8A Proposed Ground Floor
  - d. Drawing Number 2745 – 9A Proposed Elevations
  - e. Drawing Number 2745 – 10A Proposed Elevations
  - f. Drawing Number 2745 – 11A Site Views
  - g. Drawing Number 2745 – 12B Toilet and Shower Block Elevations

REASON – To ensure the development is carried out in accordance with the planning permission

3. The proposed use hereby approved shall be for a maximum of sixteen pitches for touring caravans, motorhomes and tents only  
REASON: For the avoidance of doubt and in the interests of the amenity of the area
4. No caravan, motorhome or tent shall be pitched or stationed on the land other than within the area shown outlined in red on Drawing number 2745-6C (Proposed Block Plan), so long as the use hereby approved continues.  
REASON: For the avoidance of doubt and in the interests of the amenity of the area
5. All caravans, motorhomes and tents shall be occupied for holiday purposes only  
REASON: To ensure the development accords with policy E4 Bi) (Economic Development in the Open Countryside) of the Darlington Local Plan 2016 -2036
6. All caravans, motorhomes and tents shall not be occupied as a person's sole, or main place of residence  
REASON: To ensure the development accords with policy E4 Bi) (Economic Development in the Open Countryside) of the Darlington Local Plan 2016 -2036
7. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans, motorhomes and tents and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.  
REASON: To ensure the development accords with policy E4 Bi) (Economic Development in the Open Countryside) of the Darlington Local Plan 2016 -2036
8. There shall be no storage of unoccupied caravans, motorhomes and tents on site  
REASON: In the interests of the visual appearance and amenity of the site and local area
9. The development shall not be carried out otherwise than in complete accordance with the mitigation measures contained with Section 6.2 of the submitted Ecological Scoping Report (dated July 2022 and produced by Falco Ecology).

REASON: In order to meet biodiversity net gain requirements, set out in policy ENV8 of the Darlington Local Plan (2016 – 2038) and the National Planning Policy Framework 2021

10. The replacement hedge planting secured under condition 9 shall be planted during the next available planting season, or within such extended period as may be agreed in writing by, the Local Planning Authority, and thereafter any section of the hedge or whips removed, dying, severely damaged or becoming seriously diseased shall be replaced to the satisfaction of the Local Planning Authority.

REASON - To ensure a satisfactory appearance of the site and in the interests of the visual amenities of the area and biodiversity net gain

## **INFORMATIVES**

### **Licensing**

The occupier of the land will be required to obtain a Caravan Site Licence under the provisions of the Caravan Sites and Control of Development Act 1960, which would be granted subject to conditions being met. The applicant is advised to contact Licensing to ensure that any conditions will be fulfilled. E-mail [Licensing@darlington.gov.uk](mailto:Licensing@darlington.gov.uk)

### **Water Supply**

The applicant has confirmed that the farm is connected to a metered mains water supply from a connection at the end of his drive, then using 32mm and 25mm hmpe pipe once within their boundary. The applicant is advised to consult with the Northumbrian Water Regulations Inspector to ensure that this is compliant.

### **Drainage**

The applicant has made reference to a cesspool and submitted a foul drainage assessment form. The applicant must ensure that contact is made with the Council's Building Control for approval and to ensure the system has been installed safely and effectively