

**6 CW2003/1824/F - RESITING OF EXISTING SOLVENT STORE AND FLOCCULATION PLANT ROOM AT EXCELSIOR PLASTICS LTD., WESTFIELDS TRADING ESTATE, HEREFORD, HR4 9NT****For: Gelpack Excelsior Ltd. per Mr. A.W. Morris, 20 Ferndale Road, Kings Acre, Hereford, HR4 0RW****Date Received: 17th June 2003      Ward: Three Elms      Grid Ref: 50192, 41177****Expiry Date: 12th August 2003**

Local Members: Councillors Mrs. P.A. Andrews: Mrs. S.P.A. Daniels and Ms. A.M. Toon

**1. Site Description and Proposal**

1.1 The site is located to the south of Grandstand Road and is accessed off Faraday Road. The site presently comprises of the Gelpack factory unit with a small circulation and delivery area to the east side of the buildings. Parking for the site is currently provided along the main buildings entire south elevation. As identified in the Hereford Local Plan and the emerging Unitary Development Plan, the site is clearly defined as an established employment area. It should also be noted that along its northern boundary, the site is in close proximity to residential properties on Grandstand Road which in both Development Plans is shown as an established residential area.

1.2 This application seeks full planning permission for the erection of a new solvent store and flocculation plant room to be erected adjoining the site's northern boundary. The proposal will incorporate the two processes of solvent storage and the flocculation plant room which already take place on site. The building itself which has a fire wall to the rear would be sited 2.3 metres from the site boundary. At its lowest point against this northern boundary, the building measures 2.4 metres in height with a mono pitch roof sloping up and away from the boundary to a height of 3.1 metres. The proposed building will not affect the existing tree screen on the site's northern boundary.

**2. Policies****2.1 Planning Policy Guidance:**

PPG1	-	General Policy and Principles
PPG4	-	Industrial and Commercial Development and Small Firms
PPG24	-	Planning and Noise

**2.2 Hereford Local Plan:**

Policy E2	-	Established Employment Areas
Policy E7	-	Development Proposals for Employment Purposes
Policy ENV14	-	Design
Policy H21	-	Compatibility of Non-Residential Uses
Policy H22	-	Existing Non-Residential Uses

## 2.3 Herefordshire Unitary Development Plan (Deposit Draft):

Policy DR1	-	Design
Policy DR13	-	Noise
Policy E6	-	Expansion of Existing Businesses
Policy E8	-	Design Standards for Employment Sites

**3. Planning History**

- 3.1 CW2000/0356/F Roof alterations to allow internal alterations to production area. Approved 23/02/2000.
- CW2000/0357/F Change of use to provide car parking for 23 cars - subject to a Section 106 Agreement (not yet completed).
- CW2002/1767/F Erection of 6 storage silos. Withdrawn 02/08/2003.
- CW2003/0620/F Erection of 6 no. storage silos on concrete base. Not yet determined.

**4. Consultation Summary**

- 4.1 No statutory or non-statutory consultations required.

Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

**5. Representations**

- 5.1 Hereford City Council: The development proposed must not conflict with the users of the adjacent residential premises in environmental terms.
- 5.2 One private letter of objection has been received from Mr. & Mrs. G. Bennett, "Pernam", 101 Grandstand Road, Hereford, HR4 9NE.

"We hope the Planning Committee will take the following comments into consideration.

- 1) We would wish the acoustic barrier to be somewhat higher than planned, may be approximately 5 metres so as to withhold any noise coming over the top towards our properties.
- 2) The existing trees from the boundary of Nos. 103 and 105 to our property with No. 99 should be replaced with trees of similar species and as near as the same height as possible, again to help withhold noise and to screen these buildings from our houses.
- 3) Confirmation of the actual position of the proposed buildings in relation to the temporary blue building presently situated within the proposed area.
- 4) Confirmation of the actual height of the proposed buildings.
- 5) All the existing sloping roof building and overhead tank with framing opposite our house be removed as it is extremely unsightly.

We sincerely hope the above comments will be taken into account from local residents when the application is brought before Committee.”

Officers have visited the objectors property to explain the detail of the scheme including the position of the building and its height.

- 5.2 The full text of this letter can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officers Appraisal**

- 6.1 The key issues in the consideration of this application relate to the principle of the proposed development, the visual impact of the proposed building and any impact the proposal will have on the residential amenity of adjoining properties.
- 6.2 With regard to the principle of development, the site is clearly defined as an established employment site, however careful consideration must be given to proposals on the northern boundary which adjoin the established residential area (Grandstand Road). This relationship which results in industrial and commercial activity in close proximity to private residential gardens makes development on this site a sensitive issue. As Members will be aware a separate application which proposes the erection of six silos for the storage of polymer granules is currently with this Authority for consideration. This application seeks to improve and reposition the existing solvent store and create a new flocculation plant room and as both the activities are already taking place on the site it is considered the principle of the proposal is acceptable subject to the other material planning considerations.
- 6.3 The building as proposed is relatively small in scale and will not be a dominant feature when viewed from the adjoining residential properties. Although in close proximity to the northern boundary of the site, the proposed building would only be 2.4 metres in height at its closest point to the domestic boundaries. The mono pitch roof which slopes away from the residential boundaries increases the building's height to 3.1 metres, however after careful consideration the size and scale of this unit would not be considered overbearing on the properties. The proposed wall and roof materials are indicated as a box profile sheeting, the colour and finish of which to be approved by the Local Planning Authority.
- 6.4 Officers consider the key issue in this instance to be the acceptability in environmental terms of the proposed solvent store and flocculation plant room and the potential for noise and smells to be generated. The Council's Head of Environmental Health and Trading Standards has given careful consideration to this proposal and is familiar with the operation on the applicant's site. Overall it is considered that the proposal represents an improved facility for solvent storage and subject to the details of the plant which is proposed to be contained within the unit, no objections are raised on this issue. The purpose of a planning condition would be to protect neighbours from possible noise and perhaps fumes although other legislation would of course be available to regulate these issues should there be a future problem.
- 6.5 After careful consideration it is considered that this scheme is acceptable and will not have a detrimental impact on either the area or the adjoining residential properties against the site's northern boundary. Subject to the conditions set out which include details of a new acoustic fence, additional planting and a full specification of the equipment and plant to be contained within the building the scheme is considered acceptable and is recommended for permission.

**RECOMMENDATION**

That planning permission be granted subject to the following conditions:

- 1. **A01 (Time limit for commencement (full permission)).**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

- 2. **A07 (Development in accordance with approved plans).**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

- 3. **G01 (Details of boundary treatments).**

**Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.**

- 4. **G04 (Landscaping scheme (general)).**

**Reason: In order to protect the visual amenities of the area.**

- 5. **G05 (Implementation of landscaping scheme (general)).**

**Reason: In order to protect the visual amenities of the area.**

- 6. **B01 (Samples of external materials).**

**Reason: To ensure that the materials harmonise with the surroundings.**

- 7. **Notwithstanding the information supplied on the submitted drawings, full details and written specification of the proposed plant equipment to be contained within the approved building shall be submitted to and approved in writing by the local planning authority. Only the details and equipment approved shall be installed within the building which shall not be improved, altered or replaced without the prior written approval of the local planning authority.**

**Reason: In the interests of residential amenity and to ensure minimum disturbance to adjoining properties.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.