

12 DCNC2006/3330/F - RETENTION OF DOMESTIC OIL STORAGE TANK AT 15 HOLME OAKS, OCLE PYCHARD, HEREFORDSHIRE, HR1 3RE**For: Elgar Housing Association per Mr P Bingham,
Festival Housing Group, Partnership House,
Groewood Road, Malvern, Worcestershire. WR14 1GD****Date Received:
18th October 2006****Ward: Bromyard****Grid Ref:
58939, 46527****Expiry Date:
13th December 2006**

Local Member: Councillor B Hunt and Councillor P Dauncey

1. Site Description and Proposal

- 1.1. The site is located in the garden of an existing dwelling which forms a small group of dwellings in the countryside. The dwellings are situated on the south western side of the C1131 and are approximately a quarter of a mile to the south east of the A465 Hereford to Bromyard road.
- 1.2. The proposed development is for the retention of a domestic oil storage tank coloured dark green. The tank measures 2.05 metres by 0.7 metres and is 1.5 metres high and is on a concrete base. The tank is situated in the front garden of the dwelling and is near to the neighbours boundary hedgerow. There are two small trees near to the tank.

2. Policies**2.1. Hereford and Worcester County Structure Plan**

Policy H16A – Development criteria
Policy CTC9 – Development criteria
Policy H20 – Residential Development in the open countryside

2.2. Malvern Hills District Local Plan

Housing Policy 4 – Development in the countryside
Housing Policy 16 – Extensions

2.3. Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H18 – Alterations and extensions
Policy S2 – Development Requirements
Policy DR1 – Design
Policy LA3 – Setting of settlements

2.4. Supplementary Planning Guidance

Design and development requirements

3. Planning History

None identified

4. Consultation Summary

Statutory Consultations

4.1. None required

Internal Council Advice

4.2. The Council's Transportation Manager has no objections

4.3. The Council's Chief Environmental Health Officer has no objections

5. Representations

5.1. The applicant states that the cluster of bungalows which face onto a grassed front garden area i.e. numbers 15, 16, 17 and 18 are owned by Elgar Housing Association, whose policy is to upgrade inefficient central heating systems to properties. The oil storage tank is coloured olive green and is positioned in the front garden. It could not be sited in the small rear garden, as it would not comply with the mandatory combustible clearance dimensions. There is an opportunity to further screen the lower part of the tank with a knee rail fence and hedging plants such as hawthorn or beech.

5.2. The Parish Council states:-

"The same comments apply here as for DDCNC2006/3328/F

Ocle Pychard group Parish Councillors feel that the oil tank is in the wrong position and spoils the surrounding area. Trying to mask the tank will not improve the situation. Any leakage from these tanks would run towards the nearby bungalows. As with the other application it is felt that the tanks should be bunded. All the tanks are badly sited, and the Parish Council objects to the proposals."

5.3. A letter of objection, which was accompanied by a previously sent letter and also a petition with 28 signatures, was received from Mrs. M. Preece, No. 1 Holme Oaks, Ocle Pychard HR1 3RE. The main points being:-

- The oil tank is poorly positioned and should be re-sited to a more suitable location to restore the aesthetic balance to a well established community.
- The tank is unsightly and may affect valuations of objectors properties.
- Needs to be suitably fenced to obscure it from view or relocated to the rear or side of No. 15.
- Concern over the proximity of oil tank in case of spillage or tank rupture. There must be a safety distance within which there should be no naked flames or smoking. No signage to this effect.

- Tank has been sited with total disregard to the wishes of neighbouring private property.

The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1. The main issues relate to:-

- (i) The visual appearance of the tank and its effect on the visual amenities and character of the area.
- (ii) The effect on the residential amenities of neighbouring dwellings.
- (iii) Safety issues.

The most relevant policies with respect to these issues are H18 and LA3 of the Herefordshire Unitary Development Plan.

6.2. It is considered that the tank is not obtrusive to the extent that it would adversely affect the visual amenities and character of the area. Nor will it adversely affect the residential amenities of the neighbouring dwellings. However a small amount of screening would help to soften its appearance on the street scene i.e. fencing/a small hedgerow etc.

6.3. The Council's Chief Environmental Officer has no objections and it would appear to comply with the relevant safety requirements.

6.4. The proposed development is, therefore, considered to be acceptable and in accordance with planning policies.

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 - The oil tank shall be screened i.e. fencing and/or planting, in accordance with a scheme to be submitted to and approved in writing by the local planning authority. This scheme shall be submitted and implemented within 3 months of the date of this permission, unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of visual amenity.

INFORMATIVES:

1 - N19 - Avoidance of doubt

2 - The applicants must ensure that the tank is properly bunded and is in accordance

with the relevant health/safety regulations

3 - N15 - Reason(s) for the Grant of PP/LBC/CAC

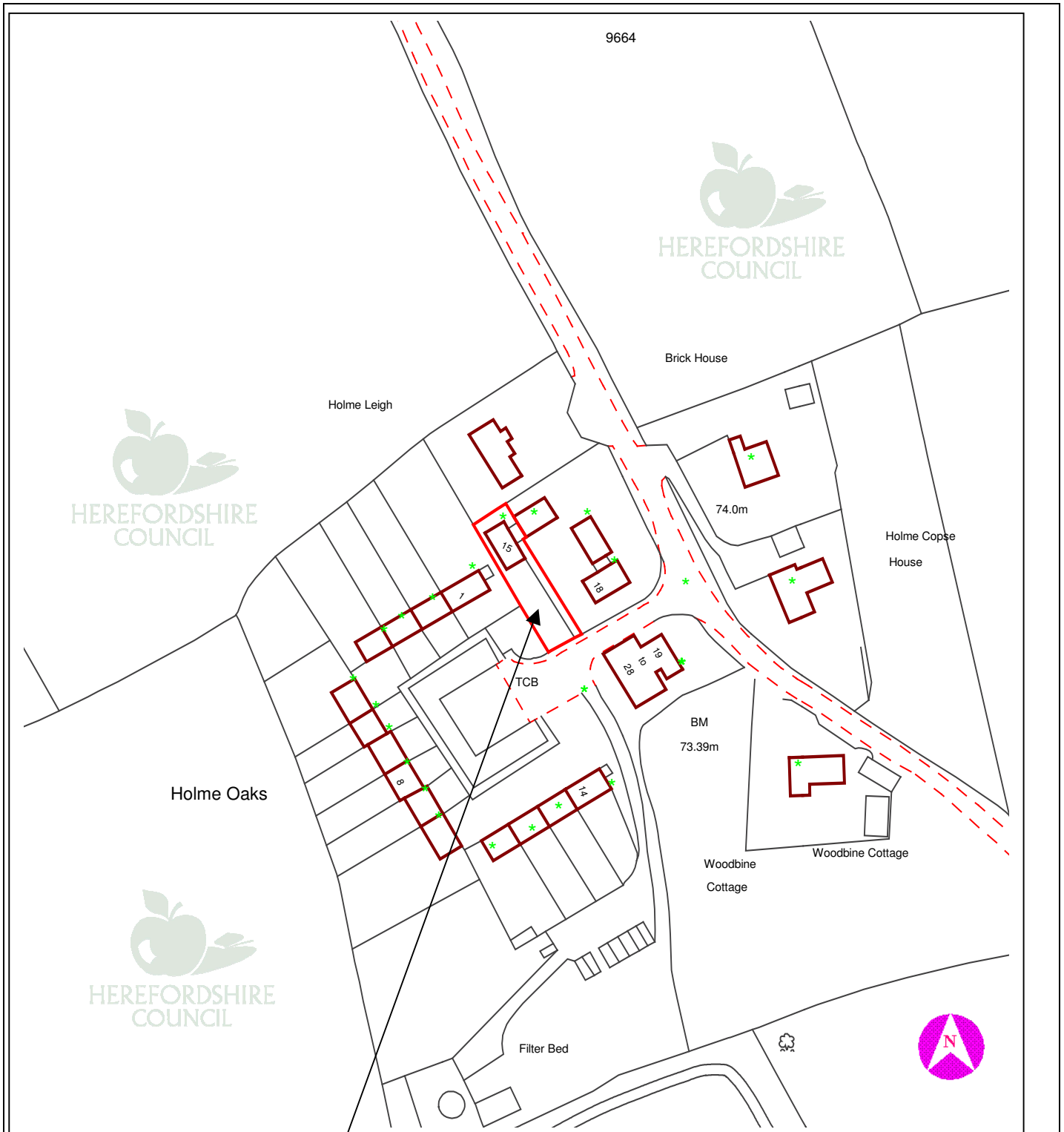
Decision:

Notes:

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Background Papers

Internal departmental consultation replies



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APPLICATION NO: DCNC2006/3330/F

SCALE : 1 : 1250

SITE ADDRESS : 15 Holme Oaks, Ocle Pychard, Herefordshire HR1 3RE

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