

13 DCNC2006/3328/F - RETENTION OF DOMESTIC OIL STORAGE TANKS AT 18 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:
58956, 46525****Expiry Date:
13th December 2006**

Local Member: Councillor B Hunt and Councillor P Dauncey

1. Site Description and Proposal

- 1.1 This 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 1/4 mile to the south east of the A465 Hereford to Bromyard road.
- 1.2 The proposed development is for the retention of two domestic oil storage tanks coloured dark green one serving no. 18 and one no. 17. The tanks each measure 2.05 metres by 0.7 metres and are 1.5 metres high and are on a concrete base. A 1.2 metre high fence and a hedgerow will be erected/planted on the north east and south east sides of the tanks for screening purposes. The tanks are situated in the rear garden of no. 18.

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

Policy H16A – Development Criteria
Policy CTC.9 – Development Criteria
Policy H20 – Residential Development in the Open Countryside

2.2 Malvern Hills District Local Plan

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

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 objection.

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. no's 15, 16, 17 and 18 are owned by Elgar Housing Association. The groups policy is to upgrade inefficient central heating systems to properties. As the rear garden of no. 18 is partly open plan in nature it is proposed to construct a timber boarded fence with a low level hedge in order to mask the impact of the tanks. The tanks were coloured green and positioned in the rear garden rather than impact on the open plan front garden.

5.2 The Parish Council states:-

Ocle Pychard Group 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 this tank, and from others not included in this application, will run directly towards the nearby bungalows. There is a query as to whether they should be bunded. All the tanks are poorly sited, and the Parish Council objects to the proposals.

5.3 A petition with 28 signatures was received from local residents in which it stated that there was general unease regarding the position of the tanks. (see DCNC2006/3330/F)

5.4 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 tanks and their affect 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 two tanks which will be screened by a timber fence and a hedgerow will not be prominent on the street scene and will not adversely affect the character and visual appearance of the vicinity. Nor will they adversely affect the residential amenities of any of the nearby dwellings.
- 6.3 The proposed development will not interfere with highway visibility. In addition there do not appear to be any health and safety issues.
- 6.4 The proposal 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.

INFORMATIVES:

- 1 - N19 - Avoidance of doubt**
- 2 - The applicants must ensure that the tanks are properly bunded and is in accordance with the relevant health/safety regulations.**
- 3 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

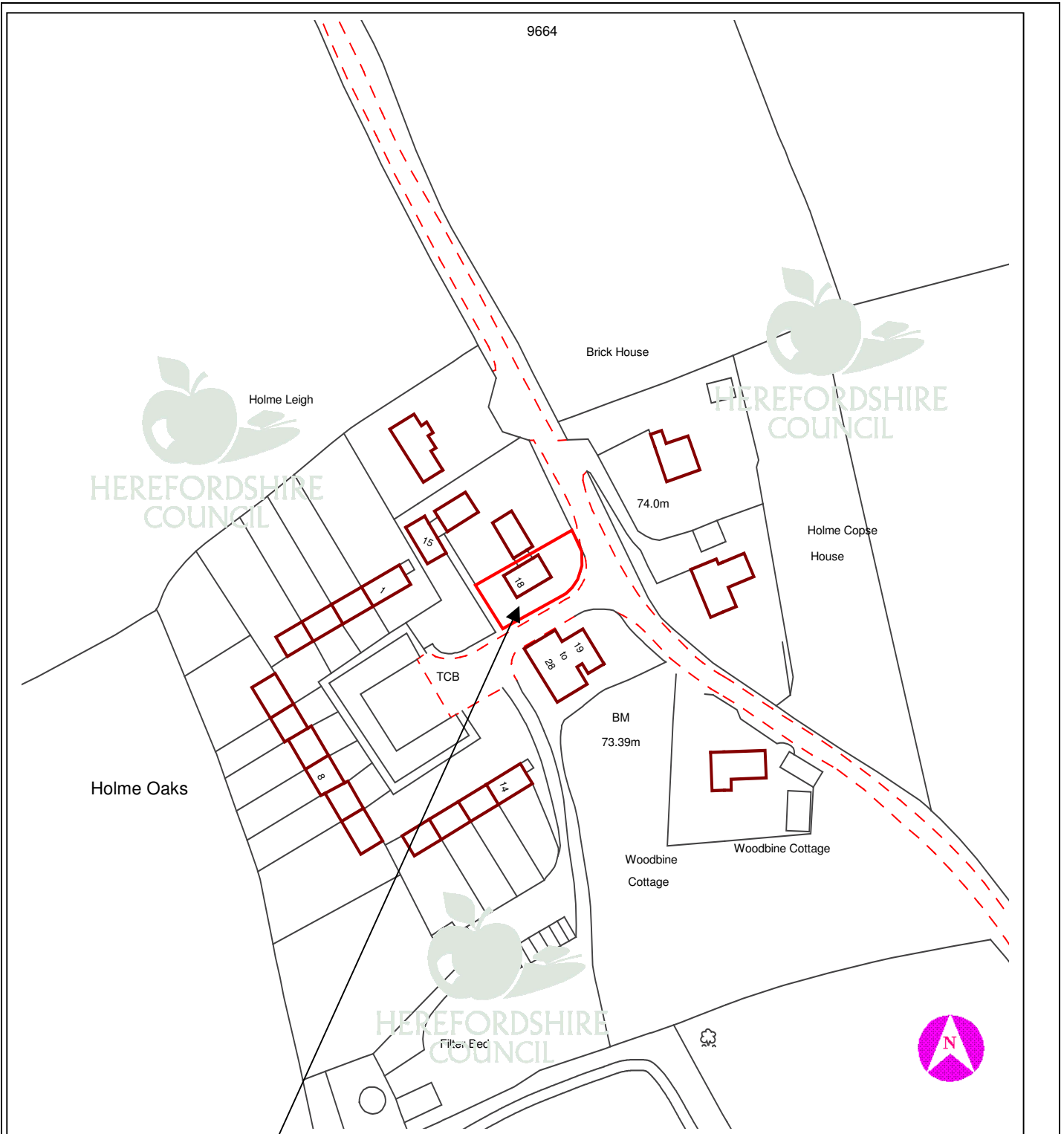
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCNC2006/3328/F

SCALE : 1 : 1250

SITE ADDRESS : 18 Holme Oaks, Ocle Pychard, Herefordshire, HR1 3RE

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005