

6 DCNE2007/2801/F - ERECTION OF 10 STAINLESS STEEL STORAGE SILOS FOR FRUIT JUICE AT ORCHARD BUSINESS PARK, BROMYARD ROAD, LEDBURY, HEREFORDSHIRE, HR8 1LG

For: Thomas Services Company Limited at above address.

Date Received:
30th August, 2007

Ward:
Ledbury

Grid Ref:
70455, 39187

Expiry Date:
25th October, 2007

Local Members: Councillors ME Cooper, JK Swinburne and PJ Watts

1. Site Description and Proposal

- 1.1 The application site forms part of Orchard Business Park, an established employment site within Ledbury. The site, as part of the overall employment allocation, lies outside but adjacent to the Malvern Hills AONB.
- 1.2 The proposal is for the erection of ten 18m storage silos and associated base and fixings, for fruit juice.

2. Policies

Herefordshire Unitary Development Plan 2007

DR1 – Design
DR2 – Land use and activity
E6 – Expansion of existing businesses
E8 – Design standards for employment sites

3. Planning History

- 3.1 DCNE2000/1026/F – Erection of 2 dry goods storage silos, approved with conditions, 10th July, 2000.
- 3.2 DCNE1999/3008/F - Erection of 2 dry goods storage silos, approved with conditions, 29th December, 1999.
- 3.3 MH94/0284 – Provision of office space, approved with conditions, 12th May, 1994.

4. Consultation Summary

Internal Council Advice

- 4.1 The Council's Environmental Health and Highways departments both make no objection to the proposal.

4.2 The Council's Highways Manager has no objection.

5. Representations

5.1 Ledbury Town Council makes no objection and recommends approval.

5.2 A letter of objection was received from a neighbour. This objection has subsequently been withdrawn, by letter dated 8/10/07. Notwithstanding this, the objections were, as summarised: -

- Concerns regarding hours of operation
- Noise from refrigerated lorries
- Smell from fruit juices
- Drainage issues from the washing of the silos
- Size of the silos

5.3 The CPRE object to the proposal for the following reasons: -

- Significantly intrusive mass within the estate
- Proposal would materially harm the quality of the landscape

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

6. Officer's Appraisal

6.1 The applicant is seeking to set up a liquid production facility to complement the company's existing plant and operations within Herefordshire and help meet increasing demand for their product.

6.2 The proposal comprises 10 stainless steel silos, each with a height of 18 metres, arranged in two rows of five, on a concrete base. The silos are located within the existing employment site, flanked by the existing industrial building to the west and the bank to the east. The silos are higher than the adjoining industrial building by approximately 9 metres.

6.3 The proposal site is located on established employment land, which also is adjacent to, and forms part of, an overall employment land allocation. It can be considered that there is the expectancy that large, bulky and industrial styled buildings and facilities will be found within such a complex and the designation of such sites (and their safeguarding in plan policy) acknowledges this fact.

6.4 Accordingly, taking into account the designated land use of the site, the siting and the design of the silos, which are subject to an agreed colour finish, the proposal is in accordance with Policy E6, which relates to the expansion of existing businesses. Furthermore, in considering the design of the proposal, given these silos are tall buildings and potentially visually prominent and intrusive, the siting and attached condition controlling colour finish satisfies Policy DR1 and further ensures minimal landscape impact.

6.5 Turning to the issue of the impact of the silos within the landscape in more detail, the siting and location of the proposal is considered to be suitable for the above reasons. In considering the immediate location, views of the proposed silos in regards to road

users would be limited to fleeting glimpses, even more so when approaching from Ledbury, where the approach to the site is downhill and through a bend, and obscured by two dwellings and boundary treatments. Furthermore, the site is below the road level.

- 6.6 Regarding long-range views and wider landscape impact, the main view of the site and proposal will come from the railway line, specifically from Ledbury viaduct. From this vantage point, the eye is drawn to the large-scale industrial buildings currently on site. Given the nature of the site and existing industrial development in this area, and notwithstanding the site lies adjacent to the Malvern Hills Area of Outstanding Natural Beauty, it is considered there is no significant detrimental landscape impact.
- 6.7 In regards to potential impact on neighbouring land uses, the main concern regards two residential properties fronting onto Bromyard Road. The proposal would be approximately 50 metres from the nearest point of the nearest dwelling. In addition, in light of no objection from Environmental Health, it is considered that there would not be an undue impact on the residential amenity and enjoyment of these properties. Accordingly, policies DR2 and E8 are satisfied.

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. Within 12 weeks of the first erection of each silo in the hereby permitted development, the entirety of that silo, including fixings, shall be painted in a matt Goosewing Grey (BS 10 A 05) coloured paint and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, thereafter maintained as such.**

Reason: To ensure a satisfactory appearance to the development and minimise its impact within the wider landscape in accordance with Herefordshire Unitary Development Plan (adopted 2007) policies DR1 and E8.

- 3. Within 6 months of the date of this decision notice, a landscaping scheme for the eastern boundary of the application site shall be submitted for approval by the Local Planning Authority and thereafter maintained as such.**

Reason: To ensure a satisfactory appearance to the site, in accordance with Herefordshire Unitary Development Plan (adopted 2007) policies DR1 and E8.

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

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

Informatives:

- 1. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

- 2. **N19 - Avoidance of doubt.**
- 3. **The bund, located on the eastern boundary of the site, does not form part of this planning permission.**

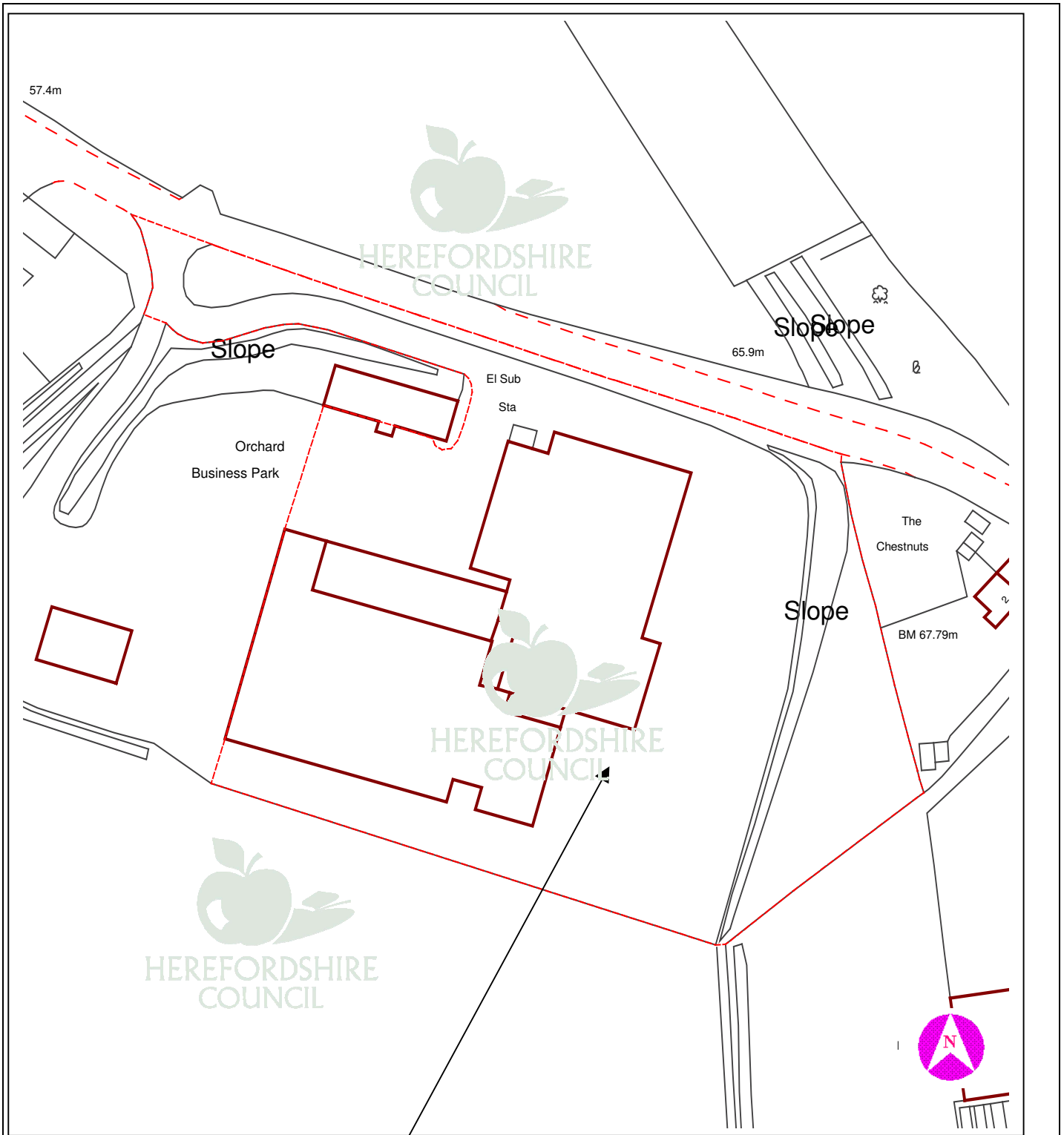
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2007/2801/F

SCALE : 1 : 1250

SITE ADDRESS : Orchard Business Park, Bromyard Road, Ledbury, Herefordshire, HR8 1LG

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