

**12 DCNC2003/3230/F - PROPOSED GAS TANK AT
DOWNSFIELD COTTAGE, NORTON, THE DOWNS,
BROMYARD, HEREFORDSHIRE, HR7 4QH****For: Mrs J Cookayne of same address****Date Received:**
27th October 2003**Ward:**
Bringsty**Grid Ref:**
67043, 54706**Expiry Date:**
22nd December 2003

Local Member: Councillor T Hunt

1. Site Description and Proposal

- 1.1 The application site comprises a traditional stone cottage, with ancillary modern timber outbuildings. The site stands in an elevated position on the Bromyard Downs within an Area of Great Landscape Value.
- 1.2 The application is retrospective and seeks the retention of a Liquid Petroleum Gas (LPG) tank, sited adjacent to the side field boundary to the rear of the timber outbuildings

2. Policies**2.1 Malvern Hills District Local Plan**

Landscape Policy 3 – Development in Areas of Great Landscape Value

3. Planning History

NC01/2299/F - proposed conservatory. Approved 2 October 2001.
NC99/2267/F - extension and conservatory. Approved 5 October 1999.

4. Consultation SummaryInternal Council Advice

- 4.1 Head of Engineering and Transport: No objection.

5. Representations

- 4.1 Parish Council: Cannot support this it does not comply to distance required to boundary and cottage itself.
- 5.1 Letters of representation have been received from:

Dr D G Boddington, The Downs House, Bromyard
S L Langridge, Taylors Leasow, The Downs, Bromyard.

The main concerns raised are:

- Close proximity to boundary - 30 cm to neighbours stock fence
- Close proximity to timber building
- Potential fire hazard and,
- Inaccessibility of site for Fire Service
- Potential problems associated with use of farm machinery adjacent to the site

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

6. Officers Appraisal

6.1 The LPG tank is coloured green and is tucked against an existing wooden outbuilding. In terms of its impact on the character and appearance of the area, it is not highly visible and will be seen in the context of existing domestic development.

6.2 In terms of policy considerations the LPG tank is not detrimental to the Area of Great Landscape Value or the visual amenities of occupiers of nearby residential properties. From a planning policy point of view the tank is acceptable and receives a positive recommendation.

6.3 It should be noted that the siting of the tank, within 3 metres of the boundary requires a separate consent under the Building Regulations. Compliance will therefore be pursued under separate legislation. In anticipation of the tank having to be moved a condition is required to agree the final siting.

6.4 In order to safeguard the character and amenities of the area it is recommended that a condition is imposed controlling the detailing of any fire screen which would be required to comply with Building Regulations.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 - E16 (Removal of permitted development rights) ('no fences, gates or walls shall be erected')

Reason: In the interest of visual amenities of the area

2 - G09 (Retention of trees/hedgerows) ('existing boundary hedge/trees')

Reason: To safeguard the amenity of the area.

3 - Within 2 months of the date of this permission details shall be submitted to and agreed in writing with the Local Planning Authority of the revised siting of the tank.

Reason: In the interest of visual amenities of the area.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.