

15 DCSW2004/4315/F - THE PROVISION OF A PURPOSE MADE LPG BULK STORAGE TANK AND BASE, UNIT 4, MADLEY AIRFIELD INDUSTRIAL ESTATE, MADLEY, HEREFORDSHIRE, HR2 9NQ**For: Gelpack Industrial Ltd per Mr. A.W. Morris, 20 Ferndale Road, Kings Acre, Hereford, HR4 0RW****Date Received: 16th December, 2004 Ward: Stoney Street Grid Ref: 41531, 37082****Expiry Date: 10th February, 2005**

Local Member: Councillor D.C. Taylor

1. Site Description and Proposal

1.1 The application site forms part of Gelpack Industrial Ltd, known as Unit 4, Madley Airfield. The site itself lies to the south of the unclassified road 73209. Access to the industrial buildings utilises an open entrance to the north-east for loading and unloading purposes. A further access from Stoney Street lies to the north-west of the industrial buildings serving the offices and parking area. Hedging abuts the public highway to the north-west of the site.

1.2 The proposal is for the provision of a 1200 litre LPG bulk storage tank and base situated 3m away from the northern corner of the industrial building. The tank will be situated within the car parking area for the offices. An approved fire wall/barrier will be built to the rear of the tank, approximately 1.5m away from the hedgerow and to the side of the tank facing the car parking area.

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

Policy E.6 - Development in Rural Areas Outside the Green Belt

2.2 South Herefordshire District Local Plan

Policy ED.3 - Employment Proposals within/adjacent to Settlements

Policy ED.5 - Expansion of Existing Businesses

2.3 Unitary Development Plan (Revised Deposit Draft)

Policy S.1 - Sustainable Development

Policy S.2 - Development Requirements

Policy S.4 - Employment

Policy E.6 - Expansion of Existing Businesses

Policy E.8 - Design Standards for Employment Sites

Policy E.11 - Employment in the Smaller Settlements and Open Countryside

3. Planning History

- 3.1 SH871628PF 2 no. industrial units, 1 for use as multipak production unit and 1 to be let - Approved 18.12.87
- SH911607PF Change of use of yard area to storage and erection of screen fence - Approved 22.01.92
- SH970820PF Construct a vertical extension to existing building to accommodate a new plastic extrusion machine - Approved 22.08.97
- SH970821PF Construction of canopy over access doors to Unit 4 - Approved 22.08.97
- SH971097PF Proposed construction of 4 no. 16m x 3.5m diameter silos - Approved 13.11.97
- SW1999/1433/F Steel framed lean-to building and extension. Roofing and cladding to match existing - Approved 29.06.99
- SW2001/2071/F Proposed pre-fabricated pump house and water storage tank for fire protection and control sprinkler system - Approved 13.09.01
- SW2003/0033/F Proposed pre-fabricated pump house and water storage tank for fire protection and control sprinkler system - Approved 07.02.03

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager has no objection and states "it would appear that the existing visibility from adjacent junction would not be impeded."
- 4.3 Head of Environmental Health and Trading Standards comments as follows:

"The agent contacted Environmental Health for advice on siting. Advice given - no comment on application."

5. Representations

5.1 Madley Parish Council have no objections.

5.2 A single letter of objection has been received from the following source:

Mr. A.M. Fowler-Wright, MPD Ltd, PO Box 3, Ludlow, SY8 4WL

The objections raised can be summarised as follows:

- Gelpack's yards at both ends of building too small for the uses they have outgrown site.
- Traffic obstruction to Stone Street and MPD access - Gelpack cannot contain operational need.
- Problems of unsightly litter on highway.
- Safety issue because when road/access blocked, fire and ambulance would not be able to attend.
- Loading and unloading operations and vehicle cleaning forced onto highway and our access.
- Area needed to replenish storage tank is required for existing traffic to park, already inadequate.
- Creates serious obstructions and sight line issues.
- To park gas lorries upon Stoney Street when transferring gas exacerbates the existing problems that Gelpack cause.
- Their operations have obstructed the access and we have lost tenants because of this problem.
- Estech waste plant will reduce traffic levels of our site from their previous peak, however, cannot stress Gelpack's inability to stop obstructions.
- Gas main passing by building could easily be used to reduce current nuisance.

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

6. Officers Appraisal

The key issues in the consideration of this application are:-

- Highway safety and parking
- Impact upon the environment and its surroundings

6.2 The proposal is to provide a 600 kilogram tank having a gas capacity of 1200 litres. The area to which it will be sited lies to the northern corner of the parking area, approximately three metres from the warehouse. The proposed position would remove one car parking space from the site.

6.3 Access to refuel the tank would be to the north-east of the site, in front of the warehouse building. The tanker would position itself parallel to the building and lead the pipe through the access gate, to the side of the building and connect to the LPG tank. It is not intended to fill the LPG tank from Stoney Street.

- 6.4 The concerns raised relating to highway matters are noted in relation to the obstruction of the access to neighbouring units. The Traffic Manager has raised no objection in that the position of the tank would not impede the existing visibility. The majority of the issues raised by the objector are not material to this application and it would be unreasonable to refuse the application on those grounds.
- 6.5 Members will note that advice was sought from the Environmental Health and Trading Standards as to the proposed siting of the LPG tank. No comment was made to the application. The LPG tank is to be sited approximately 1.5 metres behind the hedgerow and 3 metres from the warehouse building. It is considered that the firewall and tank would not adversely effect the environment and would not be visually prominent within its surroundings.
- 6.6 In light of the above-mentioned considerations it is considered that the proposed LPG tank is acceptable.

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. A06 (Development in accordance with approved plans)**

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

Informative(s):

- 1. N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.