

**21 DCSE2005/0420/F - ERECTION OF LPG COMPOUND + DISPENSER AND INSTALLATION OF 2 NO. 1 TONNE 'DUMPY' STORAGE TANKS, LARRUPERZ COMMUNITY CENTRE, SCHOOL CLOSE, ROSS-ON-WYE.**

**For: Countrywide Energy per ASD Group, 17  
Barbourne Road, Worcester, WR1 1RS**

**Date Received: 9th February, 2005    Ward: Ross-on-Wye East    Grid Ref: 60498, 24274  
Expiry Date: 6th April 2005**

Local Members: Councillor Mrs. C.J. Davis and Councillor Mrs. A.E. Gray

**1. Site Description and Proposal**

1.1 This site is located in a residential area within the town. The Ashburton Industrial Estate is located to the north of the site. The site itself is situated in the north western corner of the Community Centre car park. The site is roughly two metres above road level with a shrub planted bank on the western side and a grass bank on the northern side where there is also a public footpath.

1.2 The proposal is to erect a small LPG compound comprising a dispenser and two storage tanks. The compound will measure 5.8 metres by 6.4 metres and will be enclosed by palisade fencing 2.1 metres high. The proposal is to provide a facility for members of the public to obtain LPG.

**2. Policies**

**2.1 Planning Policy Guidance**

PPS.1            -        Delivering Sustainable Development

**2.2 Hereford and Worcester County Structure Plan**

Policy CTC.1    -        Development within Areas of Outstanding Natural Beauty  
Policy CTC.9    -        Development Criteria

**2.3 South Herefordshire District Local Plan**

Policy GD.1     -        General Development Criteria  
Policy C.5       -        Development within Area of Outstanding Natural Beauty  
Policy T.3       -        Highway Safety Requirements

**2.4 Unitary Development Plan (Revised Deposit Draft)**

Policy S.2       -        Development Requirements  
Policy DR.4     -        Environment  
Policy LA.1     -        Areas of Outstanding Natural Beauty

### 3. Planning History

- |     |               |  |   |          |            |          |
|-----|---------------|--|---|----------|------------|----------|
| 3.1 | SE2000/0218/F | Install 3 dual polar antenna, 1 no. 0.6m dish antenna, 1 equipment cabin and a 2.4m high palisade security fence for Vodafone Ltd (telecommunications) | - | Planning | Permission | 21.03.00 |
|     | SE2001/0573/F | Two-storey extension at side of main hall to provide enhanced facilities   | - | Planning | Permission | 27.04.01 |
|     | SE2004/1829/F | Installation of 3 additional antennas on the existing tower for Vodafone   | - | Planning | Permission | 07.07.04 |

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

- 4.2 The Head of Environmental Health and Trading Standards recommends that certain restrictions be imposed on hours of use. Also the installation to be carried out in accordance with relevant LPG codes of practice, therefore no objection.
- 4.3 The Traffic Manager has no objection and comments that the proposal is close to public footpath No. ZK13 but that the footpath will not be affected.

### 5. Representations

- 5.1 The applicant's agent submits the following:

The agent envisages that predominantly 50% of transactions will be between 9.00am and 5.00pm, 20% between 7.00am and 9.00am, 25% between 5.00pm and 9.00pm and 5% between 9.00pm and 7.00am.

Deliveries are made usually by an 18 tonne wagon although occasionally a 26 tonne wagon may be used. Suitable delivery times can be organised with the Larruperz Centre between the hours of 9.00am and 5.00pm and at times where the centre will be at its least busy. Deliveries will come no more than twice per week.

The agent would also envisage a maximum of around 10 cars visiting the facility each day going on sales figures from similar installations at other sites. A car holds around 40 litres and the facility should dispense around 12000 litres per month.

Also enclosed are details of the noise suppression construction from another site which you will find useful. The brick enclosure built around the pump helps suppress most of the outgoing sound. All other machinery runs silent.

5.2 The Town Council observes:

“Concerns were expressed about the movement of traffic and tankers. It was felt that this was the wrong location for this type of commercial enterprise. This was a Community Centre with a play area in close proximity. Concerns were also expressed about the access road which was a small residential road.”

5.3 Two letters of objection have been received from:

Miss Hill, 6 North Road, Ross-on-Wye, HR9 5LZ  
Ross-on-Wye & District Civic Society, Caple Lea, How Caple, Hereford, HR1 4TE

The main points being:

- the use as a mini-filling station for LPG seems an unsuitable activity to take place on a Community Centre premises
- the car park is already cramped day and night and the extra traffic would be an additional safety hazard
- this installation should not be sited in a built-up area so near to houses
- if the LPG storage tanks are damaged and there is a leakage, it will turn into gas 25 times the volume of the pressurised liquid form and will be highly inflammable. The entire installation should be sited well away from houses.

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

## 6. Officers Appraisal

- 6.1 The main issues relate to the effect on the visual amenities of the area, noise and disturbance to neighbouring dwellings, possible traffic and parking problems and the safety of neighbours due to inflammable nature of the LPG. The most relevant policies are GD.1 and T.3 of the Local Plan.
- 6.2 The siting of this small compound in the corner of the site will not be visually intrusive on the area and will look acceptable. The existing shrub planting on the western bank will be increased and will also be planted on the northern bank, which will help to screen the proposed small compound even further.
- 6.3 The compound is very small and will be located in the corner of the large car park. In this position it is considered that it will not adversely affect the existing use of the car park. Similarly it is considered that the envisaged additional traffic generated by the proposal will not adversely affect the operation of the car park.
- 6.4 The Head of Environmental Health and Trading Standards notes that the facility will be installed in accordance with the relevant code of practice and has no objection from this point of view.
- 6.5 The issue of disturbance to neighbouring dwellings is considered to be important. There will be a noise suppression system fitted to the dispenser for quiet operation. However it is the noise of traffic late at night which needs to be considered. The agent envisages that 50% of transactions will occur between 9.00am and 5.00pm and 5% between 9.00pm and 7.00am. The majority of the use of this facility will be during the

daytime and as such it is considered that the use of this facility in this car park will not cause undue disturbance to nearby dwellings. The Head of Environmental Health and Trading Standards advises that a condition be imposed on any permission restricting the use, i.e. 8.00am to 10.00pm Monday to Saturday and 10.00am to 4.00pm on Sundays and Bank Holidays, in order to protect the residential amenities of the neighbours.

- 6.6 Consequently it is considered that the proposed development is acceptable, will not adversely affect neighbours and will be 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. A07 (Development in accordance with approved plans)**

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

- 3. Before any work commences on site detailed drawings of the fencing around the compound (including materials and finish) shall first be submitted to and be subject to the prior written approval of the local planning authority.**

**Reason: In the interests of visual amenity.**

- 4. G04 (Landscaping scheme (general))**

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

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

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

- 6. The use of this facility by customers and also deliveries of LPG to it shall not occur outside the hours of 8.00am to 10.00pm Mondays to Saturdays and 10.00am to 4.00pm Sundays and Public/Bank Holidays.**

**Reason: In order to protect the residential amenities of the occupiers of nearby dwellings.**

**Informative(s):**

- 1. N03 - Adjoining property rights**
- 2. The development must be carried out, operated and maintained in accordance with the relevant codes of practice with respect to safety procedures.**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.