

DELEGATED APPLICATION REPORT

Address: 7 Darwin Close, Reading

Application No: 210493/FUL

Proposal: 2 x additional 45,000 litre storage tanks to hold non-hazardous materials

Applicant: Mr Daren Chambers

Target Decision date: 30/06/21

Case officer: Connie Davis

1. Site description and Surrounding Area

The application site is a factory located on the south-eastern side of Darwin Close. The site is located within a Core Employment Area, as defined in Policy EM2 of the Reading Borough Local Plan (2019). The surrounding area is commercial.

The application site is currently occupied by Clydesbridge Chemicals who manufactures paint related products. There are 7 existing tanks within the site boundary.

The site is not Listed, nor in a Conservation Area.

2. The Proposal

The proposal is for the installation of 2 x 7.5m high additional storage tanks on site. They would hold 45,000L of non-hazardous material. The tanks would be of the same design and overall scale as some of the 7 already on site. The 7 tanks are made up of 3 x 10m high tanks and 4 x 7.5m high tanks.

3. Consultation

Internal Consultees

Environmental Health - No objections, informative recommended about the applicant updating their Environmental Protection permit.

External Consultation

A site notice was displayed at the site between 10th May 2021 - 31st May 2021.

No comments were received from members of the public.

4. Plans and Documents Considered

Drawing:

Location Plan

Existing Block Plan

Proposed Block Plan

Application Form

Received 30th March 2021

Planning Statement

001 Rev P2 - Site Location Plan, Block Plan, Indicative Elevations and Reference Images

Received 5th May 2021

5. Relevant Planning History

090659 - Removal of old tank and installation of two new bitumen tanks with storage capacity of 60m³ each with associated pipework and fittings and extension of existing brick bund wall - Application Permitted

6. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. Discussion with applicant/ agent

None.

8. Relevant Planning Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Local Plan (2019).

The '*National Planning Policy framework*' ('NPPF') 2019 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

9. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

Core Strategy 2008 (Altered 2015)

CC2 Sustainable Design and Construction
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
EN16 Pollution and Water Resources

TR3 Traffic, Access and Highway-Related Matters
EM2 Location of New Employment Development

10. Appraisal

a) Principle of Development

The site is located within a Core Employment Area (EM2d) where commercial and employment uses are prioritised within the borough. Therefore, the use of the site in this manner is suitable and encouraged within local policy. As such, the proposal, which aims to support the use of the commercial use in a Core Employment Area is considered acceptable in principle and in line with Policy EM2 of the Reading Borough Local Plan (2019).

b) Impact of the proposal on the surrounding area

The proposed storage tanks would be located well within the site and thus there would be no impact on views/character/streetscene. 7 storage tanks are already on site, and so the addition would not appear out of context with surroundings given that it would be of similar dimensions, scale and overall design. As such, the proposal is considered acceptable in terms of Policy CC7 of the Reading Borough Local Plan (2019).

c) Impact on neighbouring amenity

The site is not located near residential development, with the surrounding area being commercial. As such, it would not be considered to have a substantial impact on neighbouring amenity. The proposal is therefore considered acceptable in relation to Policy CC8 of the Reading Borough Local Plan (2019).

d) Environmental Health Matters

Within the Planning Statement from the applicant, it is noted that the liquid stored on site is not toxic. The proposed two new tanks will hold either Castor Polyol or Glycol ether which will then be pumped into the factory for use. Therefore, as the proposed tanks will hold non-toxic materials, the provision of the two proposed tanks will simply increase the supply of resource on the site to support the existing use of the site.

As confirmed by the Environmental Health Officer, the proposal is considered acceptable in terms of Environmental Health matters such as pollution. As such, the proposal is considered acceptable in terms of Policy EN16 of the Reading Borough Local Plan (2019).

e) Transport Matters

Officers did not consider the proposal warranted consultation with the Transport department on this occasion. This is because it is not considered the addition of 2 additional storage tanks would impact parking provision (as they would be located at the side of the building with other tanks). It was also confirmed by the applicant that the addition of 2 extra storage tanks will not result in an increase in deliveries as the existing

vehicles used to deliver have the capacity to increase their load in response to the increased provision of storage. As such, the proposal is deemed acceptable in relation to Policy TR3 of the Reading Borough Local Plan (2019).

Other Matters

It is noted that the applicant declared himself to be or related to an Authority member. However, upon discussion, the applicant advised this had been completed in error. As such, the decision is not required to be presented to the Planning Applications Committee.

11. Recommendation

GRANT permission subject to the following conditions:

Conditions

1. The development hereby permitted shall begin within three years from the date of this planning permission.

REASON to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Proposed Block Plan

Received 30th March 2021

001 Rev P2 - Site Location Plan, Block Plan, Indicative Elevations and Reference Images

Received 5th May 2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

Informatives

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

3. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

4. Encroachment

5. The applicant is reminded that following the granting of this permission, an updated Environmental Protection permit will need to be obtained from the Environmental Protection team to take into account the additional storage tanks.

6. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.