

ET Planning

The erection of 2 silos/ storage tanks

Client:

Mr D Chambers

7 Darwin Close

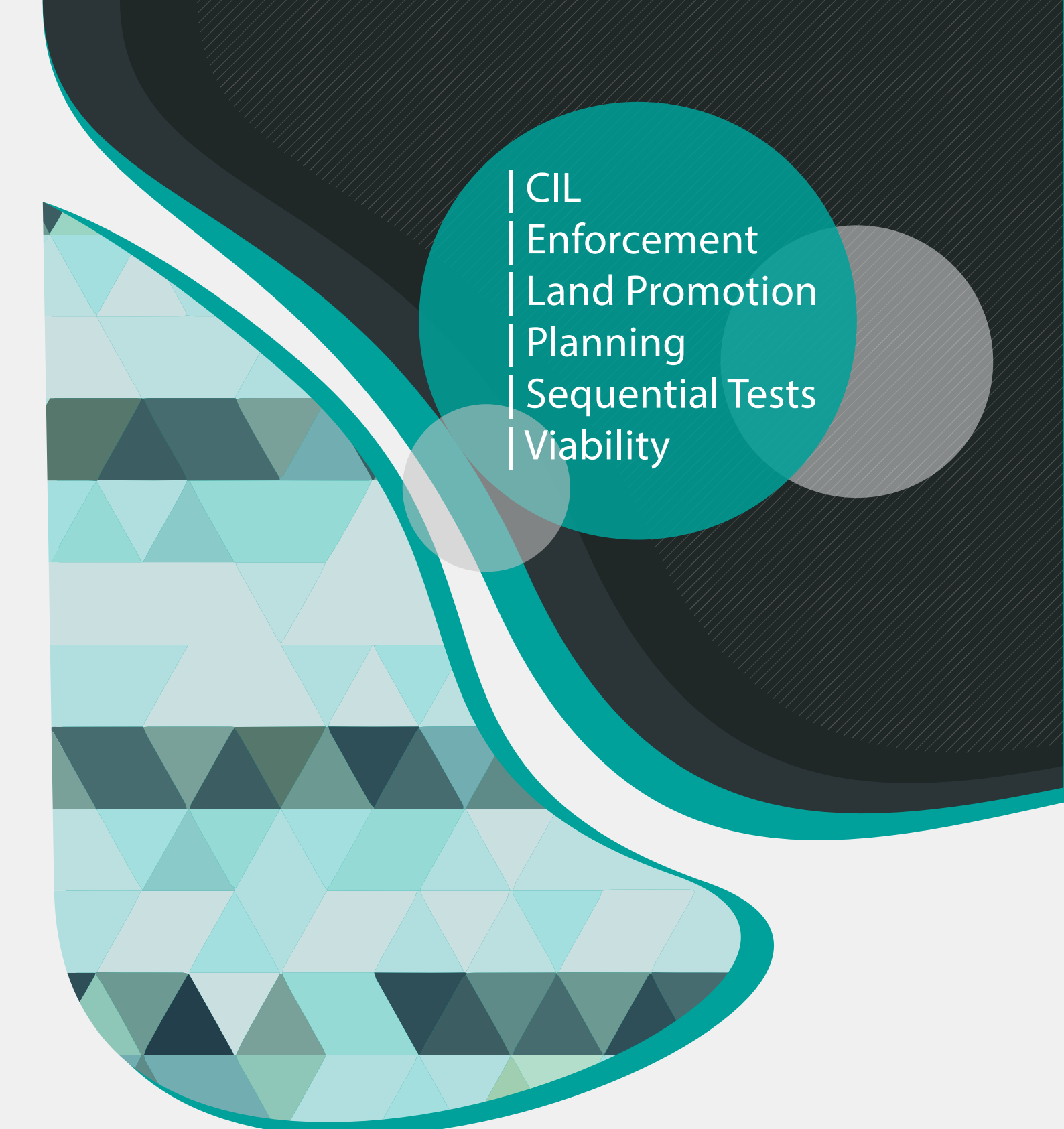
Reading, RG2 0TB

The erection of 2 silos/storage tanks next to the existing tanks. These will be used to support the existing business use on the site.

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01 Introduction

- 1.1 This statement is produced to support a planning application for the erection of 2 silos/storage tanks next to existing storage facilities.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Hives Architects
- 1:1250 Site Location Plan (Drawing No 001)
 - 1:500 Block Plan (Drawing No 001)
 - 1:200 Proposed Elevations (Drawing No 001)
- 1.4 The relevant application fee will be submitted by the applicant separately.

02 Site Location & Description

- 2.1 The site is in close proximity to the A33 and the M4. Therefore, the application site is located in an area in which transport connections can support a B1c use.
- 2.2 The site is a B1c industrial unit situated at the end of Darwin Close; the site is approximately 3,550 sqm in size.

- 2.3 The site is part of an industrial estate and is located within a Core Employment Area (Policy EM2) in Reading. The surrounding sites contain industrial buildings as well as parking and food storage. The application site is currently occupied by Clydesbridge Chemicals.
- 2.4 The application site is accessed via Darwin Close which extends off Commercial Road. Access extends from the front of the building to the rear which ample width for a heavy-duty vehicle.
- 2.5 The application site is located in Flood Zone 1 and is not a listed building or located within the setting of a listed asset.

03 Planning History

- 3.1 090659: Application for the "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". Approved: 31/07/2009
- 3.2 101583: Application for a "New Detached Storage Building and Lean to Covered Storage Area to side of factory". Approved: 18/04/2010
- 3.3 These applications emphasise how the site has been used as a B1c industrial unit in excess of 10 years. It is evident that storage tankers have been removed, erected and replaced over the years to facilitate changes in demand.

04 Development Proposals

- 4.1 The National Design Guide (2019) identifies that “*well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time*” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposed use of the site will not change subject to this application. This application solely seeks to erect 2 addition storage silos on the site to support the existing business.
- 4.4 It is important to note 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.
- 4.5 In addition, this application 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.

- 4.6 Deliveries will still be carried out between 08:00 and 16:00 every day ensuring that there is no change in schedule in response to this application. No deliveries will be carried out before 08:00. Deliveries can only be unloaded one at a time with this taking between 1 to 2 hours.
- 4.7 The site is fully regularised, and health and safety accredited alongside the proposed silos.
- 4.8 The existing shed will be removed to facilitate the erection of these additional storage units. The equipment stored within the shed will be moved inside the main building. The shed already rests on a concrete base ensuring that no foundations are required to erect the storage silos.
- 4.9 The existing brick wall which currently surrounds the shed will be reduced in size and extended around the proposed storage silos to form a bung lining. These walls are not boundary walls ensuring that the slight reduction will not impact surrounding development. Therefore, there will be no adverse impact on neighbouring businesses view of the site. The provision of the wall will provide further security.
- 4.10 **Layout and Scale:** Two silos are proposed which are slightly taller than the 4 existing silos to the immediate west, however, the silos are smaller than the 3 oil tanks located immediately to the south. Therefore, the proposal silos do not detract from the character of existing built form and are not excessive in height and scale.
- 4.11 The location of the silos is shown below on the proposed block plan.



4.12 Therefore, the silos are located alongside the existing storage units and will seamlessly blend into the existing built form.

4.13 **Landscaping:** No landscaping is proposed or required to facilitate the erection of the storage silos.

4.14 **Appearance:** The appearance of the silos will match the existing silos on the site. The structures will be cylindric and finished in metal grey cladding.

4.15 **Access & Parking:** There is no change to the access from Darwin close whilst access is still provided around the site to this area at the rear.

4.16 The proposed silos are located behind the existing units ensuring that there will be no impact in regard to space for delivery vehicles to unload product and material.

4.17 The location and nature of the proposal also ensures that there will be no impact on parking

4.18 By storing more raw materials on site less deliveries will be required. This improves the impact that the site currently has in regard to transport, economic efficiency supporting the growth of the business and the surrounding environment.

05 Policy Assessment

5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application. Some weight also needs to be given to the content of the Ministerial Statement, 'Planning for Growth', issued in March 2011.

5.2 The 'Golden Thread' running through the centre of guidance within the NPPF is the presumption in favour of sustainable development. Paragraph 38 of the NPPF states that "*Local planning authorities should approach decision on proposed development in a positive and creative way*" and "*at every level should seek to approve applications for sustainable development where possible*". Paragraph 117 of the NPPF comments that planning should "*make effective use of land*" in "*meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions*".

5.3 Paragraph 124 identifies that "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*", whilst paragraph 131 states that "*In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more*

generally in an area, so long as they fit in with the overall form and layout of their surroundings."

- 5.4 Paragraph 80 of the NPPF states that "*decisions should help create the conditions in which businesses can invest, expand and adapt*". This includes encouraging local business needs especially in "*high levels of productivity, which should be able to capitalise on their performance and potential*".
- 5.5 The Framework confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. One of these is an economic objective which needs to be considered alongside this application.
- 5.6 • an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 5.7 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.8 The site is located within a Core Employment Area (EM2) where commercial and educational uses are prioritised within the borough. Therefore, the use of the site in this manner is suitable and encouraged within local policy. The use of the site as B1c industrial is acceptable

and, thus, the expansion of this use should be viewed in presumption of sustainable development in accordance with Policy CC1 of the Local Plan

- 5.9 Policy EM3 states that employment land must not be lost within Core Employment Areas. This is of importance as, if the additional storage tanker is not approved and provided, the site may no longer be capable of supporting the existing business. Therefore, by not provided the storage required, the knock-on impacts may conflict with policy EM3 of the Local Plan.
- 5.10 The location of the proposed additional silos is within a walled area of the application site. Therefore, the site is considered as previously developed land and the use of the land for B1c uses such as silos is established.
- 5.11 Policy CC9 of the Local Plan states that *"Employment development should provide mitigation measures in line with its impacts on labour and skills and on the transport network."*. This proposal will have no impact on labour, skills and the transport network as there will be no change in parking and staff as mentioned further below.
- 5.12 The principle of development is therefore supported in national and local policy.
- 5.13 **Sustainable Development:** Paragraph 150 of the NPPF states that new development should be planned for in ways that can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

- 5.14 Local Plan Policy CC2 states that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.
- 5.15 The proposed development wholeheartedly achieves this as the existing business and its storage methods seek to use energy efficient methods and water saving measures.
- 5.16 The proposal does not seek to change the use of the application site. The proposal seeks to provide additional storage to facilitate the use of the site and respond to a growth in demand. Therefore, as the use of the site is established it is deemed that the proposal is sustainable development .
- 5.17 **Loss of Employment:** The erection of additional storage containers will not reduce the number of employees or add further employees due to the mechanical nature of works on the site. Therefore, it is evident that the proposal will not lead to a loss of employment or employment land in line with Policy EM3 of the Local Plan whilst there will be no impact on parking.
- 5.18 It is evident that failing to approve this application may lead to relocation of the business, thus, conflicting with Policy EM1 and EM3 of the Local Plan.

- 5.19 **Residential Amenity:** The application site does not neighbour any residential dwellings and, thus, there will be no impact on residential amenity. Even so, the nature of the proposal is to provide further storage, this will have no implications in regard to noise or any other amenity-based implications.
- 5.20 **Character and Appearance of the Area:** The NPPF highlights the need for good design which is clarified above. These principles are also reflected within Local Plan Policy CC7. The design and scale of the silos will match the existing silos at the site which were deemed as acceptable in relation to character and appearance.
- 5.21 The surrounding area is dominated by commercial, retail and leisure uses; therefore, the existing use of the site is in keeping with the site's context and has no adverse impact on surrounding buildings of this nature.
- 5.22 This application proposed two additional silos/storage containers in a location which is currently vacant land, fenced off and within the curtilage of the site. Therefore, the erection of two additional silos will carry no adverse impact on the character of the area.
- 5.23 **Trees and Landscaping:** Local Plan Policy EN14 seeks that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.
- 5.24 The proposed development does require the removal of any vegetation and does not involve any new planting. Therefore, there will be no impact on trees or landscaping in regard to this proposal.

5.25 **Transport and Parking:** The site lies within the Zone 3, Primary Core Area of the Revised Parking Standards and Design SPD (2011). The following, third column, therefore applies:

	Maximum Parking Standards		
	Zone 1	Zone 2	Zone 3
Commercial 1 space per m²			
B1(a) Office	250m ²	100m ²	50m ²
B1(b) Research & High Tech	250m ²	100m ²	50m ²
B1(c) Light Industrial	250m ²	125m ²	100m ²
B2 – B7 General & Specific Industrial	250m ²	125m ²	100m ²
B8 Storage & Distribution	250m ²	200m ²	150m ²

5.26 The ariel image and existing use at the site shows that ample parking is provided to facilitate the change of use and meet the requirements listed above. It is important to note that parking facilities are located adjacent to this site whilst it is possible for workers to attend the site via nearby train and bus transport links.

5.27 The land in which the silos are proposed is currently vacant and is not used for parking. Therefore, the proposal will have no impact on the current parking provision on site. The parking provision is not proposed to change as the proposals is for silos for storage, using existing delivery arrangements, and can then be deemed to still be acceptable.

- 5.28 **Drainage and SuDS:** The site lies in Flood Zone 1, which has the lowest risk of flooding. This application proposed two new silos adjacent to the existing silos on the site. Therefore, they will be connected to the existing drainage system and will not require any additional drainage works.
- 5.29 Therefore, the proposal will have no impact on drainage and will not require a further SuDS assessment.
- 5.30 **Contamination:** The silos do not storage toxic waste or chemicals which could contaminate the area if spilled or leaked, therefore, there is no risk of issues arising.
- 5.31 The liquid stored in the silos is not toxic and will have no further impact on the site in regard to contamination. The proposed silos simply increase the supply of resource and the site and match the existing silos in scale and design. Therefore, there is no further impact on the site in regard to contamination.
- 5.32 **Community Infrastructure Levy:** This is not applicable to this site and, thus, is not relevant. The relevant forms have been submitted alongside this proposal. No further S106 payment is required.

06 Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would have no adverse effect on the character of the area or the amenity of neighbouring residents whilst providing required storage for an existing business located within an employment area (Policy EM2).
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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