

DELEGATED PLANNING APPLICATION REPORT

Ward: Whitley

App Ref: 240615/FUL

Address: Alfa Clydbridge Chemicals, 7 Darwin Close, Reading, RG2 0TB

Proposals: Addition of one 3x5.8m, 19m³ storage tank and one 2.4x6.6, 16m³ storage tank to hold non-hazardous materials. Demolition of the existing compressor room. The new proposed tanks will sit in place of the compressor room.

Case Officer: Sian Hickey

Date received (valid from): 13 May 2024 **Target Decision date:** 8 July 2024

1. SITE DESCRIPTION

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

Site photo:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the addition of one 3x5.8m, 19m³ storage tank and one 2.4x6.6, 16m³ storage tank to hold non-hazardous materials. The proposal includes the demolition of the existing compressor room and the new proposed tanks will sit in place of the compressor room. The proposal would offer expanded facilities to the existing industrial

unit.

Plans considered:

Drawing No. 2821001AP6 - Proposed Plans and Elevations

Drawing No. 2821001P3 - Existing Site and Location Plans

The scale and location of the proposed tanks can be seen in green on the plan below:



3. 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 31/ 7/2009

210493 - 2 x additional 45,000 litre storage tanks to hold non-hazardous materials - Application Permitted 30/ 6/2021

240614 - Addition of one garage store measuring 6x6x2.5m, and one store measuring 4x4x2.5m. - Approved 8/7/24.

4. CONSULTATIONS

The following addresses were consulted by letter.

8 Commercial Road, Reading, RG2 0QZ

9 Bennet Road, Reading, RG2 0QX

11 Bennet Road, Reading, RG2 0RZ

19 Bennet Road, Reading, RG2 0QX

6 Commercial Road, Reading, RG2 0QZ

A site notice was displayed at the site on 20th May 2024.

Letters of representation have been received as follows: **None**

RBC Transport

The proposal comprises the erection of 2no. storage tanks (silos) of different sizes, to the eastern edge of the primary building, in close vicinity to the existing silos present on site. The

proposed silos would be located adjacent to the main building following the demolition of the existing disused compressor room.

There are no transport objections to this application as the proposed siting of the storage tanks would have no impact on parking or turning areas.

RBC Environmental Protection

No objections from a traditional EP perspective and no issues with regards to the Environmental Permit.

Emergency Planning Officer

Having considered the planning proposals for this site, there are no objections from an Emergency Planning perspective on the basis that the tanks are for the storage of 'non-hazardous' materials. Should there be a change in the type/nature of material stored in either of the tanks to 'hazardous', Emergency Planning would want to be advised accordingly.

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.

5. LEGAL AND PLANNING POLICY CONTEXT

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EM2: LOCATION OF NEW EMPLOYMENT DEVELOPMENT
EM3: LOSS OF EMPLOYMENT LAND
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN14: TREES, HEDGES AND WOODLAND
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

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.

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. 9 storage tanks are already on site, and so the addition would not appear out of context with surroundings. The proposals are not considered harmfully out of keeping given the context of the site and surrounding area which comprises an array of structures, tanks and equipment to facilitate Clydesbridge Chemicals. 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 proposed tanks would store non-hazardous materials, in the same manner as the existing tanks present on site. 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

No changes to existing access are proposed as part of this application and there are no impacts on the parking or turning areas. Therefore, there are no transport objections and as such, the proposal is deemed acceptable in relation to Policy TR3 of the Reading Borough Local Plan (2019).

Other Matters

The site does not contain any trees or soft landscaping. Therefore, the proposed development would not result in an unacceptable loss of biodiversity or impact any trees.

Conclusion

The proposed development has been assessed against the relevant policies and is considered acceptable.

RECOMMENDATION

Approve

Subject to the following conditions:

Time limit

Approved plans

Materials