

UTT/13/1958/FUL (Saffron Walden)

(MINOR INDUSTRIAL APPLICATION ON COUNCIL LAND)

PROPOSAL: Installation of replacement liquid nitrogen tank

LOCATION: SGA Technologies, Shire Hill Industrial Estate, Shire Hill, Saffron Walden, Essex

APPLICANT: Mr Christopher Brown, SGA Technologies, Shire Hill, Saffron Walden

EXPIRY DATE: 24 September 2013

CASE OFFICER: David Gibson

1. NOTATION

1.1 Within Development Limits. Industrial Estate.

2. DESCRIPTION OF SITE

2.1 The application site is an industrial unit located on the edge of the Shire Hill Industrial Estate. Industrial units are located to the east and south of the application site. Residential properties are located to the west of the application site, separated by a road.

2.2 The site itself consists of industrial units and an existing liquid nitrogen tank which has a capacity of 9700 litre. This tank is located to the east of the access road and is approximately 6 metres in height.

3. PROPOSAL

3.1 The applicant seeks planning permission for the erection of a 7.7m high, 20,000 litre liquid nitrogen tank that would replace the existing tank on the site. The existing tank would be removed once the new tank is fully operational. This is due to the fact that the business cannot operate without the supply of nitrogen.

3.2 The proposed tank would be 1.7m taller than the existing tank, would have a slightly wider diameter and would be positioned to the west of the access road into the site.

4. APPLICANT'S CASE

4.1 The applicant has submitted a short justification statement which includes a photomontage of the proposed development.

4.2 The development is required due to the on-going expansion of a successful business.

4.3 The siting of the tank would be altered for practical reasons to help with the smooth transition between tanks as the business cannot operate without nitrogen.

5. RELEVANT SITE HISTORY

5.1 UTT/0805/95/FUL - Erection of rear extension to enclose water tank

5.2 UTT/1225/94/FUL - Reinstatement of industrial unit after fire (with flat roof)

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- GEN1 Highways
- GEN2 Design
- GEN8 Vehicle Parking

7. PARISH/TOWN COUNCIL COMMENTS

7.1 No comments with regards to the development

8. CONSULTATIONS

8.1 No responses have been received at the time of writing the report.

9. REPRESENTATIONS

9.1 No objections or comments have been received with regards to the development.

10. APPRAISAL

The issues to consider in the determination of the application are:

A The impact of the development on the character of the site and the surrounding area (GEN2).

B The impact on car parking and highway safety (GEN8).

A The impact of the development on the character of the site and the surrounding area (GEN2).

10.1 The proposed development would involve the removal and replacement of a tank for the storage of liquid nitrogen. As stated above, the new tank would be situated in close proximity to the site of the original tank and would be slightly higher. A photomontage submitted with the application highlights this.

10.2 The design of the proposed tank is standard for this type of development. It would not look out of place within the confines of this industrial building and when viewed from the public road to the west, would not have an adverse impact on the residential area.

10.3 When viewed within the context of the site and the surroundings, it is considered that the proposed development would not have an adverse impact on the character of the site or the surrounding area.

10.4 The proposed development is considered to be of an acceptable design and is considered to accord with ULP Policy GEN2.

B The impact on car parking and highway safety (GEN8).

- 10.5 The proposed development would not result in the loss of any car parking spaces within the site. As stated above, the proposed development would replace an existing structure of a similar size and would be sited on land that is not currently used for car parking.
- 10.6 The location of the proposed development would not have a detrimental adverse impact on the internal layout or how the industrial unit operates. The larger tank will result in fewer deliveries from road tankers so would therefore have less of an impact on the highway network.
- 10.7 It is therefore considered that the proposed development would not have an adverse impact on car parking or the highway network and is therefore in accordance with ULP Policy GEN8.

11. CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A The proposed development is extremely minor and would not have an adverse impact on the character and appearance of the site or the surrounding street scene.
- B The proposed development would not have an adverse impact on car parking and highway safety as the proposed development would not result in the loss of any off street car parking spaces and would result in fewer delivery vehicles entering the site due to increased volume of the storage tank.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.