

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/03237/FULL1

**Ward:
Cray Valley East**

**Address : North Site Coates Lorilleux Ltd Cray
Avenue Orpington BR5 3PP**

OS Grid Ref: E: 546879 N: 167967

Applicant : Sun Chemical

Objections : YES

Description of Development:

Installation of new sprinkler tank and pump house and demolition of existing workshops

Key designations:

Areas of Archeological Significance
Business Area

Proposal

The proposed sprinkler tank and pump house will be sited at the south western corner of the site. This will entail the demolition of an existing single storey building which is used as a workshop. No hazardous substances will be involved in the proposal.

The Design & Access Statement states that the proposed tank is required in order to upgrade the sprinkler system within this industrial complex, necessary due to Health & Safety regulations. The tank will be built on a 15cm-high plinth and will rise to a maximum height of 6.6m, although the majority will be restricted to approximately 5.8m in height (height to rim) and its diameter will measure approximately 14.0m. The pump house will measure approximately 6.6m x 8.4m and rise to a height of 3.45m.

Location

The application site comprises a large industrial complex adjoining Cray Avenue, Cray Valley Road, Lynton Avenue and Stanley Way. The proposed tank and pump house would be located within the south western corner of the site at the junction of Stanley Way and Lynton Avenue. The site is predominantly flat, although there is a slight fall from southwest to northeast.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- proposed tank will be of excessive height
- existing trees and hedging provide inadequate screening to hide the proposed tank or prevent noise pollution, particularly during un-social hours
- unclear whether boundary screening will be enhanced
- proposed tank will be higher than existing tanks
- loss of privacy with regard to dwellings along Lynton Avenue
- risk of chemicals being stored beside existing structures
- applicant has been operating within a residential area without an adequate sprinkler system
- neighbouring residential property prices could be undermined

A response to the objections has been submitted by the Agent which seeks to deal with some of the above points raised, which is summarised in the conclusions section below.

Comments from Consultees

No objections to the proposal have been raised by the Council's Environmental Health or Drainage divisions or by Thames Water.

Planning Considerations

Policies BE1 and BE7 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design; and to resist the construction or erection of high or inappropriate enclosures where such boundary enclosures would erode the open nature of the area, or would adversely impact on local townscape character.

Planning History

There is no relevant planning history relating to this application.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed tank and pump house will be situated within a sizeable industrial complex which is occupied by numerous buildings and other structures. Accordingly, the provision of such development as is proposed is considered acceptable in principle and not at odds with surrounding development. The main consideration therefore relates to the prominence of the proposed development and its impact on the wider area.

The proposed tank, which will rise to a maximum height of 6.6m will be visible from surrounding streets at Lynton Avenue and Stanley Way. However, the majority of this structure will be restricted to a height of approximately 5.8m: in comparison to the existing single storey building, this will be approximately 0.8m higher and will maintain a similar separation from the highway. Taking this into account, together with the adjacent boundary screening it is not considered that the proposed tank will appear significantly obtrusive within the area or out of character given the industrial nature of the site.

The proposed pump house will be sited in a fairly discrete location partly obscured by the proposed tank and surrounding trees. Given its height, only the upper parts of this structure are likely to be visible from the adjacent street.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/03237, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|------------------------------------------|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure

The development is considered satisfactory in relation to the following:

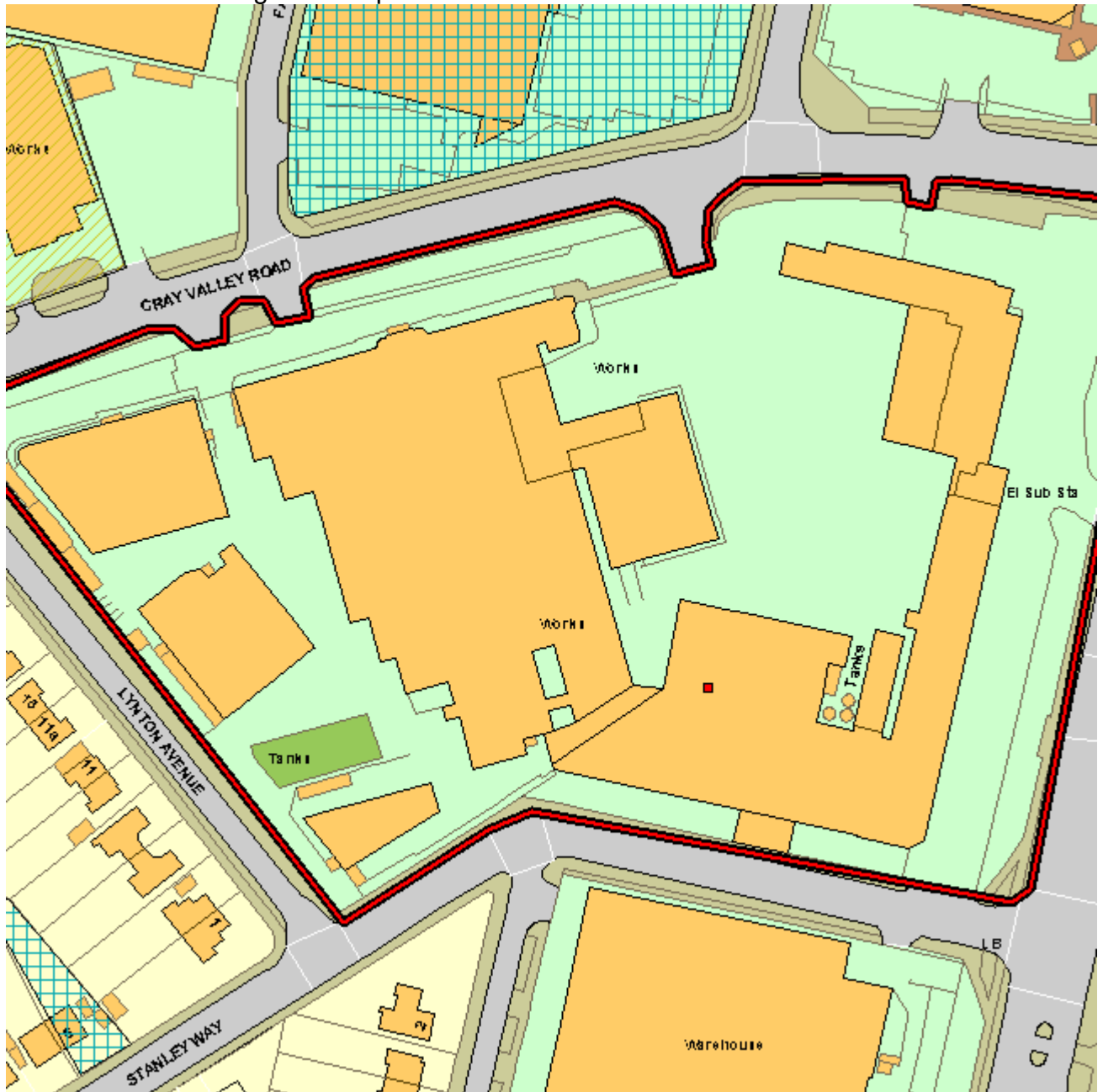
- (a) the appearance of the development in the street scene;
- (b) the character of the development in the area;
- (c) the light and outlook of occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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Proposal: Installation of new sprinkler tank and pump house and demolition of existing workshops



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