

DELEGATED DECISION REPORT

APPLICATION NUMBER

200720

143 Grandstand Road, Hereford, Herefordshire, HR4 9NH

CASE OFFICER: Mrs G Webster

DATE OF SITE VISIT: 18/03/202

Relevant Development Plan Policies: **The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 11, Class B**

Relevant Site History: **CW2000/1814/F – New portacabin linked to existing portacabin approved**

CH961442/F – Renewal of consent of temporary addition office accommodation – approved

CH911595/F – Temporary additional office accommodation for five years - approved

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The Site is located to the south of Grandstand road, with Red Barn Drive to the rear. The site is used as a petroleum depot. There are a number of storage tanks and office accommodation on site along with associated pipework for the distribution from the tanks.

Prior approval is sought for the demolition of buildings and storage tanks upon the site, the works will take place in two phases as follows:

Phase 1, Demolition and removal of:

2no. horizontal steel fuel storage tanks, steel saddle supports and all associated pipework and blockwork bund walls

6no. vertical steel fuel storage tanks, steel saddle supports and all associated pipework

4no. rectangular steel storage tanks and associated pipework

1no. loading gantry and associated pipework
1no.additive cabinet
1no canopy structure

Phase 2, Demolition and removal of:

2no.office buildings
2no. store buildings
1no.portacabin

All tanks that are to be removed are above ground level.

Representations:

Local Member updated via email

Pre-application discussion:

N/A

Constraints:

Contaminated Land
SSSI impact zone

Appraisal:

Notification has been given under Schedule 2, Part 11, Class B of the Town and Country (General Permitted Development) Order 2015, (England)(as amended) for the demolition of buildings and tanks as described above. The proposed demolition benefits from permitted development although the purpose of the notification is to enable the Local Planning Authority to consider whether or not prior approval would be required as to the method of demolition and proposed restoration of the site.

The GPDO stipulates that the Local Planning Authority must confine its assessment on whether prior approval is required to 'the method of demolition and any proposed restoration of the site'. The purpose of this control is to give local planning authorities the opportunity to regulate the details of demolition in order to minimise the impact of that activity on local amenity. In this case it is considered that, no further site investigation works are required to assess potential risks as the application is to demolish the buildings and above ground tanks only. The agent has confirmed that all tanks will be emptied, cleaned and vented and gassed out prior to demolition, and competent demolition specialists will be employed for the removal.

From the information submitted with the application and subsequent confirmation via email exchange with the agent, prior approval is not required in relation to the proposed demolition, as it would be permitted under Part 11 Class B of the GPDO.

RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐

PRIOR APPROVAL NOT REQUIRED

Signed: *Gemma Webster* Dated:24/03/2020.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

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REFUSE

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Signed:



..... Dated: 24 March 2020