

Planning Committee: 03 August 2005

Item Number: 08

Application No: W 05 / 0778

Registration Date: 06/05/05

Town/Parish Council: Warwick

Expiry Date: 01/07/05

Case Officer: Will Charlton

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Saltisford Canal Centre, Birmingham Road, Warwick, CV34 5LN

Installation of Ecosafe Diesel tank FOR Saltisford Canal Centre

This application is being presented to Committee due to the number of objections received.

SUMMARY OF REPRESENTATIONS

Warwick Town Council : No objection.

Inland Waterways : No objection.

British Waterways : No objections.

Environment Agency : No comments have been received to date, but it is understood that the agency have no objections subject to appropriate conditions.

Environmental Health : No comments.

WCC Ecology : No objection subject to the guidelines produced by the Environment Agency being met and the requirement that any trees/hedgerows be protected.

Neighbours : A total of 9 objections have been received from 6 boats. It is understood that 5 are residential boats and 1 is non-residential. The main objections relate to the close proximity of moored canal boats, including residential boats to the proposed diesel facility point. A number of boats moor along the canalside and the existing jetty. Boats using the facility would need to tie to the existing residential boats and may try to reverse out of the arm, rather than using the winding hole. Objection is raised regarding the potential for pollution of the surrounding area, including smell and spillage into the canal, especially as there is no natural flow of water. This would have a potential impact upon the environment and wildlife, which is in abundance.

Applicant : A letter has been received in response to the neighbours concerns. It is stated that last year the centre received 850 visitors' boats throughout the season. The centre currently offers secure moorings, pump out facilities, laundry, electricity, calor gas and a small gift shop. Diesel is not currently sold, and at present the nearest sale point north is two days cruising, and south two hours cruising (Kate Boats), that sell diesel at limited times.

Advice has been taken from the Environment Agency and manufactures regarding storage and usage, and the sales position seems logical as it is already a place for pumpout, elsan, refuse and water.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) ENV30 - Protection of Canal Corridors (Warwick District Local Plan 1995)

PLANNING HISTORY

There is no planning history relevant to the current application.

KEY ISSUES

The Site and its Location

The Saltisford Arm is situated off the Grand Union Canal on the edge of Warwick. The arm is located to the south of the Birmingham Road, on the opposite side of the road to the Saltisford Common. It's southern boundary is enclosed by the recently developed housing on the former Cold Storage Depot site.

Details of the Development

It is proposed to install a bunded diesel tank adjacent to an existing canal side building. The tank would be used to store diesel for sale to canal users, with the pump and fuel line being located within the existing brick building.

Assessment

The proposed fuel tank would be located in a 'cut' into the canal bank, adjacent to an existing brick built building. As such it is considered that the proposed bunded tank would have a limited visual impact of the general amenities of the area, especially as screening is proposed.

The tank proposed would be bunded, and the adjacent building would house the diesel pump and hose, thereby reducing the potential for contamination of the area and canal. Although there are a number of boats moored near to the facility, including residential boats, due to the limited nature of the facility, together with the fact that there have been no objections from consultees, it is not considered that the potential for impact upon the environment and wildlife of the area is of such a level as to warrant refusal. It should also be noted that the building currently provides facilities for pumping out the toilets of the boat visiting the facility.

Although it is appreciated that boats accessing the facility would moor along the existing jetty and may have to tie to the existing residential boats, this situated may currently exist. It is also understood that it is the right of a canal

boat user to moor tied to another boat. Although boats using the facility may try to reverse out of the arm, rather than using the winding hole, this could currently happen. It is not considered that the increase in use of the arm, as a result of the proposal would be of such a level as to increase the risk of this happening to such a level as to cause a danger sufficient to warrant refusal of the application.

Whilst it is recognised that the residents have concerns over the proposal, their objections have to be weighed up against the need for the proposal and its potential impacts, including environmental and visual. Having considered the objections received, other consultation responses and other material considerations it is considered that the proposal is acceptable.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out in accordance with the details shown on the approved drawings, and specification contained therein, submitted on 6th May 2005 except as required by condition 3 below and unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 3 Notwithstanding the details in respect of the details shown on the submitted plans, no development shall be carried out on the site which is the subject of this permission, until details of screening have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.