PLANNING STATEMENT INSTALLATION OF UNDERGROUND LIQUID PETROLEUM GAS TANK AT

THE GATE HOUSE
WINDHILL GATE FARM
WINDHILL LANE
STAINCROSS
BARNSLEY S75 5BU

This planning statement, is part of the listed building consent application PP-06867476 and supporting documents, the site plan, heritage statement, design and access statement, and the location plan. Antony Wiles Design and Conservation at Barnsley Metropolitan Council (BMC) has been contacted for pre consent advice

Proposal - The proposal is to apply for planning permission and listed building consent for the replacement of a pre-existing over ground oil tank with a 2,100 litre 'underground' liquid petroleum gas tank (LPG) within the curtilage of the grade II Listed Building. The Gate House, Windhill Gate Farm.

There are no mains gas supplies to the Gate House, the pre-existing oil tank did not comply with current oil safety regulations at its last service and the boiler was beyond economical repair. As the property had existing LPG cylinders outside the property to serve a gas fire, the oil tank was subsequently removed and a gas boiler has been installed.

LPG is now the only form of energy supply to the Gate House property. Energy appliances are currently served via 47 kg cylinders including the central heating system and the cooker hob. We have been made aware that the housing of these cylinders does not comply with new regulation and there is an obvious urgency to rectify this. We are also in the process of obtaining listed building consent for a wood burning stove as a primary source for heating the home. The gas central heating is currently our only form of heating and hot water and supply to gas cooker.

The storage of these large cylinders, lifting and handling and aging occupant perspective is becoming increasingly problematic. To be linked to the main gas network will costs in circa of £50,000 according to Northern Gas Network and this is grossly unaffordable and not an option. It is also becoming expensive to purchase cylinder LPG gas. We are currently using a cylinder a week at an approximate £55.00 per cylinder, since the gas boiler was installed, LPG prices have risen considerably. Purchasing gas in bulk will be a far more economical option and safer from a storage, lifting and manual handling perspective.

A proposed over ground gas tank was originally intended as the neighbouring Emley view has an over ground tank. It was hoped that an over ground gas tank would be sited in the same location as the pre-existing oil tank that was also installed in 1997. This however, is no longer possible as the gas safety installation regulation for over ground tanks has changed and the only option available, is for an underground gas tank. In accordance with code of practice legislation, UK LPG COP1. Over ground tanks must be positioned 3 metres from building and boundary walls on either side, as well as any fixed source of ignition and 1.5 metres away from overhead electricity cables. The dimension from boundary wall to the garage is just outside this marker.

An underground tank option however can be placed closer to boundaries unlike the over ground tank safety options. As the site is within the curtilage of a listed building this will require listed building consent as well as local planning permissions. **Please see Calor gas**

storage options in Appendix 1. And the link to the planning portal on fuel tanks https://www.planningportal.co.uk/info/200130/common_projects/24/fuel_tanks

The Gate House is accessed from Windhill Lane into an open court yard. **See figure 1** Entry through to the rear of the gatehouse is through a flying freehold (Archway) **Height 8'2" x 11' 7" wide**. **See figure 1 & 2**

It is proposed that the underground gas tank will be located at the rear elevation of the property within the lawned area, secured by a high double stone wall. **See figure 3**

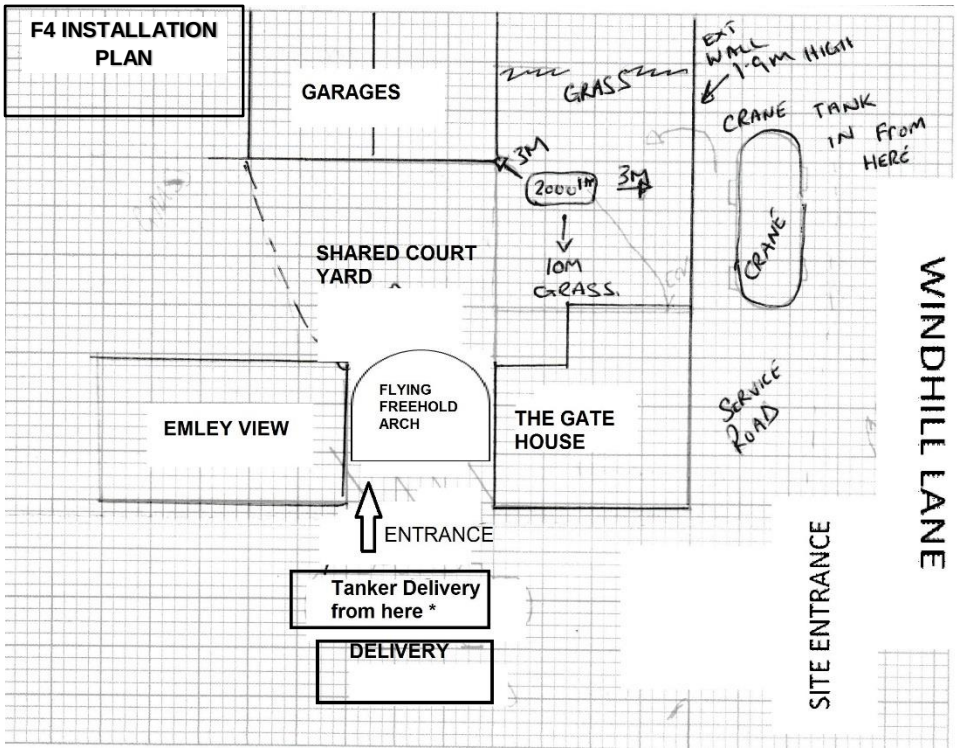
A recent Location map has been attached to this application see **Appendix 2**. And an installation plan from Calor **See figure 4** & **Appendix 3**. NB Windhill Gate Farm is not in a conservation area.

Figure 1 - Windhill gate farm Open court yard front elevation, illustrating the access to The Gatehouse through the flying freehold

Figure 2 - the rear elevation of the Gatehouse illustrating the access from the flying freehold

Figure 3- the rear elevation of the Gate House illustrating the lawn area for proposed underground tank and shared courtyard

The excavation work will require a suitable and sizable digger able to access the Gatehouse site under the archway. **Please see figure 4 Installation Plan**



The excavation will be commissioned by calor gas to dig the cavity to the required dimensions set out by them. To transport the gas from the tank to the property, a gas pipe will be laid along a trench across the garden to the wall outside of the house. An alternative 'moling' technology can be used to run pipes underground without the need for digging. **Please see excavation specification in <u>Appendix 4</u>**

The gas pipe enters the property above ground with a quick acting emergency control valve. Then the internal pipework will be connect the valve to the internal boiler and other appliances. Calor will deliver and install the tank and the cavity will be filled according to calor gas specification.

Once the tank is installed, the tank needs to be sited in a position that can be easily reached and accessible for delivery drivers. The vehicles have a maximum hose length of 30 metres and both the vehicle and the tank need to remain within the delivery driver's eye site during the filling process. They also require a minimum gateway width of 2.75m, a minimum access road width of 3. A survey by calor salesman has produced install plan for the Gate house see **<u>figure 4</u>**

The installation of a bulk gas tank will be compliant with Gas safety installation regulation and maintenance policies. The long term maintenance of the tank will be the responsibility of the gas supplier. Please see bulk tank siting specification in **<u>Appendix 5 and Appendix 6</u>**

IMPACT ASSESSMENT

- There will of course be some disruption to our neighbours at Emley View, by the initial excavation dig itself including noise and moved earth.
- The proposed tank will be securely sunken and hidden under ground, it will therefore, not have any visual impact or spoil the listed building outlook.
- Access to the site by appropriately sized excavation machinery & tools

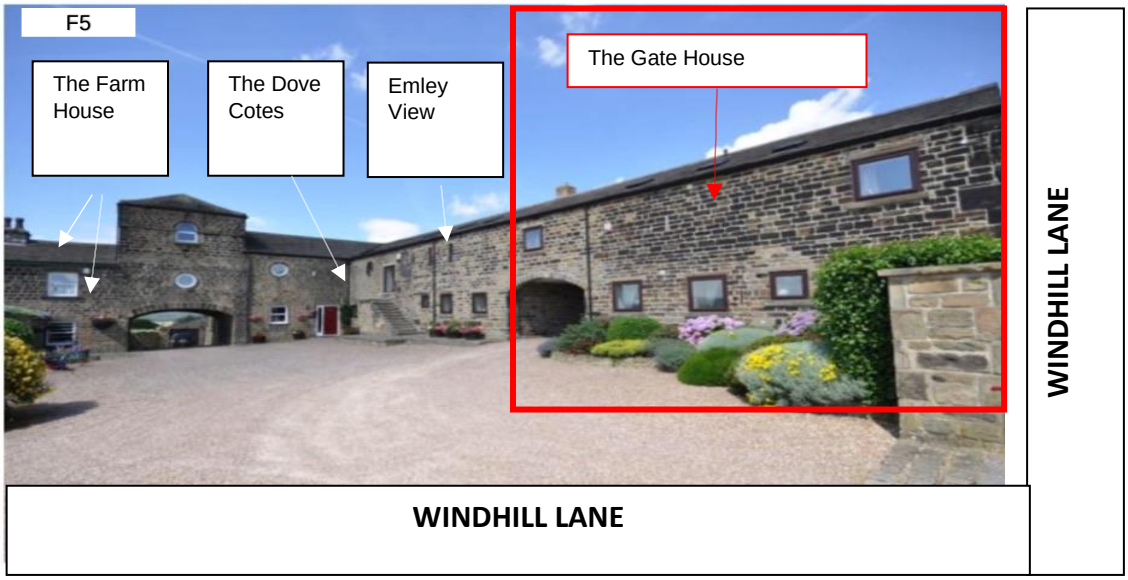
- The tank can be placed closer to boundaries unlike the over ground tanks
- Once the tank is buried the area will be returned to grass or planted flowers and the tank access will be covered by a small green inspection cover visible on the lawn enabling the gas delivery driver access to fill the tank.
- Reduced Manual handling of cylinders aging occupants
- Reduced costs 60% Cheaper buying in bulk appose to cylinder gas
- No unsightly tanks or cylinders
- More energy efficient
- More convenient hassle free
- Links to central tele monitoring gas reading
- No risk of soil or water pollution and smell as with oil tanks

Property Description

The subject premises (The Gate House) is a two story dwelling which comprises of 4 bedrooms, a farmhouse kitchen, hall way and lounge. The Gate House is one of 3 attached converted outbuildings at Windhill Gate Farm. Windhill Gate Farm was built approximately around 1780. It is a Grade II Listed building governed under the Listed Buildings and Conservation Areas Act 1990. Windhill Gate Farm is described on the Historic England official register, List entry Number: 1313242 it was first listed on 27 Aug 1986. See list entry map **Appendix 7**

We believe the outbuildings were converted around 1997, as Windhill Gate Farm was listed on the historic England's register pre development in 1986, there is no reference given to the Gate House. A brief outline is mentioned of the outbuildings that once formed part of the listed Windhill Gate Farm. Original walls are of solid stone facing specification and set beneath a concrete slate pitched roof

The front elevation of the Gate House faces on to Windhill Gate Farm's court yard and is visible from the roadside. There are three other residences including; Emley View, The Dove Cotes and The Farm House facing onto this court yard. A recent photograph of Windhill Gate Farm' has been inserted. The Gate House which relates to this application, has been highlighted in a red box. Location image **Please see Figure 5**



Appendices

Appendix 1 Calor Gas Storage Options
Appendix 2 Installation Plan
Appendix 3 Location Map
Appendix 4 Excavation Specification
Appendix 5 Bulk Tank Sighting specification over ground
Appendix 6 Bulk Tank Sighting specification underground
Appendix 7 Listing Map

Figure 1 Access to the Gate House from Windhill Lane
Figure 2 Rear elevation of the Gate House & Arch
Figure 3 Proposed sighting for tank
Figure 4 Installation Plan
Figure 5 the Gate House Location Image