

Planning Sub-Committee Agenda



To: Councillor Muhammad Ali (Chair)
Councillor Paul Scott (Vice-Chair)
Councillors Chris Clark, Clive Fraser, Toni Letts, Felicity Flynn, Jason Perry,
Scott Roche, Gareth Streeter and Oni Oviri

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 31 January 2019** at the rise of Planning Committee but not earlier than **7.45pm** in **Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX**

JACQUELINE HARRIS BAKER
Director of Law and Governance
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www.croydon.gov.uk/meetings
Wednesday, 23 January 2019

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact the person detailed above, on the right-hand side.

To register a request to speak, please either e-mail
Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

N.B This meeting will be paperless. The agenda can be accessed online at
www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

To receive any apologies for absence from any members of the Committee

2. Minutes of the previous meeting (Pages 5 - 6)

To approve the minutes of the meeting held on Thursday 17 January 2019 as an accurate record.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

5. Planning applications for decision (Pages 7 - 10)

To consider the accompanying reports by the Director of Planning & Strategic Transport:

5.1 18/02651/FUL Leon House, 233 High Street, Croydon, CR0 9XT (Pages 11 - 22)

Re-configuration of bin storage, erection of Green Fencing screen, Vehicle and pedestrian access control gates to Mason's Avenue.

Ward: Fairfield

Recommendation: Grant permission

6. Exclusion of the Press & Public

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

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Planning Sub-Committee

Meeting of Croydon Council's Planning Sub-Committee held on Thursday, 17 January 2019 at 8.54pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

MINUTES

Present: Councillor Muhammad Ali (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Toni Letts, Scott Roche and Oni Oviri

Also Present: Councillor Shafi Khan

PART A

A1/19 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held on 13 December 2018 be signed as a correct record.

A2/19 **Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

A3/19 **Urgent Business (if any)**

There were none.

A4/19 **Planning applications for decision**

A5/19 **18/04540/FUL 35 Beatrice Avenue, Norbury**

Conversion of single family dwelling house to two x 1 bedroom flats and one x 3 bedroom flat with associated car parking, amenity space and bin storage.

Ward: Norbury

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Sharleen Lyseight spoke against the application.

Ganesh Gnanamoorthy spoke in support of the application.

The late Councillor Maggie Mansell was the referring Ward Member. Councillor Shafi Khan, also a Councillor for Norbury & Pollards Hill Ward, spoke on behalf of Councillor Mansell against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. There was a request for a condition to have security measures on the gates and lighting. Councillor Letts seconded the motion.

Councillor Roche proposed a motion to **REFUSE** the application on the grounds of over development of the site, adverse effect on surrounding occupants and parking. Councillor Oviri seconded the motion.

The motion of approval was put forward to the vote and was carried with three Members voting in favour and two Members voting against. The second motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 35 Beatrice Avenue, Norbury.

The meeting ended at 9.33 pm

Signed:

Date:

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PLANNING SUB-COMMITTEE AGENDA

PART 5: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan (consolidated with Alterations since 2011)
 - the Croydon Local Plan (February 2018)
 - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by **Highways Legislation**.
 - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the **Party Wall Act**.
 - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

3 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

6. FURTHER INFORMATION

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

7. PUBLIC SPEAKING

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

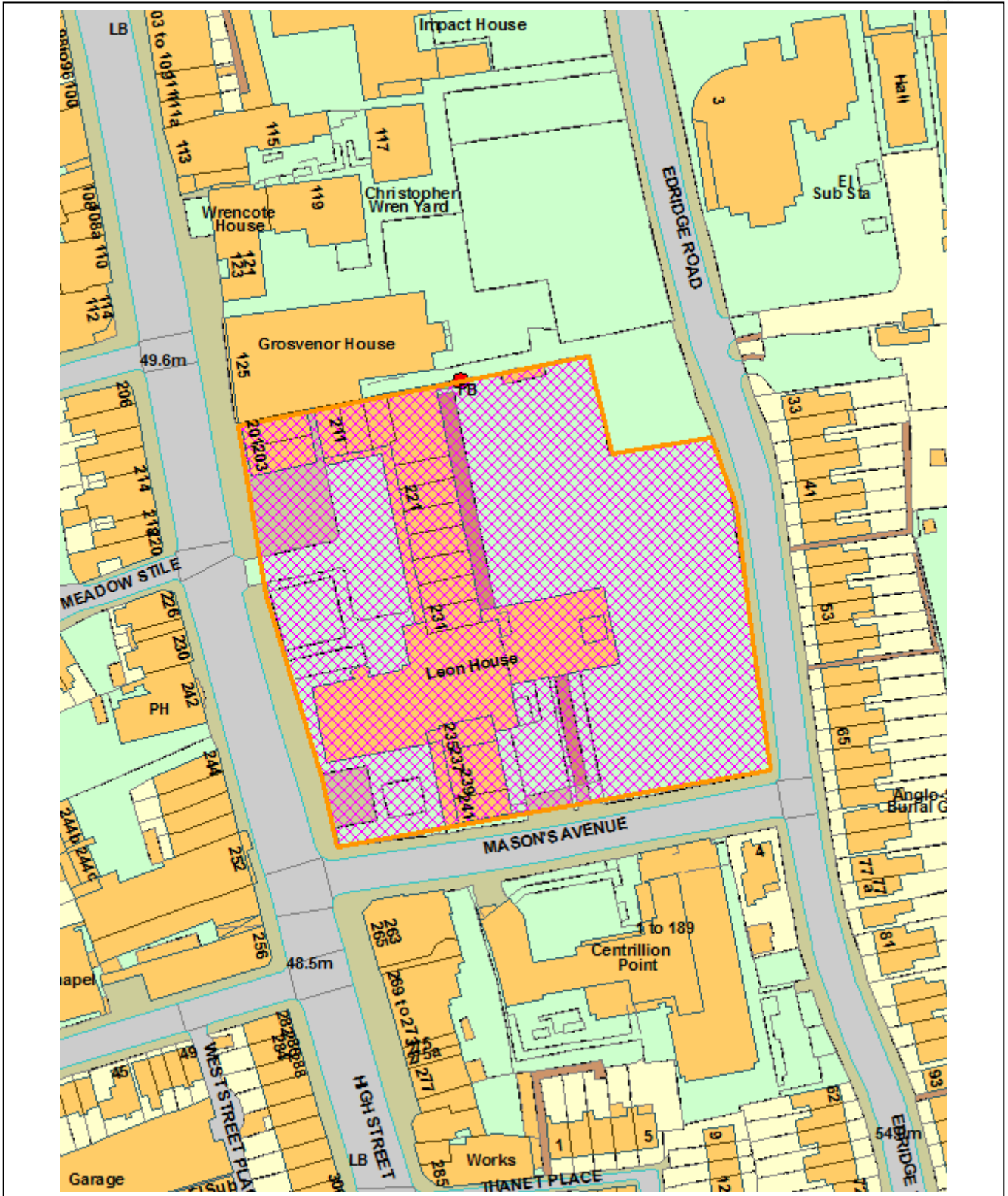
8. BACKGROUND DOCUMENTS

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

9. RECOMMENDATION

- 9.1 The Committee to take any decisions recommended in the attached reports.

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PART 5: Planning Applications for Decision**Item 5.1****1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/02651/FUL
Location: Leon House, 233 High Street, Croydon, CR0 9XT
Ward: Fairfield
Description: Re-configuration of bin storage, erection of Green Fencing screen, Vehicle and pedestrian access control gates to Mason's Avenue
Drawing Nos: 16031 20-101 Rev C1P, 2359 AG(04) 36 Rev F, 14365-101, 2359 AG(04) 37 Rev B, 2359 (AG04) 100, Refuse strategy.
Applicant: Mr Sheridan, FI – Real Estate Management
Agent: Mr Jon Howarth, Ellis Williams Architects
Case Officer: Helen Furnell

- 1.1 This application is being reported to Planning Committee because objections (14) above the threshold in the Committee Consideration Criteria have been received.

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) Development to be in accordance with the plans submitted
- 2) Submission and approval of details/samples of materials
- 3) Submission and approval of details of the provision and maintenance of landscaping.
- 4) Details of times for moving bins out for collection.
- 5) Commercial bins only to be stored in the timber bin store shown on drawing 2359 AG(04) 36 Rev F.
- 6) Residential bins to only be stored in refuse room on 1st Floor of Leon House.
- 7) Residential bins not to be moved out of the internal bin store prior to 7am on the day of collection and returned to bin store within 1 hour of collection.
- 8) Residential bins only to be collected on Monday, Wednesday and Friday between 07:30-10:30.
- 9) Commercial bins only to be collected on Friday between 07:30-10:30.
- 10) Development to commence within 3 years
- 11) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Any other informative(s) considered necessary by the Director of Planning

3 PROPOSAL AND LOCATION DETAILS

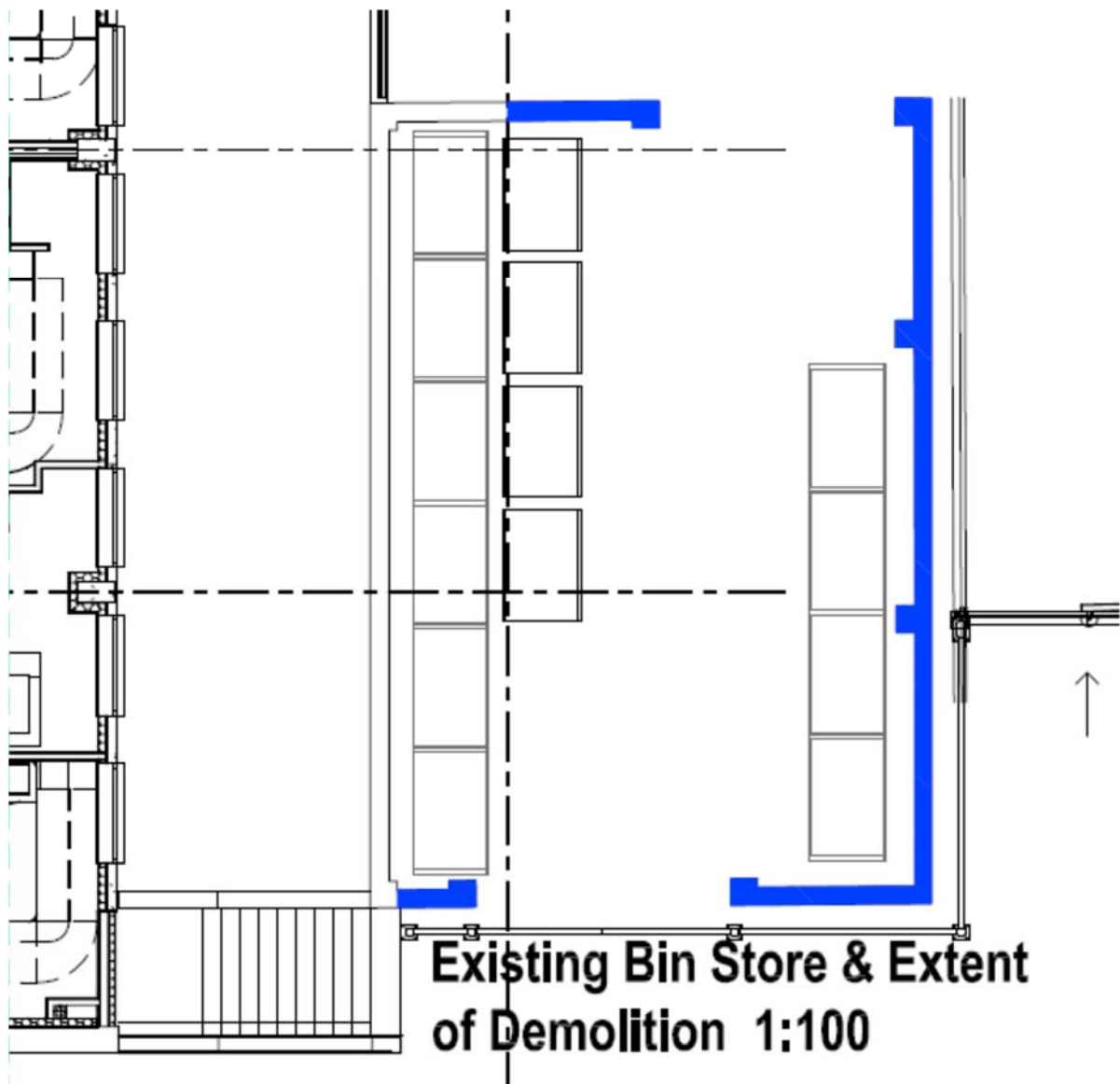
Proposal

- 3.1 This is a full planning application for the reconfiguration of the bin storage at the site with a green fencing screen surrounding it and vehicle and pedestrian access control gates to Mason's Avenue.
- 3.2 The current bin store of 64m² would be amended and most brick walls removed to create a commercial bin store for the adjacent restaurant use of 14m² (which would retain the rear brick wall and have timber slatted walls (with access gates) on the other three sides and a timber roof). Residential bins are proposed to be located within an internal bin store at first floor level of the building (which is at the same level as the existing bin store) and would be moved out on collection days to a holding area which is proposed to be screened from the road by metal mesh fencing which is proposed to be greened with climbing plants.
- 3.3 Commercial bins are proposed to be collected once a week (on Fridays) between 07:30 and 09:30 and the residential bins are proposed to be collected 3 times per week (on Mondays, Wednesdays and Fridays) between 07:30 and 10:30. There will be a management arrangement whereby the building cleaning staff will move the residential bins from the internal store to the collection area (adjacent to the commercial bin store and enclosed by timber slatted fencing) at 07:00 (a process which will take 15-20 minutes). The area is covered by CCTV and the building concierge will be able to see when the bins have been emptied, prompting the building cleaning staff to move the bins back in to the internal bin storage area.
- 3.4 The proposed gates are proposed to be constructed of galvanised steel and will have automatic opening for vehicles and there will be a pedestrian/cycle access gate.

Site and Surroundings

The site is occupied by an existing bin store that has brick walls. There is an existing vehicle access point and there are other open areas that are currently used for the storage of commercial refuse bins.





Planning History

3.5 The following planning decisions are relevant to the application:

15/02926/GPDO Use of floors 1-6 as 67 flats.

Prior approval given

15/02927/GPDO Use of floor 7 as 14 flats.

Prior approval given

15/02928/GPDO Use of floors 9-20 as 168 flats.

Prior approval given

16/01467/P Alterations; use of 8th floor as 8 two bedroom and 1 three bedroom flats.

Planning permission granted (Subject to a S106 Agreement)

16/06157/FUL External works comprising replacement and additional glazing, formation of new entrances, new communal roof terrace, landscaping and associated works.

Planning permission granted

17/04817/FUL Change of use of the eighth floor from Class D1 use to 14 residential units.

Planning permission granted (Subject to a S106 Agreement)

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The proposed changes visible in the streetscene would have a minimal impact and would not have a detrimental impact on the character of the area, which is acceptable.
- 4.2 There would be no significant harm to neighbouring properties amenity, given that the proposed bin store would be smaller, covered and the residential bins would be stored inside the building. In addition, suitable planning conditions are proposed to control any potential for noise and disturbance
- 4.3 The proposal would not prejudice highway safety, the operation of Masons Avenue or result in an unacceptable increase in traffic.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 6.1 A total of 275 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses:15 Objecting:14 Supporting:0 (1 comment received).

- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
<i>Impact on adjoining occupiers</i>	
Bins should be located on other side of the building	This is the proposal that has been put forward and the Council has a statutory duty to determine it. The fact that this is the existing location of bin storage is also a material consideration.
<i>Disruption</i>	
Noise from putting rubbish in and emptying bins	See paragraphs 8.8 & 8.9.
<i>Visual Impact</i>	
Not in keeping with the area.	See paragraphs 8.2 – 8.6.
Obtrusive by design	See paragraphs 8.2 – 8.6.
Overdevelopment	See paragraph 8.2.

Galvanised metal fencing out of character and overbearing in height.	See paragraph 8.5.
Views of bins	See paragraphs 8.3 & 8.8.
Highways matters	
Mason's Avenue not wide enough for bin collection	See paragraph 8.14.
Increase in traffic	See paragraph 8.13.
Parking problems – objection to any loss of parking spaces	The development does not propose the loss of any parking spaces.
Other matters	
Works have commenced	Construction works have been ongoing at the site for some time in relation to the implementation of the GPDO prior approvals.
Bin capacity not indicated	Scaled drawing 2359 AG(04) 36 Rev F shows the footprint of the proposed commercial bins and scaled drawing 16031 20-101 Rev C1P shows the first floor room with the footprint of the bins. Information has also been submitted showing the frequency that the bins would be emptied and this can be controlled by condition.
Bad smells coming from bins	See paragraph 8.11.
Will attract pests/vermin	See paragraph 8.10.
Council is unable to cope with the current collections and query what provision is being made for 400 new residents.	The applicant is proposing to use a private company for refuse collections to ensure the frequency of collections, this would not result in additional strain on Council resources.
Non-material issues	
Reduction in property value	This is not a material planning consideration.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting healthy and safe communities
- Making effective use of land
- Achieving well designed places

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

7.4 Consolidated London Plan 2015 (LP):

- 5.3 Sustainable design and construction
- 5.10 Urban greening
- 7.4 Local character
- 7.6 Architecture
- 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.

7.5 Croydon Local Plan: 2018 (CLP2018):

- SP4: Urban Design and Local Character.
- SP4.1 High quality development that responds to local character.
- DM10: Design and Character.
- DM10.1 High quality developments.
- DM10.6 Protection to neighbouring amenity.
- DM10.7 Architectural detailing, materials respond to context
- DM10.8 Landscaping.
- DM10.9 Lighting and light pollution.
- DM13: Refuse and Recycling.
- SP6.3 Sustainable design and construction.
- SP6.6 Waste management.
- SP8: Transport and the Communication.
- SP8.5 and SP8.6 Sustainable travel choice.
- DM29: Promoting sustainable travel.

8 MATERIAL PLANNING CONSIDERATIONS

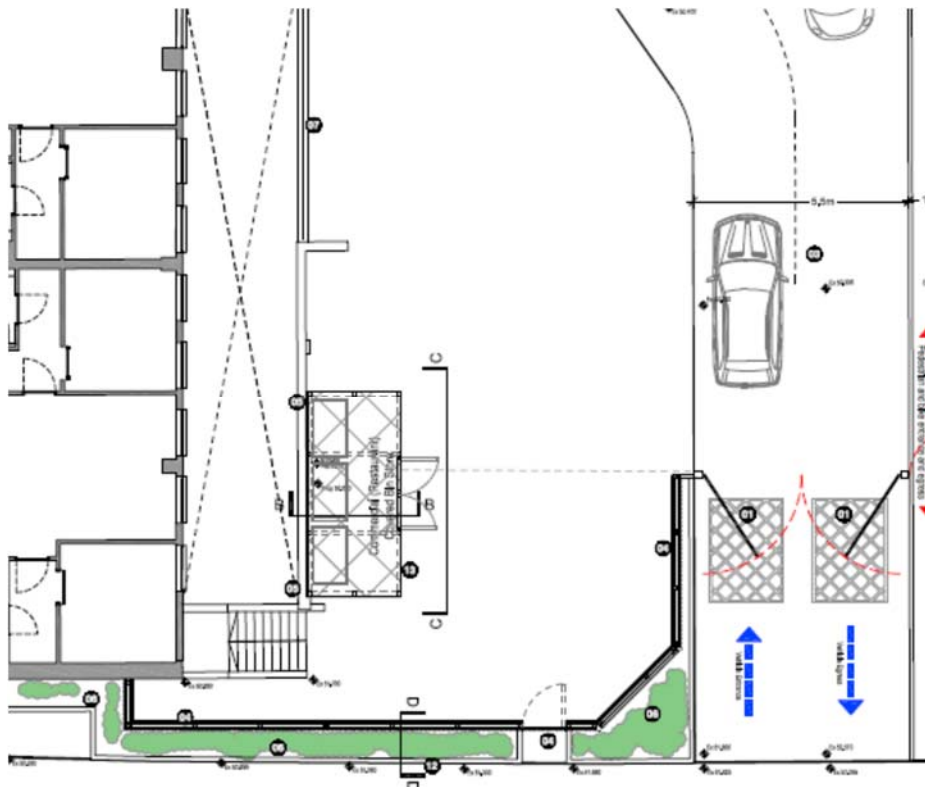
8.1 The main planning issues raised by the application that the committee must consider are:

1. The impact on the visual amenity of the area
2. The impact on the amenity of adjoining occupiers
3. Highways and parking issues

The impact on the visual amenity of the area

8.2 The proposed bin store would be located in the same position as the existing bin store. The existing bin store is an open topped enclosure, constructed from brick. Three sides of this enclosure are proposed to be removed (with the rear wall remaining). A new bin enclosure is proposed for the existing ground floor restaurant at the site. This reduces the footprint of the bin enclosure from 64m² to 14m², which is a significant reduction.

8.3 The bin store is able to be so significantly reduced in extent as it is only required to serve the ground floor restaurant rather than the whole of Leon House as well. Bin storage for the residential use being implemented in Leon House would be contained within an internal bin store.



- 8.4 The proposed bin store is proposed to be constructed from timber slats and would have a timber roof. The proposed bin store would be located within the site and a new boundary treatment is proposed. This boundary treatment would be constructed from metal mesh fencing, which would be greened with climbing plants. Due to the sloping nature of Mason's Avenue, the boundary treatment is proposed to vary in height between 2.4m and 3.425m.
- 8.5 The materials of the fence, the density of planting and the species proposed to be used can all be controlled by planning condition and it is considered that a green fence would have a softer impact on the streetscene than the existing wall (which varies from 1.7m - 2.3m in height). The position of the proposed green fence would screen the proposed bin store from view in the streetscene.
- 8.6 The proposed vehicle and pedestrian entrance gates would be adjacent to the proposed green fence and would be located in the same position as the existing vehicle entrance. This element is acceptable and would result in the removal of the existing vehicle barrier, rising bollard and anti-drive infrastructure.
- 8.7 Whilst the provision of a greened fence is a new feature in the streetscene, it is considered to be an appropriate replacement for the existing wall and it would not have a detrimental impact on the character of the area.

The impact on the amenity of adjoining occupiers

- 8.8 Concern has been raised by local residents that the proposal would be detrimental to their amenity and quality of life (as outlined in paragraph 4.2 above). However, these concerns must be assessed in the context of whether or not the concerns are justified and whether or not the proposal will cause harm to residential amenity.
- 8.9 In terms of the potential for noise and disturbance, the area of external bin storage will reduce significantly from the existing situation and the external bin storage will

now have a roof (whereas it is open at present). This will have the benefit of reducing the number of bins with the potential to cause disturbance and the positioning of the bins within the bin store and having a second screen from the proposed fence, will aid in mitigating any potential impact. In addition, the presence of a roof over the bin store will aid in screening the bins from local residents on upper floors of adjacent buildings.

- 8.10 The applicant has confirmed the residential bins will be stored within the building and only moved out on collection days and the location within the building has been specified on a plan. This means that residents filling the bins will be inside the building and not causing disturbance to local residents. The applicant has also confirmed the arrangements for moving the bins outside to be collected and moved back into the building (which is outlined in paragraph 3.3 above). These timings can be controlled by condition, which means that there will be a very limited impact on local residents from the residential bins and the hours stated by the applicant are not considered to be unreasonable. These timings will also mean that the bins will only be visible from the upper floors of adjacent buildings for limited times.
- 8.11 Given that the residential bins will be inside the building, this will mean that they are not easily accessible to local wildlife and will only be outside the building for short periods of time. The commercial bins will be outside, but will be completely surrounded by the bin store and will be on a much smaller scale than the existing bin store, which will be an improvement.
- 8.12 Whilst there are inevitably some smells that emanate from bins, given that the residential bins will, for the most part be inside the building, away from residents and the commercial bin store will be on a much smaller scale than the existing bin store, the situation will be no worse than the existing situation, and is likely to have less of an impact.
- 8.13 Whilst local residents may prefer the bins to be located in an alternative position, the Council is tasked with assessing the proposals that are put before them to assess whether or not they cause harm. The fact that there is an existing bin store in the same location is also a material consideration. It is considered that the proposals, with appropriate conditions as suggested, would have no greater impact on the amenity of neighbouring residents than the current situation and would not cause harm.

Highways and parking issues

- 8.14 Concern has been raised that the proposal would result in an unacceptable increase in traffic. The proposal would result in 4 refuse collections per week (3 residential and 1 commercial). It is considered that this level of traffic movement is not significant and would not have an unacceptable impact.
- 8.15 Concern has also been raised that Mason's Avenue is not wide enough for bin collections. However, Mason's Avenue is of a sufficient width to have marked out parking bays on both sides of the road (as part of the CPZ) and the road is yellow lined immediately outside the vehicle entrance to the site. It is considered that the road is of a sufficient width to allow the passage of bin lorries.

Conclusions

8.16 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

8.17 The details of the decision are set out in the RECOMMENDATION.

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