

Ward Sidmouth Sidford

Reference 19/1283/FUL

Applicant Mr Allen

Location Land At 1 - 12 Tully Gardens Sidmouth EX10 9TE

Proposal Construction of 3no. bin stores



RECOMMENDATION: Approval - standard time limit



		Committee Date: 29th October 2019
Sidmouth Sidford (Sidmouth)	19/1283/FUL	Target Date: 29.08.2019
Applicant:	Mr Allen	
Location:	Land At 1 - 12 Tully Gardens Sidmouth	
Proposal:	Construction of 3no. bin stores	

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EXECUTIVE SUMMARY

This application is before Members because it relates to development by the Council on its own land and a neighbour has objected to the proposal.

Planning permission is sought for three bin stores to serve three blocks of Council owned flats. The need for external bin stores is to ensure that communal areas within the buildings are maintained free of obstructions in the interests of fire safety.

One bin store would be located behind/to the side of each block of flats on existing areas of hardstanding.

The small timber enclosures would have little impact in the streetscene and would not adversely affect any neighbours, despite the proximity of two of the bin stores to the site boundary. In addition, the bin storage facilities, along with the tenancy conditions, would prevent adverse effects from odour or litter. For these reasons the proposal is recommended for approval.

CONSULTATIONS

Local Consultations

Parish/Town Council
Support

Other Representations

One comment has been received from the occupier of 223 Manstone Avenue stating the following:

"Stores must be fully enclosed to eliminate smells.

Garden/land needs to be kept clean and tidy, so much mess already coming into my property. I have great concerns about more mess with new bin stores."

Technical Consultations

Environmental Health

I have considered the application and do not anticipate any environmental health concerns.

PLANNING HISTORY

None.

POLICIES

Neighbourhood Plan for the Sid Valley 2018-2032

Policy 1 - Sid Valley Development Principles

Policy 6 - Infill Development, Extensions and Trees

Policy 7 - Local Distinctiveness

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 6 (Development within Built-up Area Boundaries)

D1 (Design and Local Distinctiveness)

Government Planning Documents

NPPF (National Planning Policy Framework 2019)

Site Location and Description

This application relates to three blocks of Council owned flats on the north east side of Tully Gardens, close to the Manstone Depot.

The buildings are two storeys in height, each containing four flats. They are arranged in a shallow crescent and are surrounded by lawns with mature trees in front. Behind each building there is a concrete hardstanding.

The rear of the flats face the side elevations of properties in Manstone Avenue, a cul-de-sac off Manstone Lane, and the southern boundary of the site adjoins the rear boundary of 221 and 222 Manstone Avenue (which both front onto Manstone Lane).,

Proposal

Planning permission is sought for three bin stores to serve three blocks of Council owned flats. The structures would be timber enclosures measuring about 2m by 3.2m and 2m high. The structures do not have roofs.

The need for external bin stores is to ensure that communal areas within the buildings are maintained free of obstructions in the interests of fire safety. This is one of a number of measures adopted by the Council to ensure that tenants and their families are safe in their homes.

To ensure that refuse and recycling is stored safely, one bin store would be located behind each block of flats on existing areas of hardstanding.

ANALYSIS

The main issues for consideration are the visual impact from the proposals and any impact upon the amenity of nearby residents.

Visual impact

Due to the location of two of the bin stores to the rear of the flats, there would only be glimpsed views of one of the bin stores from the road. This bin store would however be viewed in association with the flats, is small in scale, would not be prominent in the streetscene and would not cause harm to the visual amenity of the area.

Impact upon neighbouring amenity

Two of the bin stores would be adjacent to the boundary with the neighbouring dwellings whereas the third bin store would be situated well within the site. Those on the boundary would not appear overbearing or intrusive to the neighbours owing to the restricted height of the enclosures.

Rubbish and recycling would be stored in lidded containers within the bin stores and this would avoid adverse impacts from mess and odour. The fence enclosure would also prevent any mess spilling over the boundary with the neighbours. Furthermore, tenants are required not to litter, dirty, obstruct or block communal areas and as such a roof over the enclosures would not be necessary other than for aesthetic purposes. If future problems do occur, this can be taken up with, and resolved by, the Council's Housing Department. Environmental Health have raised no objection to the proposals.

With regard to any impact upon the occupiers of the flats, there are two flats on the ground floor of each block and there is a communal hallway with a rear door dividing the flats. In the case of two of the blocks the bin store would be opposite the central door and therefore would not obstruct the outlook from the flats. The third bin store would be to the south and to the side of the southern block of flats and would not affect the outlook from the nearest flats.

CONCLUSION

The proposal is part of a series of measures being implemented at Council properties throughout the district to ensure that they comply with the Council's Housing Fire Safety Policy. A number of other applications for similar bin stores have already been approved around the district.

In this case the small timber enclosures would have little impact in the streetscene and would not adversely affect any neighbours, despite the proximity of two of the bin stores to the site boundary. In addition the bin storage facilities, along with the tenancy conditions, would prevent adverse effects from odour or litter. For these reasons the proposal is recommended for approval.

RECOMMENDATION

APPROVE

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)

NOTE FOR APPLICANT

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

Plans relating to this application:

	Location Plan	01.07.19
	Block Plan	01.07.19
BINSTORE17-17-8	Proposed Elevation	01.07.19
BINSTORE17-8	Proposed Floor Plans	03.07.19

List of Background Papers

Application file, consultations and policy documents referred to in the report.