

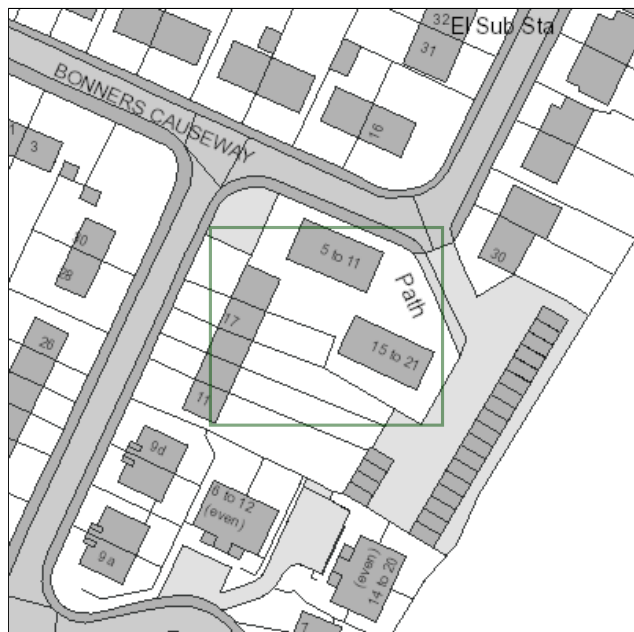
**Ward** Axminster

**Reference** 20/2171/FUL

**Applicant** Mr Allen

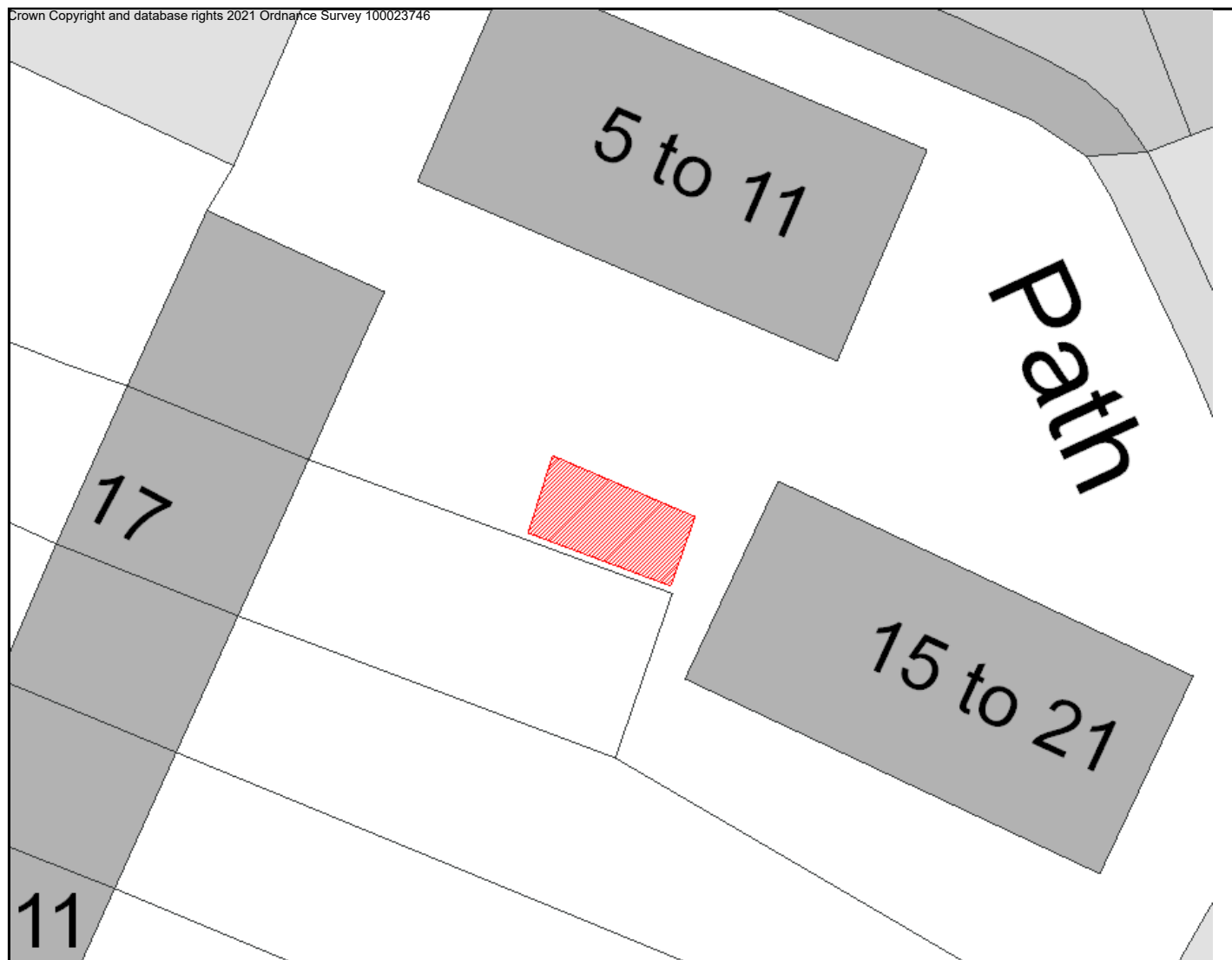
**Location** Bonners Causeway Axminster EX13 5EN

**Proposal** Formation of bin store



**RECOMMENDATION: Approval**

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		<b>Committee Date: 10<sup>th</sup> February 2021</b>
<b>Axminster (Axminster)</b>	<b>20/2171/FUL</b>	<b>Target Date: 11.12.2020</b>
<b>Applicant:</b>	<b>Mr Allen (East Devon District Council)</b>	
<b>Location:</b>	<b>Bonnars Causeway Axminster</b>	
<b>Proposal:</b>	<b>Formation of bin store</b>	

**RECOMMENDATION: APPROVE**

### **EXECUTIVE SUMMARY**

The application is before Members as EDDC is the applicant and an objection to the proposal has been received.

The proposal seeks to provide a bin store to serve the 2 no. apartment blocks on the site. It is an alternative to that approved under application 19/1282/FUL. The revised location is to the rear of the northernmost block and would therefore be largely screened from public view.

The application has been amended to seek to address the concerns of a neighbouring resident and the Council's Environmental Health Officer. The amended location has overcome the concerns of the Environmental Health Officer and is now considered to be acceptable and to provide appropriate separation from the boundary with the neighbouring property.

In all other respects, including design, the proposal is considered to be acceptable and is recommended for approval.

### **CONSULTATIONS**

#### **Local Consultations**

Axminster - Cllr Andrew Moulding

I recommend that this application is approved

Axminster - Cllr Ian Hall

I recommend approval

Axminster - Cllr Sarah Jackson

I support approval, noting that the applicant is the local authority on which I serve as a ward member.

Parish/Town Council

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

**Technical Consultations**

Environmental Health

The newly submitted plan detailing the distance from the rear boundary to bin store of 1300mm has addressed EH concerns over odour and pest issues. Taking this new plan into consideration I have no objections to the proposal.

Other Representations

1 representation received raising objection to the proposal on the following grounds:

- Concern raised regarding location of the store in relation to neighbouring garden and potential for smell and vermin issues.

**PLANNING HISTORY**

Reference	Description	Decision	Date
19/1282/FUL	Construction of bin store	Approved	09.08.2019

**POLICIES**

Adopted East Devon Local Plan 2013-2031 Policies  
Strategy 6 (Development within Built-up Area Boundaries)

Strategy 20 (Development at Axminster)

D1 (Design and Local Distinctiveness)

EN14 (Control of Pollution)

Government Planning Documents

National Planning Practice Guidance

NPPF (National Planning Policy Framework 2019)

**Site Location and Description**

The application site relates to land at Bonners Causeway which forms part of large residential estate to the northeast of the town centre. There are 2 no. two storey, EDDC owned apartment blocks on the site, each containing 4 no. apartments. The blocks are arranged in a staggered form with the southwestern block set back in the site. To the southwest of the apartment blocks is an area of garaging set at a higher level, this is accessed via an existing access from Bonner's Causeway. The proposal site is to the

northwest side of the more southerly block and to the rear south of the other, it borders the private garden area of No. 17 Bonner's Drive.

### **Proposed development**

Permission is sought for the construction of a bin store. The store would be constructed and clad in timber and would provide communal general waste storage and shelving for individual recycling boxes. The store is proposed to be located on a concrete pad to be constructed to the northwest side of the block containing nos. 15-21. A new concrete path would lead from the store to an existing path that links the block with the public highway to the north.

### **ANALYSIS**

It is considered that the main issues in the determination of the application are:

- Impact on the character and appearance of the area
- Impact on residential amenity

#### **Impact on the character and amenity of the area**

The proposed store would be located to the rear of the more northerly of the two accommodation blocks and would, as a result, be largely screened from public view. In this regard it would have a reduced impact over the store previously approved on the site frontage under application 19/1282/FUL. The proposal would also be seen in close relation to the existing buildings on site and in close proximity to existing sheds on adjoining land to the south. There is no objection to the design of the proposed store and it is considered to be compliant in this respect with the requirements of policy D1 of the Local Plan.

#### **Impact upon residential amenity**

In terms of protecting residential amenity, Policy D1 requires that development does not adversely affect the amenity of occupiers of adjoining properties. The nature of the store use is such that it has the potential to give rise to odour impacts and potentially noise associated with its use. Policy EN14 seeks to control pollution including from odour and noise impacts.

The Environmental Health Officer raised objection to the original siting of the store, which was immediately on the boundary with the garden of neighbouring property (17 Bonners Drive). The occupier of this property has also objected to the proposal on this basis and the potential for the bin store to attract vermin.

As a result of the comments received, the location and orientation of the bin store has been amended with the store now moved 1.3 metres off the boundary with the neighbouring property. The Environmental Health Officer has advised that this separation distance is sufficient to overcome their previous concerns. It should also be noted that refuse and waste recycling would arise from the residential flats regardless of the application which merely seeks to provide a central storage area for

residents. It is also relevant that the bin store will house bins and containers to ensure that any waste is not left out in the open to minimise any impacts.

The location will not impact upon an adjoining tree, although this tree is of limited value.

On the basis of the amended plans the proposal is considered to be acceptable and 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 requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

#### **Plans relating to this application:**

BINSTORE 17-1	Proposed Elevation	07.10.20
BINSTORE 17-2 rev B	Proposed Site Plan	24.12.20
	Location Plan	14.01.21

#### **List of Background Papers**

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