

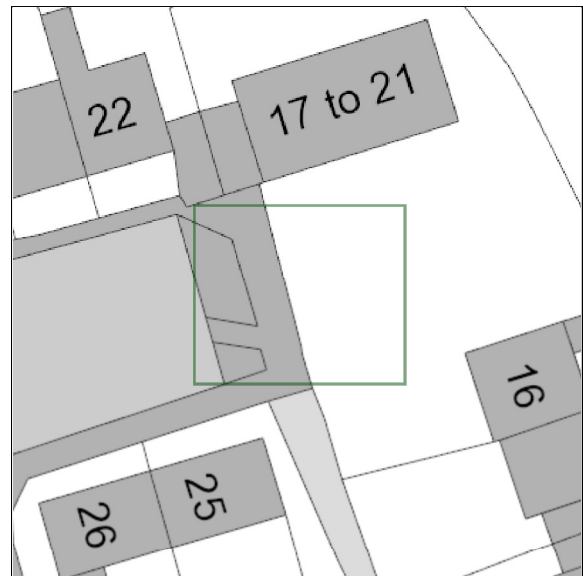
Ward Sidmouth Sidford

Reference 19/1286/FUL

Applicant Mr Allen (East Devon District Council)

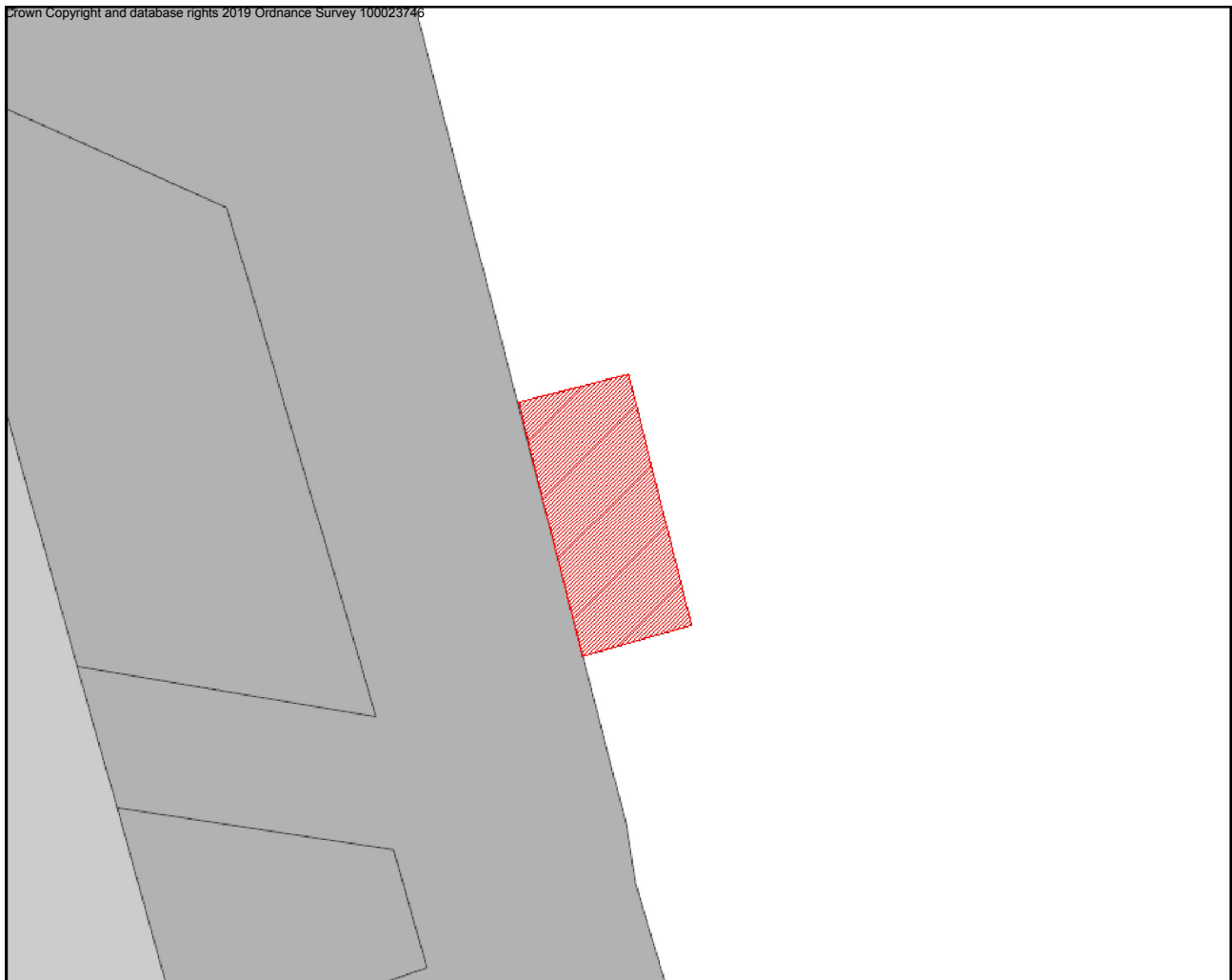
Location Land Adjacent 17 - 21 High Meadow Sidmouth
EX10 9UW

Proposal Construction of bin store



RECOMMENDATION: Approval with conditions

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		Committee Date: 29th October 2019
Sidmouth Sidford (Sidmouth)	19/1286/FUL	Target Date: 29.08.2019
Applicant:	Mr Allen (East Devon District Council)	
Location:	Land Adjacent 17 - 21 High Meadow Sidmouth	
Proposal:	Construction of bin store	

RECOMMENDATION: Approval with conditions

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 a bin store to serve a block of Council owned flats. The need for an external bin store is to ensure that communal areas within the building are maintained free of obstructions in the interests of fire safety.

The bin store would be located on a green in front of the building at the end of the cul-de-sac. It has been re-located during the course of the application to protect trees.

The small timber enclosure would be acceptable in the streetscene and would not adversely affect any neighbours. In addition the bin storage facilities, along with the tenancy conditions, would prevent adverse effects from odour or litter and would discourage seagulls and rats. For these reasons the proposal is recommended for approval.

CONSULTATIONS

Local Consultations

Parish/Town Council
Support

Other Representations

One objection has been received from the occupier of 23 High Meadow stating the following:

'This Bin Store will cause a noise nuisance from seagulls. It will also exacerbate the Health and Safety issue that we already have regarding rats and disease, and it will take away car parking spaces of which we do not have enough of now.'

Technical Consultations

EDDC Trees

There is a requirement for a Birch tree to be removed within this application, this tree has a reasonable life span, I have the following observations:-

- There is no tree report outlining health concerns of the tree, nor is there a TPP or AMS for the remaining tree.
- If the tree is allowed to go there should be a replanting of 2 for one within the immediate vicinity

Amended plans - The amended location for the bin store is far more acceptable, with an AMS not to access the area under the neighbouring trees and condition tr01

Environmental Health

I have assessed the application and have the following comments:

I would recommend some suitably worded signs relating to the bin stores are placed appropriately. Possible text could include:

Bin Store

Recycle and help the environment - Please ensure you select the appropriate bin
Please also think about other local residents - avoid depositing waste late at night or early in the morning

Thank you

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 a block of Council owned flats at the upper end of High Meadow.

The building is three storeys in height and faces onto a green at the end of the cul-de-sac. On a verge between the main grassed area and the car park there are two trees.

The land in front of the flats slopes down to the side boundary with 16 High Meadow and there are further dwellings to the west of the site.

Proposal

Planning permission is sought for a bin store to serve a block of Council owned flats. The structure would be a timber open-roofed enclosure measuring about 2m by 3.2m and 2m high.

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.

ANALYSIS

The main issues for consideration are the visual impact from the proposals (including any impact upon nearby trees) and any impacts upon the amenity of nearby residents.

Visual Impact

The communal bin store would be located in front of the flats on the grassed area as there are no available or accessible locations to the rear of the flats.

The proposal was initially to site the bin store one verge by the parking area. However, following concerns about the impact on the adjacent trees from the Council's Tree Officer, a revised siting on the green adjacent to the path has been agreed.

The extent of the paths and hard surfaces leading to the site and the small scale of the works will avoid adverse impact on the trees between the car park and the site. However a barrier around the trees should be erected to prevent inadvertent damage to the trees or their rooting area during construction. This can be secured by condition.

The bin store would be prominently sited in front of the building and at the end of the cul-de-sac. However, its modest size, timber cladding and the position of the trees in the foreground would mitigate the visual impact. In the absence of an alternative accessible location, and given the need for the proposal, the siting is considered acceptable.

Impact upon the amenity of nearby residents

The bin store would be far enough from the flats that it would not affect their outlook but close enough for convenient access.

The revised siting has moved it away from no. 22, a neighbouring dwelling, but closer to no. 16. However, in both cases there would be sufficient separation to avoid any adverse impact on amenity. The Council's Environmental Health Officer has not objected to the proposal.

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 onto the green. Furthermore, tenants are required not to litter, dirty, obstruct or block communal areas. These measures should be sufficient to avoid nuisance from seagulls and rats. A roof over the enclosure would not be necessary other than for aesthetic reasons and any future issues regarding the bin store can be report to, and addressed by, the Council's Housing Department.

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 bin stores have already been approved across the district.

In this case the small timber enclosure would be acceptable in the streetscene and would not adversely affect any neighbours. In addition the bin storage facilities, along with the tenancy conditions, would prevent adverse effects from odour or litter and would discourage seagulls and rats. 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.)
3. Prior to the commencement of any works on site (including site clearance), protective fencing shall be erected around the two trees on the verge between the site and the parking area. Such fencing shall be not less than 1.2 metres high and shall be erected on the boundary of the grass verge with the adjacent paths and shall be retained intact for the full duration of the construction.
(Reason - To preserve and enhance the character and appearance of the area in accordance with Policy D3 - Trees and Development Sites of the Adopted East Devon Local Plan 2013-2031.)

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:

BINSTORE17 rev 1 (amended)	Layout	19.09.19
1A : amended	Location Plan	19.09.19
2A : amended	Location Plan	19.09.19
BINSTORE17- 17-11	Proposed Elevation	01.07.19

List of Background Papers

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