

**SOUTHERN PLANNING COMMITTEE – 29 June 2016**

**UPDATE TO AGENDA**

**APPLICATION NO.**

16/1309N

**LOCATION**

13 Buxton Avenue, Crewe CW1 6EU

**UPDATE PREPARED**

24 July 2016

**BACKGROUND**

This update has been provided following receipt of consultation from ANSA Environmental Services relating to bin storage provision; and receipt of two additional plans from the applicant showing the provision for bin storage and cycle storage within the site:

Revised '*Proposed Plans. Elevations and Sections*' Rev 1

Revised 1:500 '*Block/ Site Plan*'

**UPDATED REPORT TEXT**

**Other Issues**

Bin storage and collection has been raised as a significant concern from both local residents and town councillors. To address these comments the applicant has provided revised plans showing additional off street bin storage in addition to the existing on street provision.

The proposals showed the provision of off-street bin storage both to the front of the property, showing space for two large bins, for the self contained flat and to the rear within and adjacent to an attached outbuilding, showing space for five bins, for the bed-sits.

Consultation with the Councils Waste Services has recommended for six single occupancy bed-sits there will be the need for six standard 240L wheeled bins (three standard refuse and three recycling).

Further revised proposals shown on plans '*Proposed Plans. Elevations and Sections*' Rev 1 show the provision of off-street bin storage both to the front of the property, showing space for two large (240L) bins, for the self contained flat and the provision of space in the rear yard to locate the required six large

(240L) bins, for the bed-sits. Details of their containment have not been provided.

The Planning Officer is satisfied that the site would be able to provide sufficient bin storage and subject to attachment of condition, should permission be granted, requiring details of covered bin compound to be approved, it is considered that the proposals would satisfy the waste management needs of the self contained flat and that of the bed sits without causing any significant adverse impact on neighbouring residential amenity or streetscene impacts.

**APPROVE subject to conditions;**

- 1. Time (3 years)**
- 2. Plans**
- 3. Materials to Match**
- 4. Details of covered bin storage compound to be provided**
- 5. One bike parking space for each flat/bed sit to be provided**

**Informative:**

- 1. NPPF**
- 2. Hours of construction**

**In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.**