

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 22 May 2008

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

**TEAM MANAGER
SIGN OFF SHEET**

Case No:	08/00478/FUL	Valid Date	21 February 2008
W No:	21043	Recommendation Date	29 April 2008
Case Officer:	Mrs Julie Pinnock	8 Week Date	17 April 2008
		Committee date	22 May 2008
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Erection of 4 no. bin store compounds on land to the rear of Trussell Crescent

Site: Street Record Trussell Crescent Winchester Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
NO	NO	NO	YES	NO		

COMMITTEE ITEM SIGN OFF		
<p style="text-align: center; margin: 0;">APPROVE</p> <p style="margin: 0;">Subject to the condition(s) listed</p>		
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

WINCHESTER CITY COUNCIL
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Item No: 7
Case No: 08/00478/FUL / W21043
Proposal Description: Erection of 4 no. bin store compounds on land to the rear of Trussell Crescent
Address: Street Record at Trussell Crescent Winchester Hampshire
Parish/Ward: Winchester Town
Applicants Name: Mr Allen Smith
Case Officer: Mrs Julie Pinnock
Date Valid: 21 February 2008
Recommendation: Application Permitted

General Comments

This application is reported to Committee as it is on land owned by, and has been submitted by, the City Council.

Since the submission of the application, amended plans have been submitted to reposition bin store compound no. 4 slightly further north of its original location. This will move the bin store away from the rear boundary of 79 Westman Road where the occupier of this dwelling has a rear gate.

Site Description

The site is situated to the rear of flats which front onto Trussell Crescent. Trussell Crescent comprises 76 flats within 5 separate 3 storey blocks located north and east of Fromond Road, Weeke.

To the rear of the flats is a service road accessed from Trussell Close, which provides vehicular access to parking areas, including blocks of flat roof garages.

To the rear of the flats each block has its own bin collection point. At each collection point are a number of wheeled bins, which are stored in the open adjacent to the entrances to the flats. There are also some pockets of refuse stored to the rear of the flats.

The land adjacent to the service road is grassed, and retains a generally open feel.

Proposal

The proposal is to provide four dedicated bin store compounds, and replace the existing wheeled bins with larger paladin bins which will be stored within the new compounds.

Four bin store compounds are proposed in four locations. Site No. 1 is located on an island of open space, adjacent to a garage court. Site No. 2 is located on grass verge to the rear of a garage block, and adjacent to the side boundary of 21 Trussell Close. Site No. 3 is situated to the north of a block of garages, and adjacent to the side boundary of 1 Trussell Close. Site No. 4 is situated on a grass verge to the rear of dwellings which front Westman Road.

Each compound has a concrete base of 5.2m x 4.2m. The compounds are to be enclosed with 1.8m high close boarded fencing mounted between concrete posts. Internally galvanised steel bin anchor rails are proposed.

Relevant Planning History

None relevant

Consultations

Landscape:

Questions the use of timber for the sides of the enclosures and suggests consideration of brick built enclosures. Also recommends a scheme of tree planting to help soften and integrate the bin store compounds into the site.

Representations:

1 letter received objecting to the application for the following reasons:

- Concern over the proximity of bin store 4 to the rear boundary where the occupier of 79 Westman Road has a gate which exits onto the grassed area.
- Also concern with vermin

Relevant Planning Policy:

Hampshire County Structure Plan Review:

None

Winchester District Local Plan Review

DP.3

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

Planning Considerations

Principle of development

There are no specific policies in the Local Plan which deal with bin store compounds. Policy DP3 (ix) requires new development proposals to “*make appropriate provision for the storage of refuse and recyclables.*” Therefore, the principle of providing a dedicated facility to meet the needs of the residents in Trussell Crescent is acceptable and meets the objectives of Policy DP3.

Design/layout

The design is simple, and provides four timber enclosures on concrete bases within the grassed verge of the amenity space to the rear of Trussell Crescent.

Impact on character of area and neighbouring property

It could be argued that the siting of the compounds erodes the openness of the space. However, given the current wheeled bin arrangements clustered in 4 areas to the rear of the flats, the provision of these compounds is an improvement visually to this area and will improve the environment for local residents. In addition, it will improve collection and management of the waste types at the site in the future.

Site No. 1 is situated adjacent to garages and has no near neighbours. Site No. 2 is situated to the rear of a garage court and over 5m from the boundary of 21 Trussell Close. Site No. 3 is situated to the side of a garage court, and close to the side boundary of 1 Trussell Close. Site No. 4 is situated along the rear boundary of dwellings which front Westman Road. The occupiers of 79 Westman Road have a rear pedestrian gate which exits onto this grassed area. They have raised concern over the proximity of Site No. 4 to their rear gate. Amended plans have been received which re-site this bin store, taking the bin store compound further away from the rear boundary of the dwellings in Westman Road.

Landscape/Trees

The Landscape Architect has suggested a scheme of tree planting to integrate the bin store compounds. There is, however, limited space to provide effective landscaping at the proposed compound locations and it is considered that the bin store compounds will be seen for what they are in this sub-urban area.

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Recommendation

Application Permitted subject to the following condition:

Condition

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Informatives:

This permission is granted for the following reason:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Winchester District Local Plan Review 2006: DP.3