

Heatons

Planning Environment Design

Hinckley Hub,
Rugby Road,
Hinckley,
Leicestershire,
LE10 0FR

Our Ref: TAR-218-C/001

Your Ref: 22/00573/FUL

Date: 7th March 2024

Sent only via email to planning@hinckley-bosworth.gov.uk

RE: SUBMISSION OF DETAILS FOR WRITTEN APPROVAL PURSUANT TO CONDITION 9 OF PLANNING PERMISSION 22/00573/FUL

Heatons have been instructed by our client Tarmac Trading Limited ('Tarmac') to provide details to Hinckley and Bosworth Borough Council in its role as Local Planning Authority to enable the discharge of a condition attached to the above planning permission. The planning permission allows for the erection of a replacement dwelling with associated parking and open space at land south of Brascote Lane, Newbold Verdon. The permission can be implemented subject to conditions which include condition 9. Condition 9 of the permission is replicated below:

"No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers."

The reason for the condition is as follows:

"To ensure the bin storage on site is not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)."

The Delegated Report for application 22/00573/FUL states that Policy DM10 of the *Site Allocations and Development Management Policies DPD* seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally and incorporates a high standard of landscaping.

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Heatons have liaised informally with the Hinckley and Bosworth Borough Council waste collection team in order to determine what could be an acceptable solution for the Local Authority and the future resident of the property.

Following discussions with the waste collection team, the proposed scheme for storage of waste and recyclable materials is provided below, along with details of the activity to be carried out on the property's 'collection day'.

Storage on non-collection days

It is not proposed that wheelie bin(s) will be provided to the resident by the Local Authority. Given the significant length of the property's driveway, it is not practical for the resident to transport waste from the dwellinghouse to the kerbside on collection day as the closest roadside in public highway ownership is greater than 500 metres from the dwellinghouse. Although there is sufficient turning space at the property, it is not expected that Local Authority collection vehicles will use the driveway to collect waste from the curtilage of the dwellinghouse itself given that the driveway is private land.

Instead, it is proposed that the Local Authority provide the future resident with waste storage bags. Heatons have been advised that this is common practice in instances where dwellinghouses are located set far back from the closest possible kerbside collection point.

It is our understanding that bags provided by the Local Authority are colour-coded to enable the resident to separate general refuse from recyclable waste.

We consider that the use of bags provides a solution that is appropriate for all parties. The future resident will determine whereabouts within their property they would like to store their waste storage bags on non-collection days.

Although the precise waste storage location at the dwellinghouse will be chosen at the preference of the future resident, it is noteworthy that the property has a significant ground floor space including a large triple garage, workshop, and stables. Therefore, there are many potential locations for the storage of bagged waste on non-collection days; there is no requirement to erect any external structures to accommodate bags. No new structures are necessary to facilitate waste storage.

Kerbside Collection

On collection day, it is proposed that the resident will transport sorted bagged waste from the dwellinghouse to the kerbside in their own vehicle. The resident will also collect empty colour-coded refuse bags from the kerbside for use on future collection days. Heatons understand that this is common practice in the Borough at properties with dwellinghouses located set back from the public highway.

If you require any additional information or wish to discuss the content of this letter, please do not hesitate to contact me on the details provided.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Joel Jessup', with a stylized flourish at the end.

Joel Jessup MRTPI
Heatons