Expires 21/1/09

Development Control – Delegated Officer Report

Application Number: ADC/0521/08 **Recommendation – Permit Application**

Site: **Old Mill Close Chapel Road Southwick West Sussex**

Proposal: **External bin stores for Old Mill Close, Laylands Court, Westland Court, Wyck Court and 1-8 Laylands Road and minor external alterations (incl. replacement coloured glazing on communal stairs and painting bare concrete) (ADC Reg 3)**

The Application

Adur District Council has applied to undertake improvements to the urban environment at Fishersgate. The site includes the land at and surrounding the flats at Westland Court, Wyck Court, Laylands Court and Old Mill Close. The proposal is to supply the residents with eight covered bin storage areas to alleviate the area's waste disposal problems. The sites for each grouping of bins are:

1. Four 1100 litre refuse bins are to be sited in open fronted brick shelters 7.7m in width and 2m in depth adjoining existing storage compounds between the flat blocks at Wyck Court and Laylands Court.
2. An identical shelter will be sited adjacent to a storage compound south of the central block to Westland Court.
3. Two separate 4.3m wide by 2m deep open fronted brick shelters for two 1100 litre bins will be sited adjacent to existing storage compounds on the east side of Laylands Court with a further such shelter south of Westland Court.
4. A detached flat roofed brick shelter 2.6m square containing four 1100 litre bins is to be sited at an angle close to the roadside on the northern corner of the grassed are fronting Westland Court.
5. A similar shelter with an angled roof is to be sited on existing concreted area fronting Old Mill Close. This shelter will be 6m by 3m and will contain five 1100 bins and four recycle bins.

In addition, the plans indicate that some cosmetic improvements will be made to the concrete and glazed entrance frontages to all blocks, including new coloured glazing, new entrance doors and general repainting.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No objections.
Waste Services Manager	The locations of the bins are acceptable. 17 x 1100 litre bins will be required for general refuse collection whilst 10 x 1100 litre bins will be required for recycling with provision to be expanding by a further 4 bins.

Third Parties

A resident of Old Mill Close has objected to the new bin stores on the grounds of increased stench, vandalism and fire risk. The bins themselves will be too difficult for some residents to open. A further resident of Laylands Court has returned an objection with no comments attached requesting to speak at the Committee meeting. This letter was received outside of the 3 week consultation period and their request to speak to the committee is therefore not upheld.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies) AG1

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. Local Plan policy AB33 states that the District Authority will continue to carry out the improvement of the urban environment.

Visual Amenity
The majority of the proposed shelters will be sited in/adjacent to existing storage compounds where there is an element of existing waste disposal usage. These shelters will be open fronted and completed in brick with concrete roofs to match the surrounding built environment. They are in easily accessible locations and will not detract from the surrounding amenity.
The detached shelters fronting Old Mill Close and Westlands Court will, by virtue of their open locations, be highly visible features. They are to be completed in brick to match the surrounding flats but with concrete and timber roofs. Although potentially incongruous features they are by their very nature functional structures that will blend in with the design of the surrounding built environment and appear original to the estate rather than obtrusive alien constructs. For this reason it is considered that they are acceptable to the area.

The improvements to the appearance of the frontages to the entrance hallways on each block will enhance what are currently poor quality untreated concrete elevations. Although the colour of the glazed panels is not indicated on the plans the overall result will nonetheless vastly improve the general appearance of the area to the benefit of the residents.

Residential Amenity
A local resident has objected on the grounds that the proposed bin stores will result in unacceptable odour problems and be a haven for vandals. All bin stores will be located either detached away from the nearest ground floor flats or in/adjoining existing storage compounds sited between blocks. As current waste disposal facilities are sited in a somewhat haphazard fashion close to some flats it is considered that these new shelters will serve to improve odour problems. The problems associated with vandalism are accepted however this is always a threat to any form of development. It is not considered possible to design out this potential with these structures whilst refusal on the grounds of possible vandalism is unreasonable.

Waste Disposal Capacity
The Council's waste services manager has requested that 17 x 1100 litre bins be provided along with 10 x 1100 litre recycling bins (a total capacity of 29,700 litres to serve 134 flats. The applicants have supplied 18 x 1100 litre bins and 8 x 1100 litre recycling bins (a total capacity of approximately 28,600 litres). Following discussion with the applicants, amended plans have been supplied providing four additional recycling bins within the Wyck Court compound. It is considered that this will provide more than sufficient refuse provision spread adequately around the site and will be an improvement on the current setup.

Recommendation

APPROVE for reason that :-

1PPi 'The proposed bin stores and enhancements to the frontages of the flats would not detract from...ADLP (AG1,.....'

Subject to:

1. C1Ci
2. C12Ei '...of the existing buildings unless... policy AG1 of the ADLP...'
3. C14Ai '...on 19th January 2009 and.....AG1 ....DEV1...'

Case Officer:..... Date:19/1/09

Planning Services Manager:..... Date:19/1/09

Development Control Committee Chairman:Cllr. Angie Wills Date:20/1/09