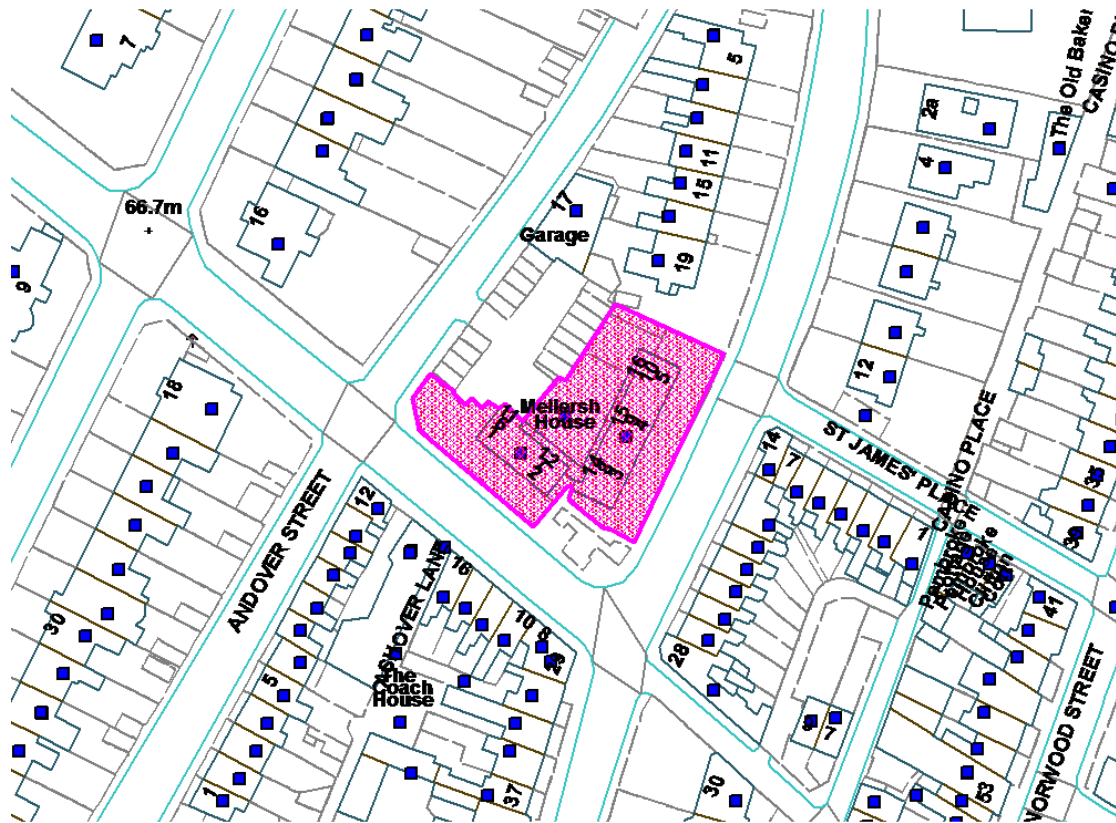


APPLICATION NO: 14/01810/FUL		OFFICER: Mr Craig Hemphill	
DATE REGISTERED: 13th October 2014		DATE OF EXPIRY: 8th December 2014	
WARD: Park		PARISH:	
APPLICANT:	Cheltenham Borough Council		
AGENT:	Cheltenham Borough Homes		
LOCATION:	Mellersh House, Painswick Road, Cheltenham		
PROPOSAL:	New bin store area located by the communal front entrance in Andover Road and drop kerb on Andover Road		

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Mellersh House consists of two linked three storey blocks of flats on the corner of Painswick Road and Andover Road. The blocks are set back from the road behind concrete planters and green verges.
- 1.2 The application proposes new enclosed bin storage units to the front of the block facing Andover Road, adjacent to the pedestrian entrance to the buildings. The storage unit will measure 7m by 1.55m with a curved roof ranging from 1.4m to 1.8m high and will be finished in timber cladding. The units are designed to be secure, holding two commercial sized bins for general waste and 4 standard size bins for recycling. The bin stores will be locked with refuse collectors having keys to remove the bins for waste collection. There is an opening at the top of the bin store to allow the residents to drop general waste and recycling into the relevant bins. An existing low wall will be demolished to allow the store to be installed.
- 1.3 Currently there is no allocated bin storage area serving the block of flats. There is an internal bin chute for the upper floors of the flats, however due to fire risk the use of this chute and the collection point will have to stop. There are currently additional bins and bin bags being placed around the entrance of the flats for collection.
- 1.4 The application also proposes to drop a section of the kerb to allow refuse collection vehicles access to the bin store.
- 1.5 The application is before committee as the Local Authority owns the site.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area

Relevant Planning History:

04/00649/FUL 5th August 2011 DISPOS

1 x sky receiver dish to outside wall

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

BE 1 Open space in conservation areas

Supplementary Planning Guidance/Documents

Central conservation area: The Park Character Area and Management Plan (July 2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Heritage and Conservation

1. The key issue is the impact of the proposal on the conservation area, in principle the provision of a bin storage area is acceptable.

2. The corner intersection between the two blocks is the current location for large communal wheeled waste and recycling bins: this is an informal arrangement and subject to overspill and a bit of an eyesore.
3. The proposed siting for the bin store is very prominent but close proximity to the two buildings is the most appropriate location on the site allowing easy access and usage for residents and to the street for disposal.
4. The removal of single refuse bins from the front of the building will benefit the wider conservation area.
5. A low brick wall will be removed to accommodate the bin store area: although part of the original scheme the wall in itself is of no merit.
6. The storage units will be secured within the areas and this will prevent them from shifting around the site which is welcomed.
7. The design of the bin stores has been carefully considered and the timber cladding will hopefully prove to be a durable material that will weather well.

SUMMARY: the provision of a purpose built bin store will enhance the conservation area despite its prominent location on the site. The design and materials are appropriate for the function and location and this application is recommended for approval.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	10
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 Letters have been sent to neighbouring properties along with a site notice being displayed at the site and an advert placed in the Echo in accordance with normal Conservation Area practice.
- 5.2 No comments have been received.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The main considerations for the application are the design and appearance of the proposed bin store and its impact on the character and appearance of the Conservation Area and impact on amenity generally.

6.3 Design and Layout

- 6.4 The existing ad-hoc bin arrangement which operates at the site results in bins and bin bags being left around the forecourt at the entrance to the flats on a prominent corner location in the Conservation Area. This arrangement can be unsightly and have a harmful impact on the visual amenity of the area.

- 6.5** The proposed bin store will be clearly visible, but it will provide a formal solution for the storage of bins at the site. This will help to improve the appearance and visual amenity of this part of Conservation Area.
- 6.6** In considering the application the Conservation Officer has concluded that *'the provision of a purpose built bin store will enhance the conservation area despite its prominent location on the site. The design and materials are appropriate for the function and location'*.
- 6.7 Impact on neighbouring amenity**
- 6.8** Although the bin store will be visible it is not considered that it will result in any additional impact on neighbouring amenity that already exists, indeed the tidying up of the area should outweigh any possible visual impact issues.
- 6.9 Other Matters**
- 6.10** The application includes the dropping of a section of the kerb to allow refuse vehicles access to the bin store. It is not considered that this would result in any additional impact to highways safety.

7. CONCLUSION AND RECOMMENDATION

- 7.1** For the reasons outlined above the application is considered to be acceptable and is therefore recommended for approval.

8. CONDITIONS / INFORMATIVES

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: To accord with the provisions of 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 drawing numbers 1810.02 PBM33 A and PBL4-360-D received 3rd October 2014.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

- 2 The applicant is reminded of the need to also obtain approval for the vehicle crossing from Amey Gloucestershire before any works commence; you can contact them on 08000 514 514 or alternatively email: GCCHighways@Amey.co.uk.