

# Planning Consultation Request

## Town and Country Planning Act 1990

### APPLICATION FOR PERMISSION TO DEVELOP LAND

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| Observations By: | KC Waste Strategy |
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**2022/92882 749 New Hey Road, Outlane, HD3 3YL**

**Conversion and extension of existing Listed barn to form one dwelling, part demolition and conversion of existing barn to form one dwelling and erection of one new-build dwelling with associated car parking and external works [Listed Building]**

**Date Responded: 12/12/2022**

**Responding Officer: Mike Hibbert**

**Responding Ref: WPS 22-72**

The following comments are made without prejudice and purely from the point of view of the Waste Collection Authority.

To meet the operational requirements of the Authority the following issues need to be addressed. Solving these will help create an environment that functions safely and efficiently for waste management; and reduce the negative impacts of bin blight on the neighbourhood. This will also enable the proposal to better meet the policy requirements of LP24 part d (vi), LP43 and the Kirklees Highway Design Guide SPD in respect of refuse collection. Ultimately this will be to the benefit both residents and the Authority for the life of the development.

The application is for the demolition of an existing barn with conversion to create two semi-detached 3-bedroom dwellings and development of two detached 3-bedroom dwellings within the curtilage of the site.

#### **Waste storage and presentation:**

- The application includes a site location plan reference Dwg AL0002 dated 15/08/22 that shows the location of bin stores for two wheeliebins next to the parking areas for the proposed dwellings.
- Space will be required for 3 x 240ltr bins at each property, 1x240ltr Residual, 1x240ltr Recycling and as the properties have gardens the space to accommodate a third bin for garden waste. As the proposed dwellings have private gardens, opportunities to encourage composting should be sought to better meet the council's 'clean and green' objectives for waste reduction.
- Guidance indicates the storage footprint for a 240ltrs wheeliebin is 940mm x 780mm with enough room to allow removal of the bin from the store. The floor plan for the proposed store must be large enough to accommodate 3 x240ltrs bins for each dwelling. The bin stores should be constructed to the specifications detailed in the **Kirklees Waste Management Design Guide 2020**.

The Authority defers to Highways colleagues for technical analysis of the road layout and swept paths in respect of RCV access, but offers the following observations in this regard

- Suitable site access and manoeuvrability space for a Refuse Collection Vehicle (RCV) is vital to the Council's ability to discharge its obligation to collect waste from domestic properties. This obligation will exist in perpetuity on any residential development and as such will be a critical consideration in the layout of the site.
- RCV's will not routinely access properties on a private drive not constructed to adoptable standards or without the provision of a turning head to ensure there is not an excessive reversing manoeuvre required. **Without evidence of the ability to access the site without reversing from New Hey Road or the provision of a turning head within the site the Authority would object to this application.**
- Where turning is necessary, the turning facilities must be demonstrably sufficient for an 11.22m refuse collection vehicle and opportunities for parking in the turning area must be designed out. Swept path analysis must show the manoeuvrability of this vehicle throughout the site, demonstrating the safe passing of other vehicles likely to be using the road – either parked or moving.
- The proposed road layout includes turning head in the site. If this is blocked by parked cars this would require a long reversing manoeuvre. This is unacceptable as it is potentially hazardous for both residents and waste collection crews.
- It is not clear from the proposals if the bin store locations on the plan are intended both as bin stores for the properties and Bin Collection Points. Guidance BS5906:2005 and Building Regulations 2010 Part H section 1.8. indicates that the distance from the property to the bin store should be a maximum of 10m. The stores for properties C and D are more than this distance. **The drag out distance from a property bin store to a Bin Presentation Point (BCP) should be within a maximum of 25m. The drag out for all the properties, if a BCP is sited by the adopted highway, is approximately 50m.**
- There is no indication of a BCP for the presentation of bins on collection day. It is important to ensure that bins do not cause obstruction to pedestrians or other highways users when presented for collection, particularly where space requires these to be left in clusters. If it is intended to have a Bin Collection Point within 8m of the highway details of the construction of the BCP and confirmation of landownership for its location would be required.

**Full detailed guidance on waste management requirements can be found in in the [Kirklees Waste Management Design Guide 2020](https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx)** (available on the Planning advice notes page at: <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>)

Waste policy context:

1. Local Plan Policy LP24 (part d.vi) and National Planning Policy for Waste (para 8) by –“incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste”
2. Local Plan Policy LP43 Waste Management Hierarchy “The council will encourage and support the minimisation of waste production and support the re-use and recovery of waste materials including, for example, recycling, composting and Energy from Waste recovery”.
3. Local plan Policy LP15 – residential use in town centres part h: provision of refuse storage and collection.
4. Scheme design should conform to Building for a Healthy Life (2020); Building Regulations 2010 part H6; and British Standard 5906:2005 Waste Management in Buildings Code of Practice.
5. Further advice on Highway matters is contained in the [Kirklees Highway Design Guide SPD](https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx) which can be found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>

