

**Consultation Response from Mike Hibbert,
KC Waste Strategy(Refuse & Recycling)**

2024/92601 barn south east of, Lepton Lane, Lepton, Huddersfield

Prior notification for change of use from agricultural building to one dwelling with building operations

Date Responded: 27/10/2024.

Responding Officer: Mike Hibbert

Responding Ref: WPS 24-068

NOTES/COMMENTS:

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 proposal is for the conversion of an agricultural building to form one residential dwelling under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order as Revised.

The application includes Proposed Floor plan dated 2024 and a Planning Statement Ref: 2924 dated September 2024 of which Section 3.25 Transport and Highways Impact of Development states” The applicant would be willing to accept a condition requiring submission of details of storage / access for waste collections.”

Waste storage and presentation:

The site plan does not include details or the location of bin storage areas or the Bin Collection Point (BCP).

- Space will be required for 3 x 240ltr bins, 1x Residual, 1x Recycling and space to accommodate a third bin upon implementation of Simpler Recycling legislation.
- Guidance indicates the storage footprint for a 240ltrs wheeliebin is 940mm x 780mm with enough room to allow removal of the bin from the storage location. The floor plan for storage must be large enough to accommodate 3 x240ltrs bins.
- The layout plan must show the location of the bin storage and a Bin Collection Point (BCP) for presentation of wheeliebins adjacent to the highway.

Refuse Collection Vehicle access:

Section 2.3 of the Planning Statement declares “Access to the site is taken via a partly surfaced track from the adopted highway at Little Lepton. This track, which is also a Public Right of Way, leads to the field access from which the building can be access via a gravel track.”

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.

- There are already operational issues in undertaking collections from properties on Lepton Lane including poor road surfaces, narrow access, gradient, reversing manoeuvre/ lack of a turning head.
- The WCA will not routinely take a Refuse Collection Vehicle onto private drives.
- Wheeliebins could be stored close to the dwelling and dragged to a presentation point for collection or alternatively a combined bin store/ collection point could be located adjacent to the adopted highway. Details of the location of the proposed Bin Collection Point and a construction specification of the should be provided.

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:

- 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”
- 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”.
- Local plan Policy LP15 – residential use in town centres part h: provision of refuse storage and collection.
- 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.

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>