

Consultation Response from Alan Smith,
KC Waste Strategy(Refuse & Recycling)

2025/91121 St Marys Vicarage, Spen Lane, Gomersal, Cleckheaton, BD19 4LS

Demolition of existing vicarage and erection of 10 apartments

Date Responded: 25/06/2025

Responding Officer: Alan Smith

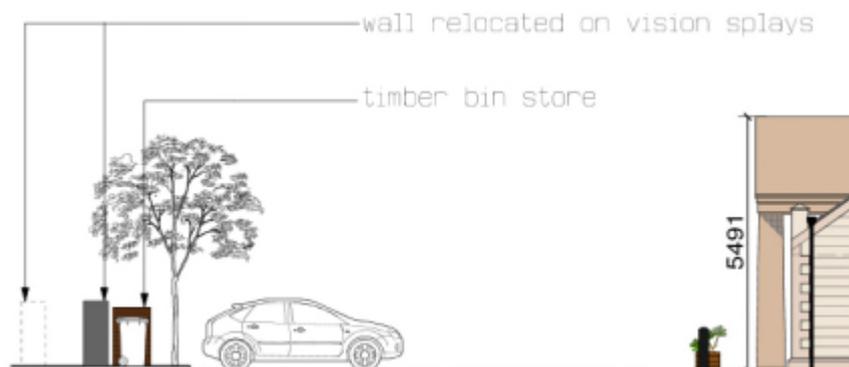
Responding Ref: WPN 25 005

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 of both residents and the Authority for the life of the development.

The proposal is for demolition of existing vicarage and erection of 10 apartments.

Waste storage and presentation:



- In the Supporting information document 'Design and Access Statement [id 1086454] - 23/04/2025 - 03042025b', it states,

"5.5 Waste Management

A dedicated bin storage area has been provided to the front of the site, easily accessible by residents and the refuse truck vehicles. The bins are positioned in a timber bin store and located immediately behind the dry stone wall. This means they will not be visible from the road. They do not cause any obstruction to the highway, car parking or be blocked by any cars. 4 x 1100ltrs Eurobins (2x Recycling and 2x residual) have been provided for the ten flats."

- Whilst currently this represents sufficient waste storage capacity with the introduction of the new Simpler Recycling Legislation there will be a future requirement for the Council

to collect waste from potentially 4 different containers, this could include:

- residual (non-recyclable) waste
- food waste (mixed with garden waste if appropriate)
- paper and card
- all other dry recyclable materials (plastic, metal and glass)

This waste be collected using various container types, including bags, bins or stackable boxes. Therefore, any proposed waste storage area must be able to hold other necessary containers as required, or space provided.

- Operationally it is anticipated that the refuse collection vehicle will park on Spen Lane, and the bins be wheeled out from the bin store for collection and returned. For the access from the bin store area to the Bin Collection Point (BCP) a drop kerb should be installed if there is a change of levels from the BCP to the highway on Spen Lane. The area from the bin store to the highway should be constructed to withstand point loading and movement, impacts of larger bins over time, and to resist future rutting, pitting, cracking or other such surface degradation that would impair bin manoeuvring. Wheeled bins must not be permanently stored on the pavement or highway on Spen Lane.
- The waste store should be secured to prevent theft, unauthorised use, fly tipping, rough sleeping, damage or theft. If the doors to the bin store are to have a keypad to secure access these details will be required by the collection staff.

Refuse Collection Vehicle access:

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.

- The WCA currently collects from properties on Spen Lane.
- Section 45 (1)(a) of the Environmental Protection Act 1990 imposes a duty on the Waste Collection Authority to arrange for the collection of household waste in its area. Regardless of the whether a private collection contractor is used the WCA would wish to ensure there is sufficient waste storage capacity on site, appropriate access, and that if the responsibility for collection falls to the WCA in future that efficient waste collection can be achieved.

If the application is approved, it is recommended that the following condition, or similar, is applied:

- A) Before development commences, further details to ensure suitable storage, and access for collection of wastes from the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.**

B) “Before development commences, details of the management and maintenance of communal refuse storage areas by a designated private management company shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter”.

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 and full guidance is contained in the [Kirklees Waste Management Design Guide 2020](https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx) (found at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>) and the [Kirklees Highway Design Guide SPD](https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx) found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>