



Ref: 3655-20

**VARIATION OF CONDITION APPLICATION
RESIDENTIAL DEVELOPMENT – 6 DWELLINGS
OFF MAPLE WAY
DONINGTON
SPALDING
LINCS
PE12 6JX**

FOR

LOOSEGATE DEVELOPMENTS



JUSTIFICATION STATEMENT

**VARIATION OF CONDIITON APPLICATION
RESIDENTIAL DEVELOPMENT – 6 DWELLINGS
OFF MAPLE WAY
DONINGTON
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LINCS
PE11 6JX**

Condition number 5 of H04-0429-22

5. Prior to the occupation of any dwelling, full details of the arrangement for private refuse/recycling collection shall be submitted to and approved in writing by the LPA Planning Authority. The approved management arrangements shall be implemented upon first occupation of any dwelling and thereafter retained for the lifetime of the development.

Reason: This application has been approved on the basis that waste collection will be carried out by a private company and to ensure appropriate arrangements are in place for the collection of refuse/recycling.

This condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

Condition Compliance – H04-1155-22

An application was submitted to deal with the refuse / recycling collection.

Since the inclusion of this permission two other applications which have had this same permission included as a condition have managed to verify the condition so that the waste collection is carried out by the Council's Refuse Team.

The applications that have been approved are H16-0061-22 – Appeal decision APP/A2525/W/22/3298489 dated 8th February 2023 for erection of two dwellings at Grange Drive, Spalding. Application H14-0042-24 dated 28th June 2024 for erection of 9 detached bungalows at Crossgate Lane, Pinchbeck.

Both applications have occupiers of the dwellings transporting waste more than the 30m maximum carrying distance, which is the same as this application.

Each dwelling has a large garage and external space to store their household waste appropriately and means of transporting the waste will be dealt with by the applicants in the use of a four wheeled trolley if required. Trolleys will be given to Plots 2, 3, 4 & 5 as these just fall outside of the 30m carrying distance.

SHDC Refuse Collection Team collect refuse and recycling from Maple Way and collect to the footpath of the existing access to Southview.

Plots 1 and 6 fall within the 30m carrying distance, however the other plots are listed below.

Plot 2 – 41m

Plot 3 – 34m

Plot 4 – 63m

Plot 5 – 65m

The other sites that have been acceptable have mentioned that not all the properties are out of the carrying distances, which this site is the same, the first two properties comply.

The scheme has been designed so occupiers transport waste on the day of collection to a designated area at the front of the roadway which is to be managed by the occupiers where it will be collected by the Councils Refuse Team. All occupiers and future users of the dwellings would be fully aware of this system and provided with a trolley to help transportation if required.

Given the Council and Inspectors decision we believe this application can be supported by the LPA whereby the waste collection bags will be brought forward to a collection point close to the kerbside. This scheme also complies with Policies 2, 3 & 30 of the Local Plan.

With regard to the above, we propose that Condition 5 is changed as follows:-

5. The development hereby permitted shall be carried out in accordance with the refuse collection and recycling storage facilities, as shown on drawing No 3655-20-01L, forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority. In particular, the following measures shall be fully implemented before any property is first occupied.

G R Merchant Ltd

January 2025