G R MERCHANT LTD
ARCHITECTURAL & PLANNING CONSULTANTS

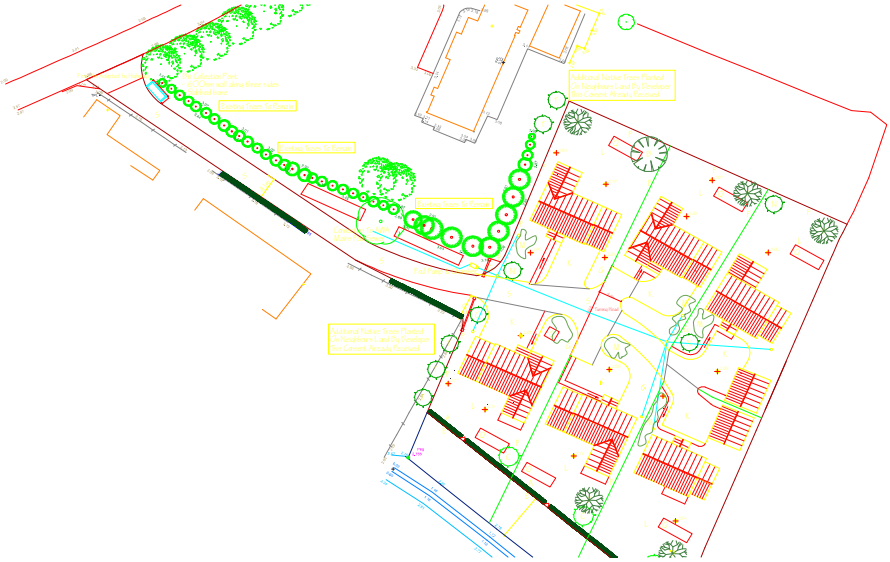
4 Wrights Mews
12A Park Road, Holbeach
Spalding, Lincolnshire. PE12 7EE
Telephone: 01406 490800
E-Mail: office@grmerchantltd.com
Web: www.grmerchantltd.com

Ref: 3955-21

VARIATION OF CONDITION APPLICATION
RESIDENTIAL DEVELOPMENT – 6 DWELLINGS
OFF TOWNDAM LANE
DONINGTON
SPALDING
LINCS
PE12 9NG

FOR

WILF HAMMOND HOMES LTD



JUSTIFICATION STATEMENT

Ref: 3955-21

VARIATION OF CONDIITON APPLICATION
RESIDENTIAL DEVELOPMENT – 6 DWELLINGS
OFF TOWN DAM LANE
DONINGTON
SPALDING
LINCS
PE11 9NG

Condition number 6 of H04-0425-22

6. 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.

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.

The roadway is also used by other dwellings and at present also carry their waste to the end of the roadway at a distance of 60m, where it is collected kerbside by the Councils Refuse Team. The maximum carrying distance for the site will be 116m.

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 6 is changed as follows:-

6. The development hereby permitted shall be carried out in accordance with the refuse collection and recycling storage facilities, as shown on drawing No 3955-21-02R, forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority. In particular, the following measures shall by fully implemented before any property is first occupied.

G R Merchant Ltd
July 2024.