

PROPOSED NEW DWELLINGS
At
202 SPALDING ROAD PINCHBECK
for
MR S CHAPMAN

PLANNING STATEMENT
Refuse Disposal

1. HISTORICAL BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located in a long-established residential area, which has recently been expanded by the development of the adjoining site to the south and east, and all properties enjoy the facility of Local Authority refuse and recycling collections on a weekly basis. Whilst the general pattern of residential development is frontage development onto Spalding Road, the application site was historically a Builders' Merchants premises with sales area and offices on the frontage, and storage yard at the rear.
- 1.2. The commercial premises has long been superseded by a small residential development comprising medium sized private family houses and small, low occupancy units, mainly for rent.
- 1.3. The situation in respect of routine waste disposal has long been and continues to

be a very satisfactory arrangement of Local Authority collection of waste and recycling bags deposited the evening before collection day in a holding area inside a low boundary wall at the site frontage, and then placed onto the grass verge of Spalding Road on the



actual day of collection. It is appreciated that controls must be in place to avoid potential environmental problems, and the established arrangement is successful in this.

2. ENVIRONMENTAL CONTROLS

- 2.1. It is understood that systems of waste collection in the District must be monitored and that any systemic abuses or unworkable situations need to be controlled by policy, Planning control and by enforcement, and that these may need periodic updating as time, development and circumstances move on.
- 2.2. New depth developments where vehicular access is inadequate for collection vehicles, or any excessive distances for operatives to walk over private access roads to dwelling boundaries will clearly be problematic, and it is understood that a new SHDC policy has recently been implemented to give clarity to the limitations of SHDC refuse collection.
- 2.3. It is also understood that refuse collection policies are intended to be applied by Planning Officers dealing with Planning Applications which involve depth development and private access drives.

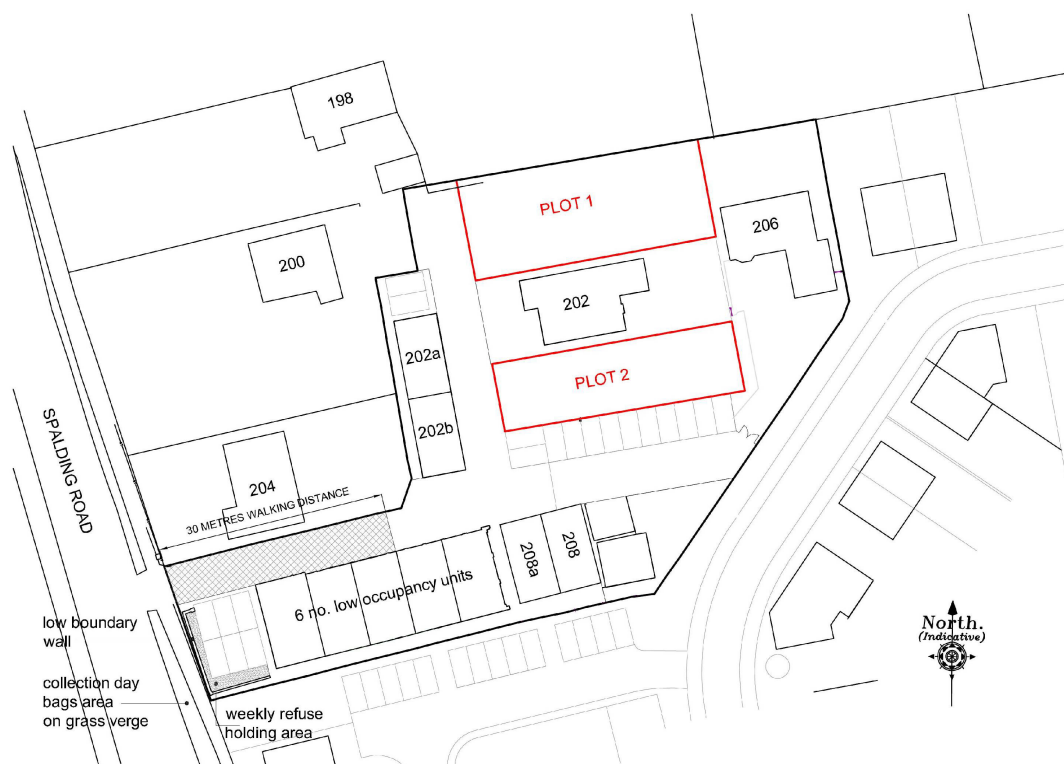
3. BALANCING POLICY WITH CIRCUMSTANCES

- 3.1. As with all new policies, the early days following their implementation invariably test the detail of the broader-brush nature of the overall wording, and circumstances occur which need to be considered as possible exceptions to the general rule, based upon historical situations, practicality, common sense and consideration of the greater good.
- 3.2. It is clear that there is a national need for additional housing in the UK, and this expansion should ideally take place in sustainable locations. We still have many approved development proposals nationwide which have for various reasons not been implemented.
- 3.3. Not all expansion should be covered by new developments of scale, but many available small sites within existing sustainable settlements are available and are sought by many small to medium sized builders. This not only contributes progressively to housing need, but it feeds the economy of the respective settlements in creation of employment and business generally.
- 3.4. Some small developments in either brownfield or garden land within existing settlements will inevitably be discovered in locations which cannot comply with new rulings but are nonetheless workable sites which are capable of minor expansion without environmental or logistical detriment, nor with any undermining of new policies.

4. PRESENT PROPOSALS

- 4.1. The existing situation on the site at 202 Spalding Road, Pinchbeck comprises two detached private houses and ten single storey low occupancy apartments. All properties are accessed by means of a private drive as shown on the layout plan below. Eight of these properties are in excess of 30 metres from the public highway and all occupants, nonetheless, have disposed of weekly refuse and recycling as described in 1.3 above. This situation has been in operation without problem for many years
- 4.2. Two consultations for pre-application advice on making better use of existing garden land within the site have been made to SHDC Planning, and the outcome of these has been very positive, and a formal Planning Application has been invited. Accordingly, an Outline Application has been submitted, coincident as it happens, with the new refuse collection policy.
- 4.3. In Planning terms therefore there appears to be support for the creation of an additional two medium sized two-storey houses within the town, with all the contributory advantages described above.

4.4. It is now contended therefore that this proposal should, quite reasonably be treated as an exception to the general policy. This will do no harm to the validity of the new policy per-se and will add sensibly to the housing stock in a sustainable, flood-safe location. This has a benefit therefore to the greater good, without any precedent which could undermine the positive intentions of the new policy.



5. CONCLUSION

- 5.1. It is clear that the proposals for this modest development are satisfactory in every way in Planning terms as evidenced by the pre-application advice. It is also clear that the implementation of a nascent policy on refuse disposal to this particular proposal is not a proper nor appropriate fit with the present terms of that policy. It is possible and would be sensible and pragmatic to recognise the particular circumstances of this proposal, and to treat it as a reasonable exception to the general rule.
- 5.2. There appear to be no overriding Planning concerns on this proposal, and no objections following the deposit and validation of the Outline Application. There appears no reason therefore to delay approval of this application by waiting until February at the earliest for consideration by Committee, and it is suggested that it would be more appropriate for a decision by Chairman's Panel at the 23 December meeting.