

**Chris Carter
Assistant Director (Planning)**

Reply To: address as below
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ECE Architecture
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27 August 2024

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Sir/Madam,

Application Reference: 6/2024/1367/COND

Proposed development at: 29 Broadwater Road Welwyn Garden City Hertfordshire
AL7 3BQ

Proposal: Submission of details pursuant of condition 11 and 34 (refuse and recycling) on planning permission 6/2019/3024/MAJ

Thank you for your application requesting approval of the above details reserved by conditions.

Condition 11 states:

Prior to any above ground development a scheme for the provision of refuse and recycling bins and including mini recycling centres to be provided in accordance with the standards specified in Welwyn and Hatfields' Recycling and Refuse Separation and Storage Planning Guidance, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate details of the number, volume and specification of each bin and all shall be installed and ready for use prior to the first occupation of any flat.

REASON: To ensure that each block is adequately serviced and the area does not suffer any detriment from the storage arrangements for waste and to achieve a high standard of development in accordance with the requirements of Policy D1 of the Welwyn Hatfield District Plan 2005.

Condition 34 replicates condition 11.

The condition was included as part of the planning application as the Development Management Report states: '1 of the 3 bin stores within the building (south east

corner) is more than the recommended maximum pull distance for refuse operatives’.

The following plans have been submitted:

- BRW01-ECE-XX-00-DR-A-88000_P1 - Site Plan Refuse Strategy
- BRW01-ECE-XX-00-DR-A-88001_P1 - Proposed Internal Refuse Stores Setting Out
- BRW01-ECE-XX-00-DR-A-88002_P1 - Proposed External Refuse Stores Setting Out

All received 17/7/2024.

The Council's Client Services Team have raised objection and stated:

The refuse strategy varies considerably from the original submission which showed 3 bin stores. Please provide an accommodation schedule that advises how many of each type of flat (i.e. how many 1 beds, 2 beds, 3 beds etc) share each bin store so I can ensure that the calculations for receptacles is correct, the diagram shows a selection of bin sizes in the different stores and I need to advise exactly what you need for each for waste, recycling & food. In addition Bins store G is in excess of the 15m maximum drag distance allowed from store to freighter so would need reviewing.

An email submitted by the agent with additional information was received on the 30/7/2024. The submitted plans replicate those submitted under this condition application. The only change to the plans is to the number of bins within external bin store 1- Core B.

On review of the information submitted against planning permission 6/2019/3024/MAJ, it is considered that the plans submitted do not overcome the original concerns raised by Client Services in regard to drag distance of bins.

Furthermore, the variation to the refuse strategy from the original submission to include external bins could not be approved under this discharge of condition. This is because external bins were not considered as part of the assessment under the original submission (6/2019/3024/MAJ) and a variation to the original application would be required to allow full assessment of the amendments to the original refuse strategy.

Having regard to the above, insufficient information has been submitted to discharge condition 11 and 34.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at I.sahlke@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,

A handwritten signature in blue ink, consisting of the letters 'LRS.' followed by a period.

Ms Louise Sahlke
Senior Development Management Officer