

Andrew Windscheffel

From: Andrew Windscheffel
Sent: 28 March 2017 11:32
To: Andrew Windscheffel
Subject: FW: S6/2015/1342/PP - Land to the north east of King George V Playing Field (121 dwellings)

From: Lorraine Davis
Sent: 10 March 2016 13:41
To: Mark Peacock <m.peacock@welhat.gov.uk>
Subject: RE: S6/2015/1342/PP - Land to the north east of King George V Playing Field (121 dwellings)

Hi Mark,

I have had a quick look at the documents on the planning system. The application for doesn't indicate any type of dwelling other than houses at 121 but the plans indicate differently.

You are correct quoting £75.00 plus VAT per household for set of 3 bins.

Flats, if there are to be any, capacities are calculated on the size of each flat allowing
100litre for 1 bed
170 litres for 2 bed
240 litres for 3 bed

So calculate total to give you number of 1100 litre containers required.

Contamination issues still occur despite design of bins, e.g. paper bin has a slot for 'posting' papers in but unfortunately people post cardboard etc into the slot and this contaminates them. Likewise, the glass/cans bin has a circular hole for depositing the materials but they often get plastic bottles etc shoved into them. This isn't something that can be designed out sadly.....these MRC really rely on the residents being like minded and all wanting to recycle 'properly'.

Quick look at the Design and Access statement highlights a possible issue with 'drag' distances, the key on their plan says 'drag' distances of less than 25m but please refer the developer to the attached section of the British Standard documents

Attached on distances the operative work to.

11 Collection of containers

The distance collectors should have to cover in respect of transporting waste containers to and from the collection vehicle should be minimized to achieve an economical service. Contents of kerbside recycling boxes should not exceed 15 kg and should comply with the Manual Handling Regulations 1992 [4] (see Figure 2). The collector should not normally be required to carry individual waste containers (Manual Handling Regulations 1992 [4] and Getting to Grips with Manual Handling [12]), or move two-wheeled containers, for a distance of more than 15 m, nor to manoeuvre four-wheeled waste storage containers from the storage points to collecting vehicles for a distance of more than 10 m. Where bulk containers are used, direct vehicular access to the containers is necessary. The collectors should not be required to move wheeled waste storage containers over surfaces that may hinder the smooth passage of the container. An adjacent storage area designed to not block the pavement should be provided where a large number of households use the same collection point.

Hope this is sufficient and helps

Thanks
Lorraine

From: Mark Peacock
Sent: 10 March 2016 12:50
To: Lorraine Davis
Subject: RE: S6/2015/1342/PP - Land to the north east of King George V Playing Field (121 dwellings)

Hi Lorraine

Thank you for your email. I agree with your summary of our conversation relating to the management of open space. However, the original consultation was seeking your comments in regards to refuse collection which I have not received. Please can you confirm, in the normal way, that you will be seeking a contribution towards the provision of bins and mini recycling banks. Also, please feel free to comment on the indicative site layout and request any additional information you would like to see. Also please suggest planning conditions or informatives if required.

Based on other similar developments, I have requested the following:

£75 per house or flat with space/storage for individual bins
£1,608 for flats with shared bins based on a block of between 10-20 flats requiring 2x 1100 litre refuse bin at £390 + VAT and a mini recycling bank at £560 + VAT

I have advised the applicant that the number of bins required for a block of flats depends on the number and size of the flats, mainly taking into consideration the number of bedrooms. As an approximate, there should be no more than 10 flats sharing a single 1,100 litre refuse bin and a mini recycling bank. This would certainly vary and would need to be confirmed when more information is available.

I note your recent comment regarding the management of mini recycling banks and that they are optional. My understanding was that they are designed to discourage contamination and are the preferred option for flats which don't have the room to store individual bins.

Kind regards

Mark Peacock BA (Hons) MSc
Senior Development Management Officer
Welwyn Hatfield Borough Council

Council Offices | The Campus | Welwyn Garden City | Hertfordshire | AL8 6AE
Tel: 01707 35700 | Direct: 01707 357249 | email: m.peacock@welhat.gov.uk | website: www.welhat.gov.uk

From: Lorraine Davis
Sent: 10 March 2016 12:22
To: Mark Peacock
Subject: FW: S6/2015/1342/PP - Land to the north east of King George V Playing Field (121 dwellings)

Hi Mark,

I spoke to yourself or a colleague a few months back on this one.

I understand the intention is for the developers to have a management company maintain the area after development and I advised that the prices we use are based on our Schedule of Rates and are far more favourable than the price would be for a private company to maintain it.

I understood that you were just looking for some price indication to give the developer for the sum going forward and as I stated on the phone our prices would not be comparable so left it at that.

Regards
Lorraine

From: Carol Simpson
Sent: 07 March 2016 08:56
To: Lorraine Davis
Subject: FW: S6/2015/1342/PP - Land to the north east of King George V Playing Field (121 dwellings)

From: Mark Peacock
Sent: 07 March 2016 08:41
To: Carol Simpson
Subject: S6/2015/1342/PP - Land to the north east of King George V Playing Field (121 dwellings)

Good morning Carol

Contract Services were consulted on the above application on the 29 June 2015, however, I have been unable to locate a response. Please can you re-send your comments?

Please let me know if you would like me to send a re-consultation request?

Kind regards

Mark Peacock BA (Hons) MSc
Senior Development Management Officer
Welwyn Hatfield Borough Council

Council Offices | The Campus | Welwyn Garden City | Hertfordshire | AL8 6AE
Tel: 01707 35700 | Direct: 01707 357249 | email: m.peacock@welhat.gov.uk | website: www.welhat.gov.uk