

**REPORT OF THE HEAD OF PLANNING AND REGENERATION**

**REFUSE STORAGE FOR NEW RESIDENTIAL PROPERTIES – SUPPLEMENTARY PLANNING DOCUMENT**

**Portfolio Holder:** Cllr Richard Chesterton  
**Responsible Officer:** Jenny Clifford, Head of Planning and Regeneration

**Reason for Report:** To seek approval to adopt the draft Refuse Storage for New Residential Properties Supplementary Planning Document (SPD).

**RECOMMENDATIONS:**

1. That Cabinet approve the proposed Refuse Storage for New Residential Properties Supplementary Planning Document (SPD) for adoption.

**Relationship to Corporate Plan:** The SPD contains guidance on the design of refuse storage for new residential development. It addresses existing issues regarding the poor provision of refuse storage in new residential development in order to provide a better quality public realm. This issue relates to the Corporate Plan priorities ‘Homes’ and ‘Environment’.

**Financial Implications:** The SPD provides consistent guidance to assist in the considerations of planning applications. The status as a Supplementary Planning Document gives greater weight to the document and will provide a sound basis of evidence in case of appeal.

**Legal Implications:** The process of preparing the SPD has complied with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council’s Statement of Community Involvement. Adoption of the Waste Storage SPD will enable the Council to make sounder decisions and more robustly defend appeals against those decisions.

**Risk Assessment:** The SPD sets standards for the provision of refuse storage in new residential properties. The document will reduce the risks of costs being awarded against the Council providing decisions are based on its content.

**1.0 Introduction**

- 1.1 The Refuse Storage for New Residential Properties Supplementary Planning Document provides guidance on the design of waste and recycling storage in new residential developments across Mid Devon.
- 1.2 The basic principle of ensuring that all new households are provided with adequate refuse storage has been incorporated into national policy in Approved Document H of The Building Act (1984). This covers new build residential development as well as the conversion of buildings to a residential use. Section 6 (Solid Waste) deals with the provision of storage space and means of access for people in the building to the

storage space, and from the collection point to the storage space. This legislation also gives Mid Devon District Council, as the designated waste collection authority, the power to stipulate to developers what level of refuse storage must be provided.

- 1.3 This SPD complements existing local planning policy on design of housing (DM14) which requires adequate external space for recycling and refuse storage. Effective waste storage is also a component of good design more generally under policy DM2 'High Quality Design'. The proposed Local Plan Review Policy DM12 'Housing Standards' will continue to provide the baseline for the more detailed guidance included in the SPD.

## **2.0 Consultation**

- 2.1 The Council conducted an initial consultation from the 23<sup>rd</sup> May 2016 to the 18<sup>th</sup> July 2016 on the content of this new SPD. A total of 9 valid representations were received and have been considered when producing the draft SPD.
- 2.2 A second phase of consultation was undertaken in October 2016. A total of 11 valid representations were received and have been considered when producing the proposed Refuse Storage for New Residential Properties SPD. A summary of the main issues raised during both the SPD Scoping and Draft SPD Consultations and how they have been addressed is provided in Appendix 2 of this report.

## **3.0 Planning Policy Advisory Group**

- 3.1 The Planning Policy Advisory Group (PPAG) considered the draft SPD at its meeting of 12 January 2017 and the group recommended that Cabinet approve the document for adoption subject to a minor text change to aid clarity.

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**Circulation of the Report:** Richard Chesterton (Cabinet Member), Cabinet

**List of Background Papers:** The scoping report and representations received during the preparation stage consultation can be found at:

<https://www.middevon.gov.uk/residents/planning-policy/supplementary-planning-documents/refuse-storage-for-new-residential-properties/>