

19/07600/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor A D Collingwood

Comments: I formally object to this application. The planning issues raised by this resident will lead to a loss of amenity for neighbours.

This is my formal objections to the planning application 19/07600 for a bin store at Borlase School in Marlow.

The store is located in the wrong location and would be detrimental to the street scene.

It fails the planning requirements of the Marlow AQMA.

The location will mean that the collection lorries will come into conflict with the users of the new sports hall cause more congestion and again impact on the air quality.

I also understand that the Town Council has also objected.

If minded to approve I request it comes to committee and there is a site visit

Parish/Town Council Comments/Internal and External Consultees

Marlow Town Council

Comments: Following a site visit members have concerns over potential nuisance to the public amenity due to waste food storage adjoining the public highway, particularly during summer months and suggest that a more complete enclosure should be provided for the food storage bins as was previously provided to avoid direct sunlight impacting them. We therefore object to the current proposal.

County Highway Authority

Comments: Having reviewed the submissions and noting the location of the bin store, I have no concerns relating to its potential to impact upon highway safety or convenience of use.

Mindful of these comments, I do not have any objections or conditions to recommend should you be minded to grant permission.

Control of Pollution Environmental Health

Comments: I have no objection to this application.

Arboricultural Officer

Comments: Arb No objection in principle as this area was previously gravel set in 75mm grids.

Also noted that the Blue Spruce is not in good vitality with poor bud extension growth. This may be as a result of part works in that area.

Conservation Officer

Comments: The height of the bin store fencing sits discreetly below the level of the roadside wall and is not visible in the streetscene. The bin store is located beyond the modern extension to the school and does not directly relate to the historic core. Consequently, the application preserves the character and appearance of the conservation area and the setting of the surrounding listed buildings. There have clearly been issues with the management of refuse storage impacting on the amenity of neighbours. I will defer to the case officer to consider how this aspect of the application may be dealt with.

Representations

Six comments have been received objecting to the proposal:

- Inappropriate location for a bin store opposite residential properties and next to schools smoking area.
- Inaccuracies in accompanying statement.
- Lack of information in terms of collections.
- Collections will block construction access to the sports hall causing a backlog of traffic and addition fumes within Marlow's Air Quality Management Area.
- Very poorly managed by the school - overflowing bins extremely unsightly, a magnet for vermin and foxes and consequently a serious health hazard.
- Lack of a roof encourages smells.
- Security hazard - bins used by youths to access the school site out of hours
- Attention should be given to the design of the bin store to minimise any impact on its surroundings.
- Previous bin store had a roof and the original fencing was a little higher. The new bin store should be of a similar style.

Some support for the area to be fully enclosed including adequate roof covering, full fencing and a gated access which would:

- Disguise the unsightly rubbish and prevent views from neighbouring properties.
- Help with the odour from the waste bins.
- Prevent access by vermin
- Discourage youths climbing into the bin store after dark
- Waste storage facilities should be vandal-proof and secure.