

**GFA/10178/2 – Cotswold Homes Ltd.  
Demolition of existing bungalow. Erection of 9 no. 2 and 3 bed dwellings with  
associated car parking.  
49A Bromsgrove, Faringdon**

**1.0 The Proposal**

- 1.1 This application was considered by the Development Control Committee on 13<sup>th</sup> August 2007. A copy of the previous Committee report and application drawings are at **Appendix 1**.
- 1.2 Members raised a number of issues in relation to parking provision, re-surfacing Walnut Court and concern with regard to waste collection from the site. Council waste collection lorries would not be able to enter the site but would collect waste from the junction with Walnut Court. Concern was expressed over the potential amenity issue of having large amounts of waste accumulating on the street. The application was therefore deferred for the following reasons:
- To explore with the applicants, a way of securing waste collection from within the site.
  - To receive amended plans increasing parking provision within the site in the form of tandem parking under the proposed car ports.
  - To discuss re-surfacing Walnut Court.
- 1.3 Amended plans have now been received showing additional parking provision. These are attached at **Appendix 1**.
- 1.4 Confirmation has been received in writing that the applicants would be willing to re-surface Walnut Court on completion of the development.
- 1.5 The applicants have agreed to arrange for a private waste collection service that would collect from within the site. This would be secured through the management company that would be responsible for maintenance of the development and therefore such a contract could be legally part of the management company's responsibility. A S106 Agreement would be necessary in order to secure this method of collection and the applicants have agreed to enter into such an agreement.
- 1.6 Officers have considered at length potential options for waste collection on this site and have concluded that this is the most satisfactory solution. Discussions with the Council's Waste Service have revealed that there is currently no provision for the use of a smaller waste collection vehicle. Refusal on the grounds of lack of a suitable means of waste collection would be unreasonable bearing in mind the applicant's willingness to resolve the issue through a Section 106 Agreement.

**2.0 Recommendation**

- 2.1 *That authority to grant planning permission is delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Committee Chair in order to allow the completion of a S106 Agreement to secure a suitable waste collection arrangement and subject to the following conditions;*

1. TL1 – Time Limit

2. *MC2 – Submission of Material Samples*
3. *RE7 – Submission of Boundary Details*
4. *RE8 – Submission of Drainage Details (Foul and Surface)*
5. *LS4 – Landscaping Scheme (incorporating existing trees) to be submitted.*
6. *RE22 – Floor/Slab Levels*
7. *MC9 – Obscure Glazing (north east elevation of plot 3)*
8. *Prior to the commencement of the development hereby approved full details of the proposed bin storage shall be submitted to, and approved in writing by, the District Planning Authority. The development shall only be carried out in accordance with the approved details.*
9. *MC20 – Amended Plans*
10. *HY24 – Car Park Layout*
11. *HY16 – Turning Space*
12. *No development shall take place on site until such time as means of vehicular access to the site from Walnut Court has been provided in accordance with the details shown on the approved drawing number 215 02.*
13. *Re-surfacing Walnut Court prior to occupation of the development.*