

Planning Statement

Proposal: Planning Application - Erection of remote bin store

Location: McDonalds Drive Thru Restaurant, Northern Road, Chilton Industrial Estate, Sudbury,
Suffolk CO10 2YH

Reference: DC/21/03893

1. The application relates to the erection of a timber bin store, which is constructed with 2.5m timber close board panels and a pair of double doors painted khaki green RAL 6015.
2. The level of refuse management has increased on site and the current arrangements include a number of cages with separated cardboard for recycling in the parking bays shown on drawing 19507-1283-310. The overall loss of parking is shown as 2 bays for the development, but these are bays are currently used for the cages, as highlighted above and thus will not impact on the operational parking available on site.
3. Furthermore, the introduction of the remote bin store will improve the overall appearance of the area and provide additional protection from the weather.
4. The proposal falls within the parameters of the Babergh Local Plan, 2006, with specific reference to policy EN21, which states that ***“The provision of adequate and accessible storage and/or recycling facilities in all appropriate developments to enable refuse and compost to be easily collected for disposal and recycling will be required.”***
5. There are no changes to the public area within the restaurant, which was extended in 2017 (Application Ref. B/17/01054), which was approved with 104 sqm public area. Based on the adopted Suffolk County Council’s parking standards, May 2019, the following requirements are noted.
 - A5 - 1 space per 3 m² public area; - 35 spaces
 - A3 – 1 space per 5 m² of public floor area; 21 spaces
6. The site is currently Class E/sui generis but was formally included as a mix of the above classed prior to September 2020.

7. The public area relates primarily to the dining area (86m²) and the public WCs (18m²) which area available for the A3 use. The number of proposed parking spaces falls within the parameters of the guidance for A3, as shown above.
8. The current parking spaces in this area are already utilized to store cages to allow for the recycling of cardboard and thus in real terms there is no loss of available parking.
9. This proposal accords with policy TP15, which states ***“Proposals for all types of new development will be required to provide parking in accordance with parking standards adopted as Supplementary Planning Guidance. Provision of car parking below these standards will be considered in relation to the type, scale and trip generation or attraction of the development; and its location and accessibility by means other than the car.”***
10. In conclusion, the proposal for the erection of a timber bin store will improve the appearance of store and accords with the policies of Babergh Local Plan Alteration No.2, which was adopted on 1st June 2006.