

**QUESTIONS FROM MEMBERS OF THE PUBLIC**  
**Place Scrutiny Committee**  
**31<sup>st</sup> August 2021**

**Question 1 by Mr Alan Grubb to Cabinet Member (Environment, Culture, Tourism & Planning)**

**Is there any reason, when a planning application comes before the council, to convert a house into flats, as part of the planning requirement, the council can require the applicant to install a small wheelie bin for each flat?**

**The resident should be held responsible for using the wheelie bin, throughout the week and making the rubbish accessible on the collection day. This could reduce the problem of rubbish being put on the pavements, throughout the week.**

**Answer:**

The question covers both planning and waste management elements.

From a planning perspective, planning conditions are generally used to require provision of waste storage facilities for all new dwellings and conversions of houses in to flats.

For example: The development hereby approved shall not be occupied until and unless provision for secure covered refuse/recycling storage for occupiers of the development has been provided and made available for use in accordance with the details which shall previously have been submitted to an approved by the Local Planning authority.

In terms of waste management, the Council publishes a Waste Management Document which sets out requirements for development.

<https://www.southend.gov.uk/downloads/file/3105/waste-storage-collection-and-management-guide-for-new-developments-2019>

The Council operates a loose sack collection and our contractor's collection vehicles and staffing levels reflect this. Wheeled bins cannot be collected as part of a scheduled collection service at present. Properties that contain up to 4 flats can present their recycling and waste in sacks on the edge of their property on their scheduled collection day. Where properties contain 5 or more flats our advice to the landlord or Managing Agent is to consider hiring a communal bin from our contractor, Veolia, to store waste correctly. We provide advice and guidance to developers including those converting single properties into flats.