

County Hall, Beverley, East Riding Of Yorkshire, HU17 9BA Telephone 01482 393939
www.eastriding.gov.uk
Stephen Hunt Head of Planning and Development Management

Mr Howard Kingdom
241 241 Bricknell Avenue
Hull
HU5 4NS

Your ref:
Our ref: 20/10855/PREP
Enquiries to: Mrs Caroline Evans
E-mail:
caroline.evans@eastriding.gov.uk
Telephone: (01482) 393732
Date: 20 October 2020

Dear Mr Howard Kingdom

Proposal:	Proposed installation of new outdoor cricket net facility following the removal of the existing facility
Location:	Welton Cricket And Hockey Club, Stanley Jackson Way, Welton, East Riding Of Yorkshire, HU15 1PT,
Applicant:	Mr Howard Kingdom
Application Type:	Pre Application Planning Enquiry

I write further to your pre-application enquiry received by this office on 23 September 2020 and can make the following comments:

The proposed cricket nets would stand at 4m in height, covering an area of 240sqm on the site of an existing provision located at the southern corner of an existing cricket club outside of the development limit. There are neighbouring properties to the south and east, and the existing pavilion building lies to the north. The development would not impinge on the existing playing provision and would in fact improve the training facilities.

Whilst the site is outside of the development limit and also designated as Open Space, the proposed development would be associated with an existing sports facility and would replace existing equipment on the same footprint. It is therefore considered that the principle of the development would be acceptable in terms of policies S4 and C3 of the ERLP SD.

The proximity of the development to neighbouring properties is unlikely to significantly increase impact on residential amenity from noise disturbance given that the new facility would be constructed on the existing footprint. The site is not within a flood zone but consideration should be given the construction of the new surface to ensure that there is adequate drainage.

The position of the development would not adversely impact on the wider area character of the surrounding landscape and would in fact improve the appearance of the sport field given that the existing facility was untidy.

Alan Menzies
Director of Planning and Economic Regeneration

In conclusion, it is possible that an application of this nature could be supported but would be subject to consultation with neighbouring properties and other statutory bodies.

Notwithstanding this advice, please see the attached documents which sets out the key Development Plan policies that are of relevance, and what would be required should you choose to submit an application for the proposed development.

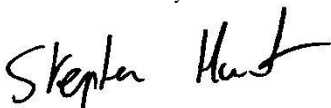
The Council encourage the use of Planning Performance Agreements (PPAs) where relevant to agree timescales, actions and resources for handling particular applications. PPAs seek to set out an efficient and transparent process for determining applications which covers all aspects from the pre-application through to the post-application stages. Further information on the Council's approach to PPAs can be found on the Council's website, or you can contact the office for advice.

You may also need permission under the Building Regulations. Local Authority Building Control is wholly independent, non-profit making service that operates only to protect and look after your interests. The service operates from regional offices in Beverley, Bridlington and Goole so help and advice is always available and enables us to offer same day inspections for requests made prior to 10am. All the details of the Building Regulation Approval service, and the relevant application forms, are available at <https://www.eastriding.gov.uk/buildingcontrolservices/>. You can also contact Building Control at building.control@eastriding.gov.uk or by calling the Building Control helpdesk on 01482 393800.

Please note that while every effort is made to ensure that the advice given is as accurate as possible, I must advise you that the contents of this letter are the informal opinion of an officer and cannot prejudice the outcome of a formal application for planning permission. Planning applications are subject to consultation processed and any responses have to be taken into consideration prior to a decision being made. Please also note that in the interests of transparent decision making, if you progress to make a planning application for this proposal then this pre-application advice will be made available by the Council in the public domain. Until then, however, the advice will remain confidential and will not be disclosed by the Council.

I trust that this information is satisfactory, should you wish to discuss these matters further please do not hesitate to contact this office.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stephen Hunt', written in a cursive style.

Stephen Hunt MRTPI
Head of Planning and Development Management

Advice for 20/10855/PREP

Key Development Plan Policies	
<p>These are the key local plan policies against which your application will be considered.</p> <p>Your proposal will also be considered against guidance in the NPPF and the Planning Practice Guidance.</p> <p>You can view the Local Plan in the councils website at https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/</p>	<p>East Riding Local Plan S4, ENV1, EC6, C3</p> <p>Other Relevant Documents</p>
Validation Requirements	
<p>These are the items from the Council's Local List that you need to submit with your application for it to be registered as a valid application.</p> <p>These are in addition to the national requirements (application form, certificates, fees and plans).</p> <p>You can find more guidance on each of these requirements in the Validation Checklist which is available on the Council's website at https://eryc.link/planning-permission-prior-approvals</p> <p>Fees can be calculated on the Planning Portal at https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1</p>	<p>Local List validation requirements</p>