



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 Kevin Pullan
5 Stratford Road
Sheffield
South Yorkshire
S10 3LR

Application No:
DC/17/00144/STREM/STRAT

Case Officer: Mrs Susan Hunt

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Application Type: **Strategic - Reserved Matters**

Proposal: **Erection of 138 dwellings following outline permission 13/00931/STOUT (All matters to be considered)**

Location: **Land North Of 49 Coniston Way Goole East Riding Of Yorkshire DN14 6JL**

Applicant: **Mr Kevin Pullan**

The above application has been considered by the Council in pursuance of their powers under the above mentioned Act and has been **APPROVED**, in accordance with the terms and details as submitted, subject to the following conditions:

1. Notwithstanding the provisions of Classes A, B, C and E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification), there shall be no alterations or extensions to any elevations or roofs, nor any erection of outbuildings, on any of the plots which abut the existing dwellings to the north, west or south of the application site (plots 1, 3, 7, 51, 47, 48, 50, 109 to 137 inclusive and 141) and any windows shown on the approved plans as being obscure glazed shall be retained as such and not replaced with clear glazing.

This condition is imposed in the interests of the residential amenities of the existing neighbouring occupiers which adjoin the application site, due to the raised levels of the application site and in some cases the close proximity of the dwellings to boundaries.

2. Full details of a scheme to provide cycle and pedestrian access to Mayfield and Coniston Way shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of any of the dwellings and carried out as approved prior to the occupation of the 20th dwelling. The details shall include measures to prevent access by motorised traffic, and its surfacing and any associated boundary details.

This condition is imposed to assist in enhancing pedestrian links to the adjoining residential development and Local Nature Reserve.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Numbers:

Site Layout Plan 40/001 Rev F received 15/08/17
Road Layout Plan 40/002 Rev B received 01/08/17
Drainage Layout Plan 40/003 Rev A received 10/07/17
Landscape Plan 40/004 Rev A received 10/07/17
Boundary Sections 40/008 SHT 1 and SHT 2 received 16/01/17
Boundary Details 40/005 and 40/006 received 13/01/17
House Type Plans 40/010A, 40/011A, 40/012A, 40/014A, 40/015A, 40/016A, 40/017A, 40/020
SHT1A, All received 22/02/17
House Type Plan 40/019 SHT 1 Rev B, 40/19 SHT 2 Rev B, 40/19 SHT 3 Rev B and 40/19 SHT 4
All received 15/08/2017
Detached Garage Plans 40/021 received 13/01/17 and 40/033 received 22/02/17

This condition is imposed for the avoidance of doubt and to ensure that the development hereby permitted is carried out in accordance with the approved details in the interests of the character and amenity of the area and the provisions of the development plan.

Note to Applicant

Informatives:

- o All pre-commencement conditions on the outline consent 13/00931/STOUT require a separate Discharge of Condition application to be submitted and agreed before any work commences on site.
- o Any surface water discharge into any watercourses in, on, under or near the site requires separate consent from the Goole and Airmyn Drainage Board before any drainage works are commenced.
- o It is the developer's own responsibility to ensure that this site can be developed and occupied safely in the event of a flood. It is their responsibility to ensure the validity of the submitted Flood Risk Assessment upon the commencement of the development. They should be aware that there will always be a residual risk of flooding in the area if flood defences are breached or overtopped. Production of an Emergency Evacuation Plan made available to all future householders is recommended.
- o Installation of operational charging points for Low Emission Vehicles are recommended, at a level of one EV charge point per unit which has a driveway, and one EV charge point per 10 spaces for unallocated parking. Sockets must comply with the relevant standards, be weatherproof, and be suitable for charging electric vehicles.
- o In the event that any contamination is found at any time when carrying out the approved development that has not been previously identified, it must be reported immediately to the local authority. An appropriate investigation and risk assessment should be undertaken and if remediation is necessary, a remediation scheme and verification report prepared and submitted to the local authority.
- o The applicant/agent must contact the East Riding of Yorkshire Council's Streetscene services (Highways), Highways Building, Becklands Park Depot, Becklands Park, Market Weighton YO24 3GA or Grovehill Depot, Annie Reed Road, Beverley HU17 0LF, tel: 0845 6001666 regards the construction and specification of the proposed vehicular access before any works are commenced on the public highway. There is normally a three month period associated with traffic management act notifications therefore contact is advised to discuss your proposals.
- o The applicant will be required to enter into and have sealed both a section 278/62 and section 38 agreement, part of the highway act 1980, prior to any works commencing on the publicly maintainable highway.

Relevant Planning Policies

East Riding Local Plan Strategy Document (April 2016):

- S3 Focusing Development
- S5 Delivering housing development
- S8 Connecting people and places
- H1 Providing a mix of housing and meeting needs
- H2 Providing affordable housing
- H4 Making the most efficient use of land
- EC4 Sustainable transport
- ENV1 Integrating high quality design
- ENV2 Promoting a high quality landscape
- ENV3 Valuing our heritage
- ENV4 Conserving and enhancing biodiversity and geodiversity
- ENV5 Strengthening green infrastructure
- ENV6 Managing environmental hazards
- C1 Providing infrastructure and facilities
- C3 Open space, sport and recreation
- A4 Goole & Humberhead Levels sub area

East Riding Local Plan Allocations Document (July 2016)

East Riding Local Plan Policies Map - Inset 19 Goole

East Riding Supplementary Planning Documents:

- Affordable Housing
- Open Space
- Sustainable Transport

Other Relevant Documents:

- Strategic Housing Land Availability Assessment (SHLAA) 2016
- Strategic Housing Market Assessment (SHMA) 2016-2021
- Open Space Review and Playing Pitch Strategy (2012) and Area Supply Report (2016)
- Strategic Flood Risk Assessment Level 1(2010)
- East Riding Infrastructure Study (2014)

National Planning Policy Framework (2012)

National Planning Practice Guidance

In making this decision the Council has followed the requirements in paragraphs 186 and 187 of the National Planning Policy Framework.

Signed 

Date : 23 August 2017

 Alan Menzies, Director of Planning and Economic Regeneration.

Notes to accompany application no DC/17/00144/STREM/STRAT

1. Town and Country Planning Act

Any approval given by this notice of decision refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under other legislation, e.g. Building Regulations.

2. Duration of Permission

The Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) provides that every permission shall be granted subject to a condition that the development must be begun within a specified time period. This period of time can vary depending on the type of application and the circumstances of the particular case. Usually there will be a specific condition on the notice of decision itself specifying the relevant period but if this has not been imposed, please refer to the provisions of Section 51 of the Planning and Compensation Act 2004 for a definition of the relevant period. Further guidance on this is also available in Circular 8/2005.

3. Appeals to Planning Inspectorate

If you are aggrieved by this decision you can appeal to the Planning Inspectorate within six months of the date of this decision (longer in special circumstances). The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provision of any development order and to any directions given under a development order. The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on telephone number: 0303 444 5000.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

4. Purchase Notice

If either the Local Planning Authority or the Secretary for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonable use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

5. Disabled Persons

Where permission is granted and relates to development resulting in the provision of buildings or premises to which the public are to be admitted (on payment or otherwise) or of premises being office, shop, railway or factory premises in which persons are employed to work, your attention is directed to Section 4, 7 and 8a of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access for the Disabled to Buildings: being the British Standards Institution Code of Practice BS 5810: 1979.

6. Fire Brigade Access

If planning permission is granted and relates to the erection or extension of a building, your attention is drawn to the provisions of Section 14 of the Humberside Act 1982 whereby the Council are required to reject plans submitted for building regulations approval if the plans do not show adequate means of access for the fire brigade to the building or if the erection of the building or extension would render inadequate the means of access for the fire brigade to a neighbouring building.

7. Affects Public Right of Way

A grant of planning permission does not entitle a developer to obstruct a public right of way. Development, in so far as it affects a public right of way, should not be commenced, and the right of way should be kept open for public use, until the necessary order under Section 247 or Section 257 of the Town and Country Planning Act 1990 for the diversion or extinguishment of the right of way has been made and confirmed.

8. Approval of Details Required by Condition

Please note that there is now a fee payable for the submission of any matters required to be submitted for approval by any conditions attached to this permission. The fee is payable for each submission, not for each condition, so you may wish to minimise the fee payable by submitting all of the outstanding details required by all of the conditions at the same time. Relevant forms for the submission of such details are available on the Planning Portal www.planningportal.gov.uk together with details of the fee payable. Please be aware that conditions which require correspondence between the Local Planning Authority and outside bodies could take approximately four weeks, to agree on the suitability of the details submitted. It is therefore in your own interests to submit such information at the earliest opportunity.

9. Amendment to Plans

If you are proposing to alter the plans hereby approved you should first consult the Local Planning Department.