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**Your Ref:**  
**Contact:** Ms Jennifer Downs  
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**Date:** 4 March 2020

Application No: **19/00225/STREM**

Case Officer: Ms Jennifer Downs

## NOTICE OF DECISION

### TOWN AND COUNTRY PLANNING ACT 1990

<b>Proposal:</b>	Erection of 206 dwellings, public open space and associated infrastructure (Phase 1) following outline planning permission 15/00305/STOUT
<b>Location:</b>	Land North Of The Acres, Rawcliffe Road, Goole, East Riding Of Yorkshire, ,
<b>Applicant:</b>	Beal Developments Ltd
<b>Application type:</b>	Strategic - Reserved Matters

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. All hard and soft landscaping shall be carried out in accordance with drawing number (08)001 Rev F received 07.01.2020 and in accordance with a schedule to be submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are first occupied. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan because a well-designed landscaping scheme can enhance the living environment of future residents, reduce the impact of the development on the amenities of existing residents and help to integrate the development into the surrounding area.

2. Unless otherwise agreed in writing, the development hereby approved shall be carried out in accordance with the materials specified on drawing number BH/TGW-SL-MATERIALS DR001 received 24.10.2019.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and

because it is considered that the use of inappropriate materials could be harmful to the appearance of the area and that the Council therefore needs to retain a measure of control.

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

1822.100 Rev O - Planning Layout received 10 Dec 2019  
1822.2B.01 - Elevations 2 Bed Affordable (3 Block) received 06 Aug 2019  
1822.2B.02 - Floor Plans 2 Bed Affordable (3 Block) received 06 Aug 2019  
1822.3B.01 - 3 Bed Affordable (Pair) received 06 Aug 2019  
1822.App.01 Rev B - Elevations Appleby received 06 Aug 2019  
1822.App.02 Rev A - Floor Plans Appleby received 06 Aug 2019  
1822.Bes.01rev D - Elevations Bespoke 2 Bed 2b/ Greenwich received 06 Aug 2019  
1822.Bes.02 Rev E - Floor Plans Bespoke 2 Bed 2b/Greenwich received 06 Aug 2019  
1822.But.01 Rev A - Elevations Butterwick received 06 Aug 2019  
1822.But.02 Rev A - Floor Plans Butterwick received 06 Aug 2019  
1822.Che.01 Rev C - Planning Drawings Chelsea Pair received 06 Aug 2019  
1822.Che.04 - Elevations Chelsea 4 Block received 06 Aug 2019  
1822.Che.05 - Floor Plans Chelsea 4 Block received 06 Aug 2019  
1822.Che.06 Rev C - Planning Drawings Chelsea And Dalby received 06 Aug 2019  
1822.Che.07 Rev C - Planning Drawings Chelsea And Dalby received 06 Aug 2019  
1822.Che.09 Rev C - Elevations Chelsea And Dalby received 06 Aug 2019  
1822.Che.10 Rev B - Floor Chelsea And Dalby received 06 Aug 2019  
1822.Dal.As Rev A - Planning Drawing Dalby As received 06 Aug 2019  
1822.Dal.Op Rev A - Planning Drawing Dalby Op received 06 Aug 2019  
1822.Gra.01 Rev A - Planning Drawing Gramercy Pair received 06 Aug 2019  
1822.Gra.02 Rev B - Elevations Gramercy 3 Block received 06 Aug 2019  
1822.Gra.03 A - Floor Gramercy 3 Block received 06 Aug 2019  
1822.Gra.04 - Elevations Gramercy And Dalby received 06 Aug 2019  
1822.Gra.05 - Floor Gramercy And Dalby received 06 Aug 2019  
1822.Gre.01 Rev D - Planning Drawings Greenwich Pair received 06 Aug 2019  
1822.Gre.02 D - Elevations Greenwich 3 Block received 06 Aug 2019  
1822.Gre.03 Rev C - Floor Plan Greenwich 3 Block received 06 Aug 2019  
1822.Gre.06 Rev B - Planning Drawings Greenwich And Dalby received 06 Aug 2019  
1822.Hac.As Rev A - Planning Drawings Hackness As received 06 Aug 2019  
1822.Hac.Op - Planning Drawings Hackness Op received 06 Aug 2019  
1822.HAX.AS Rev A - Planning Drawing Haxby (AS) received 06 Aug 2019  
1822.HAX.OP Rev A - Planning Drawing Haxby (OP) received 06 Aug 2019  
1822.Lan.As Rev A - Planning Drawings Langdale As received 06 Aug 2019  
1822.Lan.Op Rev A - Planning Drawings Langdale Op received 06 Aug 2019  
1822.Lev.As Rev A - Planning Drawings Levisham As received 06 Aug 2019  
1822.Lev.Op Rev A - Planning Drawings Levisham Op received 06 Aug 2019  
1822.Mal.As - Planning Drawings Malham As received 06 Aug 2019  
1822.Mal.Op - Planning Drawings Malham Op received 06 Aug 2019  
1822.Pic.01 Rev A - Planning Drawings Pickering received 06 Aug 2019  
1822.Tri.01 Rev A - Planning Drawings Tribeca Pair received 06 Aug 2019  
1822.Tri.02 Rev A - Planning Drawings Tribeca 3 Block received 06 Aug 2019  
1822.Tri.03 Rev A - Planning Drawings Tribeca 4 Block received 06 Aug 2019  
1822.Tri.04 Rev A - Floor Plans Tribeca 4 Block received 06 Aug 2019  
1822.Win.As Rev A - Planning Drawings Windsor As received 06 Aug 2019  
1822.Win.Op A - Planning Drawings Windsor Op received 06 Aug 2019  
1822.BT.01 - Boundary Treatments 1800mm Timber Fence received 21 Jan 2019  
1822.BT.02 - Boundary Treatments 1800mm Screen Wall received 21 Jan 2019  
1822.BT.03 - Boundary Treatments 570mm Knee Rail received 21 Jan 2019  
1822.BT.04 - Boundary Treatments 1200mm Park Fence received 21 Jan 2019

1822.ES.01 - Entrance Statement received 21 Jan 2019  
D.P1.01.01 Rev P5 - Drainage General Arrangement Sheet 1 received 27 Aug 2019  
D.P1.01.02 Rev P5 - Drainage General Arrangement Sheet 2 received 27 Aug 2019  
E.P1.01.01 Rev P2 - Phase 1 Earthworks (General Arrangement received 07 Aug 2019  
E.P1.01.02 Rev P2 - Phase 1 Earthworks (General Arrangement received 07 Aug 2019  
(08)002 Rev C - Play Area received 07 Jan 2020  
J7/01047 - Fencing System with Capping Option received 21 Jan 2019

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and 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.

#### Relevant Planning Policies

East Riding Local Plan Strategy Document (ERLP SD) (April 2016)

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

East Riding Local Plan Allocations Document (ERLP AD) (July 2016)

GOO-A - Land North of Rawcliffe Road (45.06ha)

#### Supplementary Planning Documents

Open Space (April 2016)  
Affordable Housing (April 2016)  
Sustainable Transport (May 2016)

#### Other Relevant Documents

East Riding of Yorkshire Landscape Character Assessment (2018)  
Housing Land Supply Position Statement 2018/19 - 2022/23  
Strategic Housing Market Assessment (SHMA - 2019)  
Planning Guidance Note on Housing Mix (October 2017)  
Manual for Streets (2007)

National Planning Policy Framework (NPPF) (2019)  
National Design Guide

In making this decision the Council has followed the requirements in paragraph 38 of the National

Planning Policy Framework.

Signed

A handwritten signature in black ink that reads "Stephen Hunt". The signature is written in a cursive style with a large initial 'S' and a stylized 'H'.

4 March 2020

Stephen Hunt MRTPI  
Head of Planning and Development Management

## **NOTES TO ACCOMPANY THIS DECISION**

### **Appeals to the Secretary of State**

If you are aggrieved by this decision you can appeal to the Planning Inspectorate. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. 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.

Appeals must be made on the correct forms relating to the type of application you submitted. Information provided as part of the appeal process will be published online.

If you wish to appeal against a decision relating to:

- Householder applications - appeals must be made within 12 weeks of the date of this notice;
- Minor commercial applications - appeals must be made within 12 weeks of the date of this notice;
- Advertisement consents - appeals must be made within 8 weeks of the date of this notice;
- Any other type of application – appeals must be made within 6 months of the date of this notice.

Appellants requesting an inquiry into their appeal must notify the Local Planning Authority and Planning Inspectorate at least 10 days prior to appeal submission.

Please note - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, you must appeal within 28 days of the date of this notice.

If an enforcement notice is served relating to the same land and development as in your application, you must appeal within 28 days of the date of service of the enforcement notice or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems 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 provisions of any development order and to any directions given under a development order.

### **Purchase Notice**

If either the Local Planning Authority or the Secretary of State 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 can he render the land capable of a reasonably beneficial use by carrying out 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 Part VI of the Town and Country Planning Act 1990.

### **Approval of Details Required by Conditions**

A fee is 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. Please refer to the council's website at [www.eastriding.gov.uk](http://www.eastriding.gov.uk) for more information.