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Stephen Hunt Head of Planning and Development Management

Peter Ward Homes Ltd
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Beverley
East Yorkshire
HU17 0LF

Application No:
DC/15/30487/CONDET/STRAT

Case Officer: **Ms Leanne Berridge**

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Application Type: **Approval of Details req'd by Condition**

Proposal: **Submission of details required by condition 1 (service roads) and 2 (wildlife protection scheme) of planning permission (15/00666/STREM)**

Location: **Land North East Of Thorntree Lane Goole East Riding Of Yorkshire DN14 6LJ**

Applicant: **Peter Ward Homes Ltd**

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. Condition 1 (Service Roads)

The details approved in consultation with our Highways Department are those shown in the following documents; and works should be carried out in accordance with the details submitted.

Drawing Number 2860/40 Road Layout - Submitted 09.11.2015

Drawing Number 2860/49 Sewer Layout - Submitted 09.11.2015

Note: If the street is to be offered for adoption the applicant will need to make a separate application to obtain "Acceptance for Construction Purposes" from the Highway Authority so that arrangements can be made to include the relevant street works in legal agreements under Section 62 and Section 38 of the Highways Act 1980. No works shall be carried out within the limits of the existing publicly maintainable highway prior to the completion and sealing of a Section 62 Agreement - Highways Act 1980.

2. Condition 2 (Wildlife Protection Scheme)

The details approved in consultation with Nature Conservation are those shown in the document 'Ecological Enhancement Management Plan' submitted on the 9 November 2015 and works should be carried out in accordance with the details submitted.



Signed 

Date : 25 January 2016

Alan Menzies, Director of Planning and Economic Regeneration.

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) on a form obtainable from

The Planning Inspectorate, 3/05 KiteWing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel: 0303 444 00 00.

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>. 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. Amendment to Plans

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