

DOC1

Outline Permission

Brian Scott Designs
Blacksmiths Cottage
Wistow
Selby
YO8 3UZ

Application No: DC/04/04275/STOUT/STRAT

Case Officer: Mr D Cox

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Application Type: Strategic - Outline Planning Permission

Proposal: Change of use from Pig rearing unit to residential development.
Location: Vandon Lodge High Street Hook Goole East Riding Of Yorkshire DN14 5NU
Applicant: Mr R D Oldridge

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, and subject to the following conditions:

1. Approval of the details of the siting, design, external appearance of the development, means of access and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced and the development shall be carried out as approved.

This condition is imposed in order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

This condition is imposed in order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

3. No development shall take place until a Phase 1 and 2 Risk Assessment has been undertaken to identify all the potentially contaminative former uses of the site and/or nearby land, to identify any active exposure pathways, to characterise contamination on the site and/or nearby land and to propose a scheme of remediation to ensure that the site is made suitable for the proposed use shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and the applicant shall provide written verification that remediation has been completed as agreed.

This condition has been imposed to protect the amenity of the future occupiers of the site and to ensure that the site is suitable for its intended use.

4. All asbestos on the site including asbestos cement sheet cladding, roofing etc shall be carefully and properly removed by a specialist contractor licensed for the purpose and disposed of at a suitable and proper site. The developer shall notify the Local Planning Authority of the destination and provide copies of waste transfer notes relating to the disposal.

This condition has been imposed to protect the amenity of the future occupiers of the site and to ensure that the site is suitable for its intended use.

5. If at any time during the development of the site (including the risk assessment, demolition, site clearance or construction phase), the remains of animal carcasses are discovered, development shall cease and the State Veterinary Service of the DEFRA shall be contacted to oversee the safe removal and disposal of the carcasses. The developer shall notify the Local Planning Authority of the discovery and the action to be taken, to comply with the recommendation of the State Veterinary Service.

This condition has been imposed to protect the amenity of the future occupiers of the site and to ensure that the site is suitable for its intended use.

6. No burning of any waste materials shall take place during the development of the site. Any inadvertent fire shall be treated as an emergency and extinguished immediately.

This condition is imposed to prevent noise, dust and smoke nuisance from being caused to the occupiers of adjacent properties.

7. Except in emergency or with the prior written consent of the Local Planning Authority, hours of demolition/conversion shall be restricted to between 8 am and 6pm on weekdays and 8am - 2pm on Saturdays and at no time on Sunday or Bank Holidays.

This condition is imposed to prevent noise, dust and smoke nuisance from being caused to the occupiers of adjacent properties.

8. Best practicable means shall be employed to minimise the transmission of dust during the development of the site, for example, the dampening of dusty materials.

This condition is imposed to prevent noise, dust and smoke nuisance from being caused to the occupiers of adjacent properties.

9. The site shall be developed with separate systems for foul and surface water.

This condition is imposed in the interest of satisfactory and sustainable drainage.

10. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to

and approved in writing by the Local Planning Authority.

This condition is imposed to ensure that the development can be properly drained.

11. Unless otherwise agreed in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

This condition has been imposed to ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

12. Development shall not begin until details of the junction between the proposed service road and the highway have been approved in writing by the Local Planning Authority; and it shall not be first brought into use until that junction has been constructed in accordance with the approved details.

This condition is imposed in order to secure satisfactory access to the proposed development in the interests of road safety.

13. Development shall not begin on the site until details of the layout, drainage, construction, services and lighting of the proposed service road(s), including the junction with the existing publicly maintainable highway have been submitted to and approved in writing by the Planning Authority.

This condition is imposed in order to secure an adequate and safe access to the proposed development area and to ensure that reasonable and adequate space is provided within residential curtilages to meet normal parking demands and avoid the need for vehicles to park on the highway where they could adversely affect the safety of other highway users.

14. No dwelling shall be occupied until the vehicular access has been provided and space has been laid out within the curtilage of that dwelling for at least two motor cars to be parked in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Provision shall thereafter be retained for the parking of these motor cars.

This condition is imposed in order to ensure satisfactory vehicular access and to ensure that reasonable and adequate space is provided within residential curtilages to meet normal parking demands and avoid the need for vehicles to park on the highway where they could adversely affect the safety of other highway users.

15. Notwithstanding the provisions of Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and subsequently re-enacting that Order, no gates, fences, walls or other means of enclosure shall be erected or constructed within any service strip so identified in the approved plans without the prior express consent in writing of the Local Planning Authority.

It is necessary to impose this condition because the service strip will eventually form part of the adopted public highway. If gates, walls, fences or other means of enclosure are erected or constructed within a service strip it is unlikely that the Council will be able to adopt the road as a

public highway. This will deny residents the opportunity to have their dwelling served by an adopted highway.

Note; The service strip will eventually form part of the highway. No planting works should be carried out without the specific consent of the Council. However, the Council is prepared to allow appropriate planting within the limits of the public highway and early discussion with the Council is advisable. Until such time as the road is adopted the Council is unable to prevent planting taking place. However, the use of inappropriate species could prevent the road from being adopted.

16. Development shall not begin on the site until details of the layout, drainage, construction and lighting of the required footway along the application site frontage on High Street have been submitted to and approved in writing by the Local planning Authority and no dwelling on the site shall be occupied until the footway has been constructed in accordance with the approved details

This condition is imposed in order to secure a safe and adequate means of pedestrian access to the occupied dwelling.

17. Unless otherwise agreed in writing with the Local Planning Authority no dwelling on the site shall be occupied until that part of the service road which provides access to it has been constructed from the junction with the public highway in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

This condition is imposed in order to secure the provision of an adequate access to occupied dwellings in the interests of road safety and residential amenity.

18. No development shall take place until full details of hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or as may be otherwise agreed in writing by the Local Planning Authority. These details shall include :-

- i) proposed finished levels or contours
- ii) means of enclosure
- iii) car parking layout
- iv) other vehicle and pedestrian access and circulation areas
- v) hard surfacing materials
- vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc)
- vii) planting plans
- viii) written specifications (including cultivation and other operations associated with plant and grass establishment)
- ix) schedules of plants, noting species, plant sizes and proposed numbers / densities.
- x) a programme for the implementation of the landscaping works.
- xi) a scheme for the future maintenance of the areas not included within private curtilages.

This condition is imposed 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.

19. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a programme to be submitted to and agreed in writing with the Local Planning Authority before the development commences. Development shall be carried out in accordance with the approved details.

This condition is imposed in the interests of the visual amenities of the area.

20. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development (as notified in advance to the Local Planning Authority), whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

This condition is imposed 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.

However, for the landscaping scheme to achieve these objectives, it is necessary to impose a condition, which will ensure that it is implemented.

21. The plans and particulars submitted in accordance with the foregoing conditions requiring the submission of landscaping details shall include:-

- (a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- (b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
- (c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- (d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, (within the crown spread of any retained tree or of any tree on land adjacent to the site) (within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree);
- (e) details of the specification and position of fencing (and of any other measures to be taken) for the protection of any retained tree from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

The Council is under a statutory duty when considering planning applications to consider the effect

which development will or may have on trees. There are trees within or near the site and these contribute to the character and appearance of the area. It is considered that the above details are necessary to enable the Council to consider the effect of the proposed development on these trees.

22. If within a period of 5 years from the date of the planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted or destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree of the same species, size and maturity as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Landscaping works can enhance a development, both for its own sake and for the benefit of the wider area. Trees can fail as a result of a number of causes and it is important that, if the landscaping scheme is to succeed, there is provision for replacement planting.

23. The layout of the residential development which is the subject of this consent shall be shown to have regard the guidance contained in PPG3 - Housing, with regard to its densities, layout, mix of house types, and configuration, the details of which shall be agreed with the Local Planning Authority in the submission of Reserved Matters. Development shall be carried out in accordance with these details.

This condition is imposed in order to conform to Central Government Guidance on best use of land in residential schemes as set out in PPG3 - Housing.

24. No residential development shall take place until a scheme for the provision of affordable housing within the site (unless the developers have previously entered into a binding agreement with the Council to secure the provision of all or part of the required provision elsewhere) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented.

This condition is imposed in order to secure the provision of affordable housing in accordance with Policy S59 of the Boothferry Borough Local Plan.

25. No residential development shall take place until a scheme for the provision of youth/adult and children's outdoor playing space within the site (unless the developers have previously entered into a binding agreement with the Council to secure provision of all or part of the required provision elsewhere) has been submitted to and approved in writing by the Local Planning Authority.

This condition is imposed in order to secure the provision of outdoor playing space in accordance with Policy LT3 of the Boothferry Borough Local Plan

26. No development shall take place until wheel washing/cleaning facilities have been submitted for the approval of the Local Planning Authority. The approved facilities shall be used at all times during the construction of the development.

This condition is imposed to protect the local highway network from mud/debris.

27. All services associated with this development shall be routed underground.

This condition is imposed for health and safety reasons.

28. The development shall proceed in accordance with the approved flood risk assessment dated 02 August 2004 (Bowyer Consulting) incorporating the accepted mitigation measures into the construction of the development.

This condition is imposed to minimise the impacts of flooding.

29. The ground floor level of any dwelling constructed on this site shall be a minimum of 4.8 metres Above Ordnance Datum.

This condition is imposed to reduce the risk to the dwellings in the event of flooding.

30. No part of any dwelling shall be built within 23.4 metres of the sheet pile flood defences alongside the River Ouse.

This condition is imposed to reduce the risk to the dwellings in the event of flooding following any breach of overtopping of the flood defences.

31. No development shall take place until a scheme of development mitigation has been submitted in writing for the approval of the Local Planning Authority to protect the conservation objectives of the Humber Estuary SSSI, Humber Estuary SPA, Humber Estuary pSAC and Humber Estuary RAMSAR site. The scheme shall address the following elements: -

Light pollution from the subsequent development onto the designated site.

Noise disturbance, during the construction period of the subsequent development, affecting the wintering birds associated with the designated site.

Visual disturbance during the construction period of the subsequent development, affecting the wintering birds associated with the designated site.

Details of the subsequent development, e.g. potential bird strike issues.

The approved scheme shall be implemented at all times.

This condition is imposed to protect the conservation interests of the adjoining Humber Estuary.

Note to Applicant:

Advice from the Public Protection Officer.

1) Guidance on completing a phase 1 risk assessment is included in the Council's guidance note 'Contaminated Land and Planning - The Phased Approach to Risk Assessments'.

2) The responsibility for safe development of the site rests with the developer. The Local Planning Authority has determined the application on the basis of the information supplied by the applicant but it should be noted that any contamination of the site which subsequently comes to the attention of the Local Authority may lead to statutory enforcement action in order to secure its remediation.

3) The current address and telephone number to contact is: The State Veterinary Services, DEFRA, Leves House, 2 Searby Road, Lincoln, LW2 4DT. (Telephone 01522 529951).

Please see attached letter from Yorkshire Water.

Reason for Decision:- The proposal has been considered against the policies below and it is considered that the scheme accords with these policies, and there are no material considerations which indicate a decision should be otherwise.

Boothferry Borough Local Plan
S40 Development Limit.
EN66 Flood Risk Area.

The Environment Agency requests that the following recommendations and informatives are included: -

The design of the site must ensure that any raising of ground levels to achieve the above condition does not cause an increased risk of flooding to neighbouring properties surface water run-off.

The Environment Agency recommends that in dwellings located adjacent to the river there should be no door openings in the walls facing the river.

The Environment Agency recommends that in areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level, running ground floor electrical services down from the ceiling, locating plugs above possible flood levels. Additional guidance can be found in the Environment Agency Floodline Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188. Reference should also be made to the Office of the Deputy Prime Minister publication 'Preparing for Floods'.

The applicant states that surface water will be discharged to public sewer.

If the Water Authority, or their Agents, cannot confirm that there is adequate spare capacity in the existing system, the Applicant should be requested to resubmit amended proposals showing how he proposes to drain the site, prior to any consent being granted.

APPROVED PLANS

This planning permission has been granted in accordance with the following plans and drawings:

-

Flood Risk Assessment prepared by Bowyer Consulting dated 02nd August 2004.

851/outlinef/1/a.
851/outlinef/1/b.

The development should take place only in accordance with these drawings. If you are working to drawings which have different numbers of different revisions, then you are advised to contact the Planning Department before starting work to check what further action may be required. If the drawings are significantly different from the approved drawings it is possible that a further planning permission may be required.

Signed

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Date : 12 November 2004

 Nigel Pearson, Director of Law, Administration, Planning and Property

Notes to accompany application no DC/04/04275/STOUT/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 provides that every planning permission except an 'outline planning permission' shall be granted subject to the condition that the development to which it relates must be begun not later than the expiration of five years from the grant of permission or such other period (whether longer or shorter) as may be determined and specified in the notice of decision. In respect of any 'reserved matters' under an outline planning permission, application for approval must be made within three years beginning with the date of the grant of outline planning permission and the development to which the permission relates must be begun not later than five years from the grant of outline planning permission or the expiration of two years from the final approval of the reserved matters whichever is the later date, or such other periods (either longer or shorter) as may be determined and specified in the notice of decision.

3. Appeals to Department of Environment

If you are aggrieved by this decision you can appeal to the Department of the Environment within three months of the date of this decision (longer in special circumstances) on a form obtainable from The Planning Inspectorate, 3/15A Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel: 0117 372 8660.

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.

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.

DOC2

Reserved Matters Consent



EAST RIDING

OF YORKSHIRE COUNCIL

County Hall Beverley East Riding of Yorkshire HU17 9BA Telephone 01482 887700

www.eastriding.gov.uk

Philip Parker Head of Planning and Development Control

Brian Scott Designs
Blacksmiths Cottage
Wistow
Selby
YO8 3UZ

Application No: DC/06/06970/STREM/STRAT

Case Officer: Mr Joe O'Sullivan

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Application Type: Strategic - Reserved Matters

Proposal: Erection of residential development comprising of 22 No. dwellings with associated garages, parking and new vehicular access, following demolition of piggery

Location: Vandon Lodge, High Street, Hook, East Riding Of Yorkshire, DN14 5NU

Applicant: Mr R D Oldridge

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. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

This condition is imposed because the submitted application did not specify the materials to be used in the proposed development or the specified materials were not considered acceptable. 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.

Note: The developer's attention is drawn to the fact that this development cannot commence until all the facing materials have been agreed. A period of at least 10 working days should be allowed for the submission and approval process. Developers are, however, advised that whilst the Council expects to be able to respond within 10 working days, the lack of a response within that time should not be taken as a deemed approval. Please note that samples of materials will only be needed if specifically requested. In the event of this, please arrange with the case officer for the samples to be seen on site.

2. No development shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the

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Community/Legal Services
Tackling Fuel Poverty
2003-2004
Supporting the Rural Economy
2005-2006
Supporting New Business

Huw Roberts Director of Customer Services

Local Planning Authority.

This condition is imposed as the site lies within an area of archaeological interest.

3. The building(s) hereby permitted shall be constructed with the finished floor levels at 4.8 metres AOD. Prior to the commencement of development details of the floor level in relation to the existing and proposed levels of the site and surrounding land shall be submitted and approved in writing by the Local Planning Authority. The floor and ground levels shall be constructed in accordance with the approved details.

This condition is imposed to ensure that there is a satisfactory relationship between the proposed development and existing properties/surroundings and avoid a potential conflict with existing residential amenities/privacy. Ground levels are required to ensure that neighbouring properties are not adversely affected by difference in levels and surface water run off.

4. No development shall commence until details of the tree protection measures and method statements for works in the vicinity of the sycamore tree that is protected by a Tree Preservation Order marked on the attached plan have been submitted to and agreed in writing by the Local Planning Authority. There shall be no trenching for drainage or services within the root protection area. The following should be incorporated within the protection measures and the method statement:
 - i. 7 metre exclusion zone of tree protecting fencing
 - ii. Footpath adjacent to the tree must be constructed using above ground method of construction with a cellular confined system base edged with wooden boards and steel pins as detailed in BS5837 2005 Trees in relation to Construction.

The development shall be carried out in accordance with these protection measures and method statement. The Tree protection measures shall be in place prior to commencement on site including demolition.

This condition is imposed in order to protect the long-term health of this tree.

5. Deliveries to and from the site, the unloading of material during both the demolition and construction phases of the development shall be restricted to between 0800 and 1800hrs Monday to Friday and 0800 to 1300 hrs on a Saturday, except as may otherwise be agreed in writing with the local planning authority. No deliveries shall be made on Sundays or Bank Holidays.

This condition is imposed in the interest of amenities of the area.

6. There shall be no burning, crushing, screening or other treatment of demolition waste on site unless a scheme of such activities has been submitted to and agreed in writing by the local planning authority. The scheme shall include the types of machinery to be used and proposed times of operation and the measures to be taken to minimise the impact of noise, smoke odours and dust in the locality. The scheme shall be implemented at all times.

This condition is imposed in order to protect the amenities of the area.

Notes to Applicant

- 1 The conditions and particulars of the Outline Planning Consent (Reference 04/04275/STOUT) still apply and should be complied with.
- 2 The Local Authorities Countryside Access Officer has advised that the public footpath to the east of the application site that runs along the top of the riverbank should remain unimpeded at all times during the construction period unless the necessary closures are applied for.
- 3 The Goole and Airmyn Internal Drainage Board advises that the details to be submitted pursuant to condition number 10 of the Outline Planning Permission (Reference 04/04275/STOUT) should include details of a pumped discharge, vessel storage tank, plans and hydraulic calculations to support the surface water disposal design for the development.

Relevant Planning Policies

The Development Plan for the area comprises of the Regional Spatial Strategy, Joint Structure Plan and the Boothferry Borough Local Plan.

Regional Spatial Strategy

Policy H1 Distribution of additional housing
Policy H3 Managing the release of housing land.
Policy S1 Applying the Sustainable Development principles
Policy P1 Strategic Patterns of Development

Joint Structure Plan

Policy H6 New development and mix of housing type, sizes and tenure.
Policy H7 Housing development in existing villages should meet an identified need.
Policy DS4 Function of the countryside and existing villages providing for the needs of local communities.
Policy DS6 General development guidelines
Policy SP5 Design and Layout of new development.

Boothferry Borough Local Plan

Policy S47 Standards of layout and design in residential development.
Policy S49 Density of new housing developments.
Policy S51 Adequate provision of private amenity space.
Policy S59 Affordable Housing
Policy LT3 Open Play Space Provision.

National Planning Policy

Planning Policy Guidance Note Three Housing

The proposal has been considered against the above policies and it is considered that the scheme accords with these policies, and there are no material considerations which indicate a decision should be

otherwise.

Approved Plans

This planning permission has been granted in accordance with the following plans and drawings:

Drawing Number	1103/Loc/01 Location Plan
Drawing Number	1103/surv/01 Topographical Survey
Drawing Number	1103/G+F/01 Garage and fence details
Drawing Number	1103/PL/01C Proposed Layout
Drawing Number	1103/P1 +2/01/A Elevations Plots 1 & 2
Drawing Number	1103/P3/01/ Elevations Plots 3
Drawing Number	1103/P4 + 14/01/A Elevations Plots 4 & 14
Drawing Number	1103/P5 +17/01/A Elevations Plots 5 & 17
Drawing Number	1103/P6 /01/A Elevations Plots 6
Drawing Number	1103/P8 + 8/01/ Elevations Plots 7 & 8
Drawing Number	1103/P11 + 13/01/ Elevations Plots 9, 11 & 13
Drawing Number	1103/P10 + 12/01/ Elevations Plots 10 & 12
Drawing Number	1103/P15 + 16/01/A Elevations Plots 15 & 16
Drawing Number	1103/P18/01/A Elevations Plots 18
Drawing Number	1103/P21+22/01/A Elevations Plots 19 & 20
Drawing Number	1103/P1 +2/01/A Elevations Plots 21 & 22

The development should take place only in accordance with these drawings. If you are working to different drawings, which have different revisions, then you are advised to contact the Planning Department before starting work to check what further action may be required. If the drawings are significantly different from the approved drawings it is possible that a further planning permission may be required.

Reason for Decision

The proposal is a Reserved Matters application following the granting of Outline Planning Consent for 22 dwellings. The site is a pig farm and the outline consent established the principle of development under a pragmatic exception of the interim policy guidance on the managed release of residential sites. The layout and design of individual properties respects the character of the area. The scale of development is considered to be appropriate for Hook when considering Outline Planning Permission has already been granted. The Reserved Matters Proposal accords with the Development Plan. There are no other material considerations that are of sufficient weight to warrant refusal of Planning Permission. Planning Permission is therefore recommended subject to the resolution of the items detailed in the recommendation. Conditions are required to control the development.

It is considered that the scheme accords with the above policies and there are no material considerations, which indicate a decision should be otherwise.

N.B. The conditions and requirements of the outline planning permission still apply and must be fully satisfied as necessary prior to commencement of the development.

Signature

Signature

Date : 27 September 2007

Huw Roberts, Director of Customer Services

Notes to accompany application no DC/06/06970/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) on a form obtainable from

The Planning Inspectorate, 3/05 KiteWing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel: 01173 726372.

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 www.planningportal.gov.uk/pcs. 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.

DOC3

Discharge of Condition Approval

Brian Scott Designs
Blacksmiths Cottage
Wistow
Selby
YO8 3UZ

Application No: **DC/09/30055/CONDET/STRAT**

Case Officer: **Mr Thorfinn Caithness**

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 No 3 (risk assessment), 4 (asbestos), 10 (foul and surface water drainage), 12 (junction details), 13 (service road details), 14 (vehicular access), 16 (footway details), 18 (landscape works), 19 (boundary treatments), 20 (landscape management), 21 (landscape management), 24 (affordable housing), 25 (outdoor playing space), 26 (wheel washing), 31 (mitigation) of planning permission 04/04275/STOUT and Condition No 1 (materials), 2 (archaeology), 3 (floor levels), 4 (tree protection) of planning permission 06/06970/STREM**

Location: **Vandon Lodge High Street Hook East Riding Of Yorkshire DN14 5NU**

Applicant: **Mr R D Oldridge**

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, and confirm:

1. The details approved are those submitted on the 14 January 2009 and the attached Phase 2 Risk Assessment (Condition no. 3)
2. The details approved are those submitted on the 14 January 2009 and the attached Asbestos report (Condition no. 4)
3. The details approved are those submitted on the 14 January 2009, the attached foul and surface water drainage details and plans 8529/2 rev d, 8529/3 rev f, 8529/4 rev d, 8529/5 rev b, 8529/6 (Condition no. 10)
4. The details approved are those submitted on the 14 January 2009 and the plans 8529/2 rev d, 8529/3 rev f, 8529/4 rev d, 8529/5 rev b, 8529/6 received 26 June 2009 (Condition no. 12)
5. The details approved are those submitted on the 14 January 2009 and the attached service road details and the plans 8529/2 rev d, 8529/3 rev f, 8529/4 rev d, 8529/5 rev b, 8529/6 received 26 June 2009 (Condition no. 13)

6. The details approved are those submitted on the 14 January 2009 and the attached footway details and plans 8529/2 rev d, 8529/3 rev f, 8529/4 rev d, 8529/5 rev b, 8529/6 received 26 June 2009 (Condition no.16)
7. The details approved are those submitted on the 14 January 2009 and the attached plans ref. 1103/PL/D, 1103/Ms/01, 1103/Ps./01 and 1103/G+F/01 (Condition no. 18)
8. The details approved are those submitted on the 14 January 2009 and the attached plans ref. 1103/PL/D, 1103/Ms/01, 1103/Ps./01 and 1103/G+F/01 (Condition no. 19)
9. The details approved are those submitted on the 14 January 2009 and the attached plans ref. 1103/PL/D, 1103/Ms/01, 1103/Ps./01 and 1103/G+F/01 and the Church Hill and Trees and Landscape management plan and specification (Condition no. 20)
10. The details approved are those submitted on the 14 January 2009 and the attached Church Hill and Trees and Landscape tree report (Condition no. 21)
11. The details approved are those submitted on the 14 January 2009 and the attached plan ref 1103/PL/D (Condition no. 26)
12. The details approved are those submitted on the 14 January 2009 and the attached report by Andrew McCarthy Associates (Condition no. 31)
13. The details approved are those submitted on the 14 January 2009 and the attached plan ref 1103/Ms/01 (Condition no. 1)
14. The details approved are those submitted on the 14 January 2009 and the attached archaeological specification (Condition no.14)
15. The details approved are those submitted on the 14 January 2009 and the attached plans. (Condition no.3)
16. The details approved are those submitted on the 14 January 2009 and the attached Church Hill and Trees and Landscape report (Condition no. 4)

Signed

Date : 23 April 2010

Alan Menzies, Director of Planning and Economic Regeneration.

DOC4

Archaeological presence during access excavation works

Report Summary.

REPORT NO: OSA08WB25**SITE NAME:** Vandon Lodge, Hook**COUNTY:** East Riding of Yorkshire**NATIONAL GRID REFERENCE:** SE 762 251**ON BEHALF OF:** Mr Oldridge,
Vandon Lodge,
Hook,
East Riding of Yorkshire**TEXT:** Dave Pinnock**GRAPHICS:** Dave Pinnock**FIELDWORK:** Dave Pinnock**TIMING:** Fieldwork
July 2009
Post excavation & report preparation
August 2009**ENQUIRIES TO:** Nick Pearson
On-Site Archaeology
25A Milton Street
York
YO10 3EP

along with plans and/or sections drawn to scale as appropriate. Depths were taken from the existing ground surface (below ground level – BGL). A photographic record of the deposits and features was also maintained. A full list of context description of all deposits recorded is provided within Appendix 1. All archive accumulated during the investigation is listed in Appendix 2.

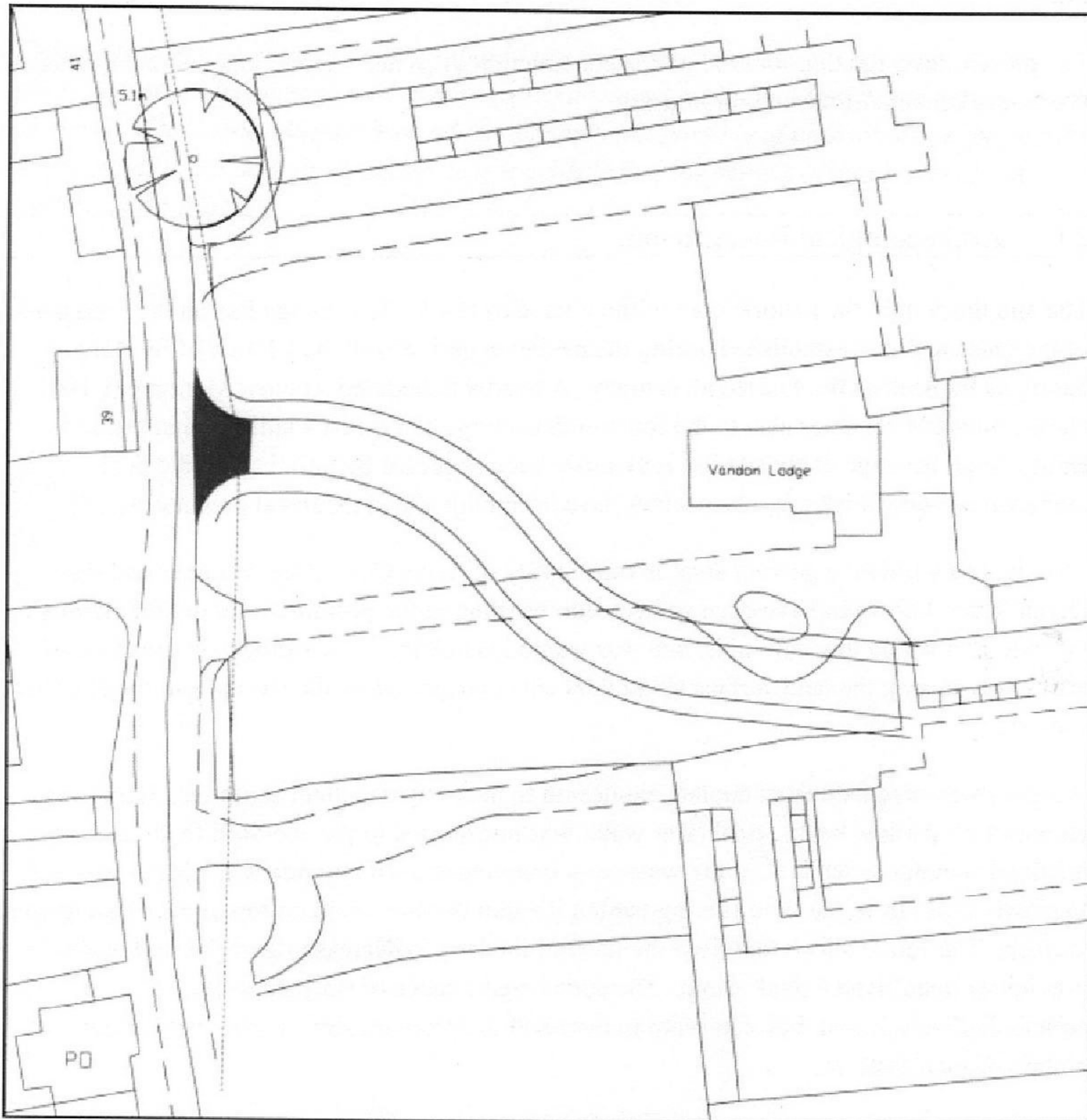


Figure 2. Site plan showing excavated areas

8.0 Appendix 3 ~ The Plates.



Plate 1. View of the site prior to excavation (white line is excavation boundary). Looking west.



Plate 2. South facing view of the site after soil stripping

INVOICE TO: Mr R D Oldridge
ADDRESS: Vandon Lodge
High Street
Hook
East Riding of Yorkshire

INVOICE NO.	INVOICE DATE	CONTRACT	ORDER NO.	TERMS OF PAYMENT
OS1231	31st July 2009	Vandon Lodge, Hook		30 days nett

DESCRIPTION OF SUPPLY	VAT@	AMOUNT	VAT
Vandon Lodge, High Street, Hook Provision of an Archaeological Watching Brief Site attendance (x1 day 29th July 2009) (Please advise when groundworks recommence)	15.00%	£ 205.30	£ 30.80
TOTAL EXCLUDING VAT		£ 205.30	
TOTAL VAT			£ 30.80
TOTAL DUE		£ 236.10	

Please make all cheques payable to: ON SITE ARCHAEOLOGY Ltd

This invoice is due on or before 30th August 2009

If you have any queries concerning this invoice call Caroline Emery

Day rate for archaeologist £180.00

Travel charged per day at £0.55 per mile from York (York-Hook 46 mile round trip = £25.30)

ON SITE ARCHAEOLOGY

25A Milton Street York YO10 3EP

Telephone 01904 411672

V.A.T. Number

687020922

INVOICE TO: Mr R D Oldridge
ADDRESS: Vandon Lodge
High Street
Hook
East Riding of Yorkshire

INVOICE NO.	INVOICE DATE	CONTRACT	ORDER NO.	TERMS OF PAYMENT
OS1236	13th August 2009	Vandon Lodge, Hook		30 days nett

DESCRIPTION OF SUPPLY	VAT@	AMOUNT	VAT
<p>Vandon Lodge, High Street, Hook</p> <p>Provision of an Archaeological Watching Brief</p> <p>(Report production)</p> <p>ON-SITE ARCHAEOLOGY 25A MILTON STREET YORK YO10 3EP</p> <p>(Please advise when groundworks recommence)</p>	15.00%	£ 180.00	£ 27.00
TOTAL EXCLUDING VAT		£ 180.00	
TOTAL VAT			£ 27.00
TOTAL DUE		£ 207.00	

Please make all cheques payable to: ON SITE ARCHAEOLOGY Ltd

This invoice is due on or before 12th September 2009

If you have any queries concerning this invoice call Caroline Emery on [REDACTED]

Day rate for archaeologist £180.00

paid with [REDACTED]

26/8/09

DOC5

Invoice for access works



WILCOCKS CONTRACTORS LIMITED

Glenallan, 23 Thorntree Lane, Goole, East Yorkshire, DN14 6LJ



Invoice To: mr don oldridge
Vandon loge
Hook goole

Date : 12/9/09
Invoice no:101249

Description	£	p
1/ dig out kerb race concrete and stone up after placing new kerb line total	820	00
<i>Paid Sept 15th 09</i>		
Sub-Total	820	00
V.A.T. @ 15%	123	00
Total	943	00

The above materials remain the property of Wilcocks Contractors Ltd. until fully paid for. Terms are strictly 30 days net and interest will be charged on overdue accounts as per current legislation.

VAT Reg No 695149592

DOC6

Photos of completed access works



DOC7

Correspondence with ERYC



EAST RIDING

OF YORKSHIRE COUNCIL

County Hall Beverley East Riding of Yorkshire HU17 9BA Telephone (01482) 887700

www.eastriding.gov.uk

Peter Ashcroft Head of Planning and Development Management

Mr R D Oldridge
Vandon Lodge
High Street
HOOK
East Riding of Yorkshire
DN14 5NU

25 February 2015

Our Ref: S106 Agreement

Your Ref:

Contact: Paula Beresford

Direct Line:

E-Mail:

Dear Mr Oldridge

**S106 Agreement drawn up in connection with Planning Permission
DC/06/06970/STREM - Vandon Lodge High Street Hook**

Following a recent review of all S106 Agreements, I note that works started on the above development back in 2009.

As you will be aware, the agreement required the payment of £21,450 for a Recreational Facilities contribution within 7 days of the commencement of the development. Furthermore, within 3 years of works commencing 2 three-bedroomed dwellings were to be constructed and offered to an agency. In the event of not being able to transfer the houses to an agency then a payment of £81,788 would be due in lieu of the dwellings being provided on site.

I should be grateful therefore to receive your comments regarding the above outstanding matters and look forward to hearing from you within the next 21 days.

Yours sincerely

Paula Beresford
Site Monitoring Officer



INVESTORS
IN PEOPLE | Gold

Alan Menzies Director of Planning and Economic Regeneration



From: Paula.Beresford@eastriding.gov.uk
Date: Monday, 2 March 2015 at 12:59
To: robert oldridge [REDACTED]
Subject: Re: S106 Agreement - DC/06/06970/STREM - Vandon Lodge, High Street, Hook DN14 5NU

1st March 2015

Re: S106 Agreement - DC/06/06970/STREM - Vandon Lodge, High Street, Hook DN14 5NU

Dear Paula

Further for your letter regarding the S106 agreements dated 25th February and our telephone conversation on Friday I can relay the following:

Having obtained planning permission back in 2007 the development of the site proved more costly than ever estimated (due to high asbestos removal and surveys costs etc). My father Robert Donald Oldridge (who lives at the site) subsequently sought a development partner to develop the site. Unfortunately due to the post 2007 ensuing financial crisis several large scale house builders withdrew from the project.

In order to secure the planning permission until a new development partner could be found and using any remaining funds my father made a 'material start' (part foundations were laid for the first house and the entrance kerbs etc to the development put in place) as documented and seen by the Council in 2009.

Since that date we have sought a development partner to no avail. All potential partners claiming the planning application/conditions as not being favourable given the changed prevailing economic circumstances, and as such they would not be able to raise finances through the banks.

We are hopeful of finding a development partner as the house building industry seems to be slowly recovering, but it will take time.

In recognition of the very different economic circumstances when the agreement was drawn up we would like to request a 'deed of variation' to aid development of the site and try to resolve the agreements made.

We are happy to meet with the Council to discuss how to progress things.

In the meantime if you could let me have the details of the Council's Economic Development team as discussed that would be great.

Thanks & regards

Mark Oldridge

For and behalf of:

Mr RD Oldridge
Mr RM Oldridge
Mr GV Oldridge
Mrs JH Beedham (nee Oldridge)

From: Paula.Beresford@eastriding.gov.uk

Date: Monday, 2 March 2015 at 12:59

To: robert oldridge [REDACTED]

Subject: Re: S106 Agreement - DC/06/06970/STREM - Vandon Lodge, High Street, Hook DN14 5NU

Dear Mr Oldridge

Thank you very much for your email confirming our telephone conversation of last Friday.

As discussed I will be passing your email onto our Strategic team for them to respond in more depth about the possibility of drawing up a Deed of Variation, however in the meantime I have spoken to our Economic Development department regarding our discussion. If you would like to contact Andrew Hewitt to discuss where you are with the development and how to progress things further he can be contacted on telephone number 01482 391612 or alternatively by email on andrew.hewitt@eastriding.gov.uk.

I trust that this meets with your satisfaction, however if you have any other queries regarding this matter please do not hesitate in contacting me again.

Yours sincerely

Paula Beresford
Site Monitoring Officer
Tel. No: 01482 393663

DOC8

Documents relating to asbestos removal

INVOICE

Label Source
P.O. Box 130
Cardiff CF14 7TX
United Kingdom

VAT REG. NO 543 0390 69

Invoice Address

Robert Oldridge

Tile Farm, Benjy Lane
 Wheldrake
 YORK
 United Kingdom YO19 6BH

Delivery Address

RD Oldridge
 Loftsome Bridge Coaching House
 Wressle
 Near Selby
 United Kingdom YO8 6EN

Invoice Date	Invoice Number	Your Order Number	Our Reference
23/07/2009	11682	R. Oldridge	LS-13111

DESCRIPTION	QUANTITY	UNIT RATE	VALUE
AWL2001 Warning safety - Asbestos hazard label. Warning - Contains asbestos. Supplied in rolls of 500. Size 50 x 25mm. Self adhesive vinyl. Code AWL2001. - £41.15	1	£41.15	£41.15
MP1183 Multipurpose safety. Asbestos hazard signs. Warning Asbestos dust, Wear respirator, Wear protective clothing. Size 300 x 400mm. Rigid plastic. Code MP1183. - £13.20	2	£13.20	£26.40

All prices are in Pounds Sterling

Payment is due 30 days from date of invoice.

Total Goods Value	£67.55
Delivery Charge	£8.25
VAT	£11.37
Invoice Total	£87.17

Confirmation only. Payment received by AMEX, Mastercard, VISA, VISA Purchasing.

Vanessa Oldridge

From: "robert oldridge" [REDACTED]
To: "Vanessa Oldridge" [REDACTED]
Sent: 07 September 2009 17:49
Attach: Robert Mark Oldridge Invoice 11.09.09.pdf
Subject: FW: Invoice & Joining Instructions for 11th Sept

----- Forwarded Message

From: Laura Rimmer [REDACTED]
Date: Mon, 7 Sep 2009 16:56:44 +0100
To: [REDACTED]
Subject: Invoice & Joining Instructions for 11th Sept

Hi Robert,

I can confirm that we are now holding 2 places for you on our Manchester Non-Licensed Asbestos Removal Training on 11th September.

Please find attached invoice for the training, I will make our trainer aware that you will be bringing a cheque on the day.

The joining instructions for the day are as follows:

Venue:
Village Hotel & Leisure Club,
Cheadle Road,
Cheadle,
Cheshire,
SK8 1HW.
[REDACTED]

Please arrive for 09.00 when tea/coffee will be served. The course will finish at roughly 16.00. Lunch will be provided for you both part way through the day (included in your course fees).

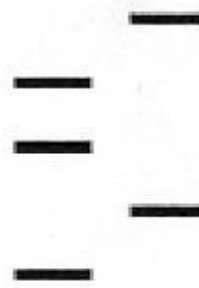
We look forward to seeing you both there.

Kind Regards,

Laura
Office Administrator

Encompassed Ltd
1st Floor Wring Group Building
Vale Lane
Bedminster
BS3 5RU
[REDACTED]

09/09/2009



Continuation Invoice



RJ Oldridge
Vandon Lodge
High Street
Hook, Goole
East Yorkshire
DN14 5NU

Document	8079241
Date	30/06/10
Your Ref	vbl-Guy Oldridge
Account	81658
Contract	8096802
Page	1

Site Address	RJ Oldridge Vandon Lodge High Street Hook GOOLE, North Humberside DN14 5NU					
GS33/108	12m Diesel 4WD Scissor Invoiced from 28/06/10 to 30/06/10 Time Specific Transport - Timed Delivery Powerguard Skylift Insurance (% of Hire)	1 Each	165.00 Week	0	3	99.00 S
		1 Each	65.00 Each			65.00 S
		1 Each	10.00 %			9.90 S
		1 Each	0.00 skyins%			0.00 S

*** Hire Continues ***

O.B.O.E. A/c Paid July 27th 010 Ch. No. 100251

VAT Description	Goods	Rate	VAT
S Standard	173.90	17.50	30.43

GOODS	173.90
VAT	30.43
TOTAL	204.33

G & M Consulting Ltd

Contaminated Land Appraisals
Brownfield Remediation Solutions
Site Investigation Services
Earthworks Design and Control

Planning and Development Control
County Hall
Beverley
East Yorkshire
HU17 9BA

20th October 2010

Ref C022/15/GS

Dear Sirs,

Ref: Planning Approval DC/04/04275/STOUT/STRAT.

We refer to Condition No 4 of the above planning approval relating to Vandon Lodge, High Street, Hook, Goole. This condition covers notification to the planning authority following removal from site of the cement bound asbestos sheeting and cladding associated with the former pig rearing buildings. These materials were removed from site in a controlled manner as part of the redevelopment works and disposed of to landfill as appropriate.

The nearest landfill facility to the site licensed to accept asbestos products was identified as Winterton South, Coleby Road, West Halton, Winterton, DN5 9AP. The site is owned and operated by The Waste Recycling Group Ltd. The waste materials were transferred between the site and the landfill by KMR Skip Hire Ltd, a registered waste carrier; No CB/TP3607QA.

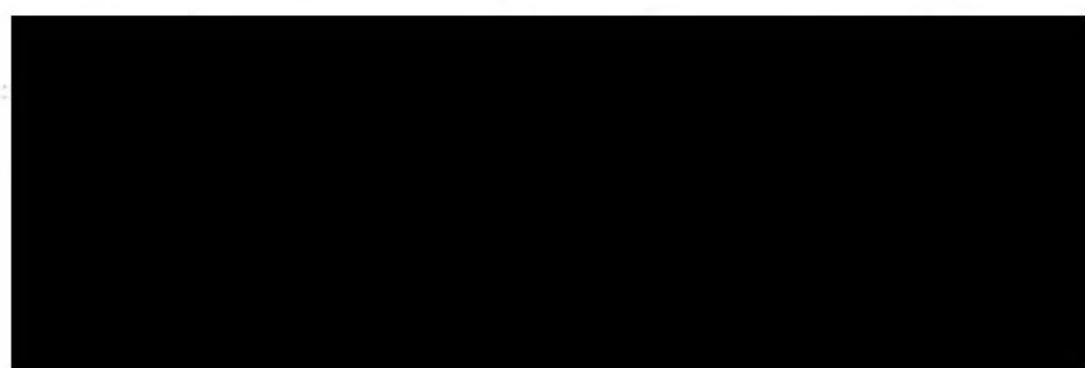
Please find attached the Waste Consignment Notes used to transfer the asbestos materials from site to the point of landfill. A summary of the disposal details are provided below. Based on the tonnage sheets also presented with this correspondence, a total 74.34 tonnes of asbestos materials were removed from site during the demolition work.

The Chestnuts, Brackenhill Road
East Lound, Haxey
Doncaster. DN9 2LR

Waste Consignment Note	Disposal Date	Tonnage
NVJ339/00001	11/08/2010	9.42
NVJ339/00002	13/08/2010	14.18
NVJ339/00003	13/08/2010	11.20
NVJ339/00004	16/08/2010	11.12
NVJ339/00005	17/08/2010	10.82
NVJ339/00006	19/08/2010	10.02
NVJ339/00007	10/09/2010	7.58

We trust the above information and attachments meet with your approval and look forward to confirmation of the discharge of the above referenced condition in due course.

Yours faithfully



Graeme Swinbourne

For and on behalf of **G&M Consulting Ltd**

Encs

Cc Mr Oldridge – Vandon Lodge

DOC9

Images before and after site clearance

Aerial view of Vandon Lodge/former piggeries before site clearance/removal of asbestos roofing.
See view point pictures A to D for views of how the site is now .
Note: View point picture D shows foundation for Plot 1 dwelling.









