



## Discharge Statement

to accompany an application to ERYC to discharge Condition 3  
of planning approval 21/00027/PLF

Project: - Vehicular access and access road

Site: - Brantingham Grange  
57 Cave Road  
Brough  
HU15 1HH

Client: - Mr J Redhead

Date: 07 September 2021

## **Contents**

- 1.0 Introduction
- 2.0 Proposed works

### **Drawings**

- 2955-1B 1:200 scale approved site layout plan
- 2955-1C 1:200 scale approved site layout plan, revised to provide additional information relating to the existing vehicular access

### **Appendices**

- Appendix A Planning approval ref. 21/00027 dated 16/03/2021
- Appendix C Photographs of existing vehicular crossing

## **1.0. Introduction**

- 1.1. Planning approval for the construction of a new vehicular access and access road and erection of a fence following removal of existing access, granted by ERYC ref. 21/00027/PLF dated 16/03/21 (see Appendix A).
- 1.2. Condition 3 of the above approval requires that 'within two months of the completion of the proposed vehicular access, the existing vehicular access as indicated on attached drawing 2955-1B shall be removed and the verge/footpath reinstated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority'.
- 1.3. This application seeks to discharge Condition 3 of approval ref. 21/00027/PLF dated 16/03/21.

## **2.0. Proposed works**

- 2.1. The existing vehicular access is a temporary secondary access use by farm vehicles during sowing and harvest times. The remainder of the year, the access is locked and kept secure.
- 2.2. The existing recessed gates and side fences will be removed, and a new timber post and rail fence erected on the boundary line. A hawthorn hedge will be planted to the rear of the new fence. The existing gates will be retained on site for re-use on the farm.
- 2.3. The existing tarmac footpath will be retained.
- 2.4. The highway verge either side of the footpath will be reinstated by removing the existing hardcore fill and backfilling with top soil which will then be grass seeded and protected during the growing period (see drawing 2955-1C).
- 2.5. Appendix B provides photographs of the existing access.

## Appendix A

Planning approval ref. 21/00027/PLF dated 16/03/2021



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

P & N Design  
Unit 34B  
Welton Business Park  
Wiske Avenue  
Brough  
East Riding Of Yorkshire  
HU15 1ZQ

**Your Ref:**  
**Contact:** Mr Christopher Ellis  
**Email:** christopher.j.ellis@eastriding.gov.uk  
**Tel:** (01482) 393687  
**Date:** 16 March 2021

Application No: **21/00027/PLF**

Case Officer: Mr Christopher Ellis

**NOTICE OF DECISION**

**TOWN AND COUNTRY PLANNING ACT 1990**

<b>Proposal:</b>	Construction of vehicular access and access road and erection of a fence following removal of existing access
<b>Location:</b>	Brantingham Grange, 57 Cave Road, Brough, East Riding Of Yorkshire, HU15 1HH,
<b>Applicant:</b>	Mr J Redhead
<b>Application type:</b>	Full Planning Permission

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. The development hereby permitted shall be begun 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 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and in order to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2. The proposed altered vehicular access shall be set out and provided in accordance with the submitted details and constructed to the Council's Highway specification (see note below).

This condition is imposed in order to secure satisfactory vehicular access to the site and in the interests of highway safety.

3. Within two months of the completion of the proposed vehicular access, the existing vehicular access as indicated on attached drawing 2955 - 1B shall be removed and the verge/ footpath reinstated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

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

2955-2 A Location Plan received 04/01/2021  
2955-1 B Site Layout Plan received 21/01/2021  
Swept Path Analysis received 08/02/2021

This condition is imposed in accordance with policies S4 and 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.

Note to Applicant/Agent:

The Applicant/Agent must contact the East Riding of Yorkshire Council's Highway and Traffic Management Office at The Highways Building, Annie Reed Road, off Grovehill Road, Beverley, HU17 0JP (tel: 01482 395739) regarding the construction specification of the vehicular access before any works are commenced in the public highway.

Relevant Planning Policies:


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

Policy ENV1 Integrating high quality design  
Policy S4 Supporting development in Villages and the Countryside

National Planning Policy Framework (NPPF) (2019)

In making this decision the Council has followed the requirements in paragraph 38 of the National Planning Policy Framework.

Signed



16 March 2021

Stephen Hunt MRTPI  
Head of Planning and Development Management

## Appendix B

Photographs of existing vehicular access







