

Planning Department  
East Riding of Yorkshire Council  
County Hall  
Beverley  
HU17 9BA

22<sup>nd</sup> December 2021

Dear Sir / Madam

**APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) OF OUTLINE PLANNING PERMISSION REF. 20/00541/OUT  
PHASE 2 COMPRISING THREE EMPLOYMENT UNITS WITH ASSOCIATED INFRASTRUCTURE INCLUDING PARKING, BIN STORE AND ELECTRIC SUBSTATION  
LAND OFF KILLINGWOLDGRAVES LANE, BEVERLEY HU17 8QX  
APPLICATION ON BEHALF OF LOVEL CAPITAL PROJECTS LTD**

Please find enclosed an application for the approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to outline permission ref. 20/00541/OUT for Phase 2 of the approved mixed-use development comprising three employment units and associated site infrastructure including parking, bin store and electric substation, on land off Killingwoldgraves Lane, Beverley HU17 8QX.

The application is submitted on behalf of Lovel Capital Projects Ltd, through the Planning Portal under reference **PP-10426648**.

**Background and Context**

Outline planning permission for the development of land off Killingwoldgraves Lane was granted under reference 20/00541/OUT on 6<sup>th</sup> July 2020.

The approved scheme is for the whole (wider) site for a “*mixed-use development comprising employment units (B1c and / or B8) and petrol filling station with electric vehicle charging and ancillary shop, with associated infrastructure*”. All matters were reserved except for access to the site from Killingwoldgraves Lane which was approved at the outline stage.

This application relates to the second phase of the development, with the first phase proposing the petrol filling station element of the proposed development together with its internal access and associated facilities<sup>1</sup>. This second phase proposes a terrace of three employment units as approved in outline, together with internal access arrangements (utilising the approved site access off Killingwoldgraves Lane<sup>2</sup>), and associated facilities. Also forming part of this Reserved Matters submission is parking (including cycle

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<sup>1</sup> subject to a separate Reserved Matters submission (20/03917/REM) which was refused by the Council and has recently been allowed at appeal (APP/E2001/W/21/3275091)

<sup>2</sup> in accordance with drawings LTP 4030 02 Rev C which was approved as part of the outline planning permission

provision) and a bin store required for the proposed employment units, and an electric substation to provide power to the site as a whole.

The application for the approval of Reserved Matters is made pursuant to Condition 1 of the outline planning permission which states:

***“Approval of the details of the reserved matters set out below (“the reserved matters”) shall be submitted to the Local Planning Authority in writing before any development is commenced and the development shall be carried out as approved:***

- a) the layout of the development***
- b) the scale of the development***
- c) the appearance of the development***
- d) the landscaping of the site.”***

The Reserved Matters specified by Condition 1 are addressed in this application for the Approval of Reserved Matters.

In addition, Condition 21 of the outline planning permission requires:

***“The buildings for employment use hereby approved shall be used for no other purpose than Classes B1(c) or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).”***

The employment units proposed through this Reserved Matters submission are proposed in accordance with Condition 21 of the outline planning permission.

Also, Condition 22 of the outline planning permission requires:

***“The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition no.1 above shall include details of the proposed finished floor levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The building(s) shall then be constructed in accordance with the approved levels.”***

The submitted Proposed Employment Units Site Plan (Ref. 1781 41d) sets out the Finished Floor Levels (FFL) of the proposed employment units in accordance with Condition 22 of the outline planning permission.

Other relevant and related site development matters will be submitted pursuant to other outline planning conditions.

### **The Proposed Development**

The outline planning permission has granted planning permission for the principle of the proposed development on the site. This application therefore merely relates to the layout, scale, appearance and landscaping of this employment phase of the approved development.

The proposals in this Reserved Matters application utilises the approved access into the site from Killingwoldgraves Lane, which was approved at the outline planning stage. The approved plans are listed in Condition 26 of the permission:

***“The development hereby permitted shall be carried out in accordance with the following approved plans but only in respect of those matters not reserved for later approval:***

***2019-ID-18-Loeb - Location plan - received 18.02.2020***

***LTP/4030/T1/02.01 Rev C - Proposed Ghost Island Junction - received 09.06.2020***

***LTP/4030/T1/02.02 Rev C - Proposed Ghost Island Junction visibility splays - received 09.06.2020***

***LTP/4030/T1/02.03 Rev C - Proposed Ghost Island Junction swept path analysis - received 09.06.2020.”***

The access to the site from Killingwoldgraves Lane is therefore not part of this Reserved Matters application but is already approved.

The Reserved Matters for this phase of employment development accords with the general design principles for the development of the site which were set out in the Design and Access Statement submitted at the outline stage. A “Proposed Site Plan in Wider Context” (ref. 1781 42c) has been submitted with this application for Reserved Matters approval to demonstrate how the layout of this part of the site accords with those outline principles and with the wider proposals being brought forward at the site, and how the development has adopted key design parameters to create a suitable and sustainable development.

Careful consideration has been given to the layout of the development to retain the existing mature tree in this part of the site, which will form part of a wider area of landscaping to soften the development to this boundary. The scale of the proposed building has been appropriately considered, relative to finished floor and wider site levels to properly integrate into the local context and provide a functional but modest scale and height building, with sympathetic and traditional materials.

To summarise, the development proposed under this Reserved Matters application comprises the following:

- **Employment building comprising a terrace of three employment units each comprising 148 sq.m with 74sq.m at ground floor, including loading bay and amenities such as WC and shower, and 74sq.m on the first floor**
- **The units are flexible for a range of occupiers and have been designed to marketing agents advice for the type of units which will be in demand.**
- **Parking areas incorporating 9 parking spaces (including 1 disabled space) and provision for four bicycles**
- **Circulation and turning space necessary for this phase**
- **Access and footpaths, including highway infrastructure into the site from Killingwoldgraves Lane utilising the approved site access (ref. LTP 4030 02 Rev C)**
- **Substation (to provide power to the wider outline site) and bin store (required for the proposed employment units)**
- **Landscaping including soft landscaping area to the west (including retaining existing Elm tree, replacement tree planting to replace a tree to be lost and wildflower meadow planting) and native hedgerow planting around the site’s north western, western and southern boundaries.**

**Reserved Matters Application Submission**

This application comprises the following information:

- Reserved Matters Application Form;
- Planning Application Fee (£3,234.00 based on GEA of 492 sq.m);
- Arboricultural Report (Ref. November 2021 version 2) prepared by Mark S Feather;
- Design Statement prepared by ADS Design;
- This supporting Covering Letter (which provides a Planning Statement);
- Application Plans as follows:
  - Site Location Plan reference 1781 40
  - Proposed Site Plan reference 1781 41d
  - Proposed Site Plan in Wider Context reference 1781 42c
  - Building Plan and Elevations reference 1781 43
  - Substation Details reference 1781 44
  - Proposed Site Elevations reference 1781 45a
  - Topographical Survey drawing reference 3202-1 Rev B
  - Landscape Drawing reference 3697/2

We trust the application is complete and you are able to register and acknowledge it. Should you require any further information or clarification on any of the above then please contact me and I will be happy to assist.

Yours faithfully



**Jason Tait, MRTPI – Director**  
**For and on behalf of Planning Prospects Ltd**

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