

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

Persimmon Homes Yorkshire
FAO: Mr Graham Whiteford
Persimmon House
Fulford
York
YO19 4FE

Your Ref:
Contact: Mrs Shirley Ross
Email: shirley.ross@eastriding.gov.uk
Tel: (01482) 393867
Date: 1 November 2021

Application No: **19/02520/PLF**

Case Officer: Mrs Shirley Ross

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Proposal:	Erection of 39 dwellings with associated open space, landscaping and infrastructure
Location:	Ferriby Road Amenity Land 2,, Ferriby Road, Hessle, East Riding Of Yorkshire, ,
Applicant:	Persimmon Homes Yorkshire
Application type:	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

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall be those detailed on the Materials Layout Plan (drawing no. 101 Rev J). In the event that alternative materials are to be used then no development shall take place above damp proof course until details of the materials have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

This condition is imposed in accordance with policies ENV1 and ENV3 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. No development shall take place on site until details of the layout, drainage, construction, services and lighting of the proposed access roads, including the access with Ferriby Road, together with the footway and tactile dropped pedestrian crossing facilities on Ferriby Road, have been submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved details

This pre-commencement condition is imposed in accordance with policies ENV1 and EC4 of the East Riding Local Plan and in order to secure the provision of a development constructed to standards that will enable the infrastructure to be adopted as publicly maintainable highway, be constructed to the principles and initiatives of Manual for Streets, and to ensure that a safe access to the development is provided in the interest of road safety.

4. Unless otherwise agreed in writing with the Local Planning Authority, no dwelling on the site shall be occupied until the junction and that part of the street which provides access to it has been constructed and lit from the junction with the public highway in accordance with the approved plans.

This condition is imposed in accordance with policies ENV1 and EC4 of the East Riding Local Plan and to secure the provision of an adequate access to occupied dwellings.

5. Unless otherwise agreed in writing with the Local Planning Authority, no dwelling on the site shall be occupied until the footway fronting the site on Ferriby Road has been widened to 2.0m and the tactile dropped pedestrian crossing facilities installed in accordance with the approved plans.

This condition is imposed in accordance with policies ENV1 and EC4 of the East Riding Local Plan and to promote the use of sustainable modes of transport in accordance with current policy on sustainable development and in order to secure the provision of a suitable access to occupied dwellings in the interests of highway safety.

6. 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 motor cars to be parked in accordance with the approved plan (drawing no. 100 Rev N2). Provision shall thereafter be retained for the parking of these motorcars and shall not be used for any other purpose.

This condition is imposed in accordance with policies ENV1 and EC4 of the East Riding Local Plan and to ensure satisfactory vehicular and pedestrian 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.

7. Unless otherwise agreed in writing with the Local Planning Authority, no dwelling shall be occupied until a Traffic Regulation Order is in place and works to provide junction protection (Double Yellow Lines) at the junction with Ferriby Road have been completed as indicated on the approved plan (drawing no. 100 Rev N2).

This condition is imposed in accordance with policies ENV1 and EC4 of the East Riding Local Plan and in the interests of road safety by secure adequate visibility for vehicles emerging onto Ferriby Road.

8. No dwelling shall be occupied until secure cycle parking has been provided for that dwelling in accordance with the approved plans (Cycle Storage Plan, drawing no. 113 Rev B, received

17.05.2021). The cycle parking facilities shall thereafter be retained for use by the occupants at all times.

This condition is imposed in accordance with policies ENV1, S8 and EC4 of the East Riding Local Plan and in order to ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles.

9. No development shall take place on site until details have been submitted to and approved in writing by the Local Planning Authority showing the provision of the temporary vehicle parking, loading, off-loading and manoeuvring facilities for the contractors carrying out building and construction works on the development and no other building or construction works shall be commenced until the temporary vehicle parking, loading, off-loading and manoeuvring facilities have been provided and used by contractors in accordance with the approved details. The approved vehicle parking, loading, off-loading and manoeuvring facilities shall be retained and used by contractors during the construction of the buildings on the development.

This pre-commencement condition is imposed in accordance with policy EC4 of the East Riding Local Plan and to secure adequate parking, servicing, manoeuvring, loading and off-loading facilities within the site during the construction period of the development for contractors vehicles in the interest of road safety.

10. No development shall take place on site until wheel cleaning facilities have been provided within the curtilage of the site in accordance with details to be submitted to and be approved in writing by the Local Planning Authority; and this facility shall be retained and used by vehicles leaving the site for the duration of the works.

This condition is imposed in accordance with policy EC4 of the East Riding Local Plan and in order to assist in preventing detritus and other material being deposited on the publicly maintainable highway to the detriment of other road users.

11. The development hereby permitted shall be carried out in accordance with the details contained in the Construction Environmental Management Plan (CEMP: Biodiversity) (Quants Environmental, July 2021) and Wildlife Enhancement Plan (Quants Environmental, July 2021). Any variation thereto shall be agreed in writing by the Local Planning Authority before such change is made.

This condition is imposed in accordance with policy ENV4 of the East Riding Local Plan and to comply with the biodiversity enhancement requirements of the National Planning Policy Framework and the Natural Environment and Rural Communities Act 2006.

12. No development shall take place on site (including site clearance works and any other preparatory works) until the trees shown for retention on the approved plans have been protected by protective fencing. The protective fencing shall be maintained during the whole period of site excavation and construction.

The area within the protective fencing shall remain undisturbed during the course of the works, and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials, vehicles or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed;
4. No materials or waste shall be burnt or liquid disposed of, and,
5. There shall be no excavation of services, without the prior written consent of the Local Planning Authority.

This pre-commencement condition is imposed in accordance with policies ENV1, ENV2, ENV3, ENV4, ENV5 and HES-D of the East Riding Local Plan and because the Council is under a statutory obligation when considering planning applications to consider whether it is necessary to take steps to preserve existing trees. There are existing trees within or in the vicinity of the site and these contribute to the character and appearance of the area and therefore it is important that they are protected from damage before, during and after construction works.

13. No development shall take place on site until a planting scheme to provide for the establishment of new trees/shrubs and hedgerows within the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate species, plant sizes and proposed numbers/densities and shall be carried out as approved within the first planting season following the first occupation of the development, or the completion of the development, whichever is the sooner. Any trees, shrubs 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 pre-commencement condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and 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.

14. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The foul water pumped rate shall not exceed a maximum of 3 (three) litres per second.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and in the interest of satisfactory and sustainable drainage.

15. No development shall take place on site 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. All foul sewers shall be lined with an impermeable liner. Furthermore, no dwelling shall be occupied until the approved drainage works have been fully constructed in accordance with the approved plans, and there shall be no temporary storage of foul sewage.

This pre-commencement condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and in order to ensure that the development can be properly drained and to protect the public water supply.

16. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than to the existing public sewer network, for surface water have been completed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and in order to ensure that the site is properly drained and, in order to prevent overloading, that surface water is not discharged to the foul sewer network.

17. There shall be no construction of sewerage infrastructure on site prior to a signed sewer requisition agreement with Yorkshire Water and the developer.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and in order to ensure that the development can be properly drained.

18. The development hereby permitted shall be carried out in accordance with the details contained

in the Construction Management Plan (Persimmon, July 2021) and the Spill and Pollution Response Plan (Ferriby Road, Hessle) received on 26 July 2021. Any variation thereto shall be agreed in writing by the Local Planning Authority before such change is made.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and because the site is located in Groundwater Source Protection Zone 2 for Yorkshire Water's Springhead Adit, which is used to abstract groundwater for public consumption.

19. No groundworks or construction activities on the site, and no deliveries or collections to or from the site, shall take place outside the following times:

08:00 to 18:00 on any day Monday to Friday;
09:00 to 14:00 on any Saturday, and;
at no time on any Sundays and/or Bank/Public Holidays

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan to protect the amenity of local residents from the adverse effects of noise during the construction phase of the development.

20. No dwelling shall be first occupied until a further noise assessment has been carried out to confirm that the dwellings achieve internal noise levels no greater than those specified in BS8233:2014. The results of the assessment shall be submitted to and approved in writing to the Local Planning Authority. Where the standards in BS8233:2014 are shown not to have been achieved, additional works shall be carried out until the standards are met in accordance with a scheme to be agreed in writing with the Local Planning Authority. The noise mitigation measures shall be retained thereafter.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and in order to ensure that future residents of the development are not adversely affected by road traffic noise from the A15 Humber Bridge approach road.

21. The mitigation measures identified within Table 1.7 of Section 5.2.17 of the Air Quality Assessment by Redmore Environmental (dated 22nd July 2019, report ref: 1667-1r1) shall be adhered to throughout the site preparation, clearing and construction phases of the development.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and to prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by poor air quality.

22. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Local Planning Authority. An appropriate investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared by competent persons and submitted to the Local Planning Authority for approval. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors.

23. No dwelling shall be first occupied until a scheme for the provision of the open space within the approved site as shown on the Site Plan (drawing no. HES-D 100 Rev N2) and LAP (Play Area) Plan (drawing no. 3011.27818) (unless the developers have previously entered into a binding agreement with the Council to secure the adoption of the required open space) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the laying out and construction of the open space, the equipment to be provided on the open space, a timetable for its provision, and arrangements for its future maintenance.

The open space shall then be provided and maintained in accordance with the approved scheme, unless otherwise agreed in writing with the Local Planning Authority.

This condition is imposed in accordance with policy C3 of the East Riding Local Plan and to ensure the satisfactory provision of open space in the interests of the amenity of future residents.

24. No dwelling shall be first occupied until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, including the woodland area to the northern boundary of the site but excluding any privately owned domestic gardens, shall be submitted to and approved by the Local Planning Authority. The landscape management plan shall be carried out as approved.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and to ensure that the landscaped areas and the woodland area to the northern boundary of the site are appropriately managed in the interests of the visual amenity and character of the area and the amenity of future residents.

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

HES-D 001 Rev A - Location Plan, received 12 July 2019
HES-D 001_2 - Location Plan Wider Area, received 31 July 2019
HES-D 100 Rev N2 - Proposed Site Plan, received 05 May 2021
100_WD10 Rev F - Street Scene, received 05 May 2021
101 Rev J - Proposed Materials Layout, received 05 May 2021
107 Rev H - Proposed & Existing Levels Plan, received 1 June 2021
109 Rev H - Vegetation Removal Plan, received 17 May 2021
113 Rev B - Cycle Storage Plan, received 17 May 2021
P20-00114-Met-M2-C-003(2) - Proposed External Levels, received 1 June 2021
P20-00114-MET-M2-C-002(03) - Proposed Drainage, received 1 June 2021
Landscape Masterplan - 5947-99-001 Rev A, received 18 June 2021
SD.04 Rev D - Boundary Fence & Wall Details, received 05 May 2021
HESD_FH_AS_WD10 - Fenchurch AS Plans & Elevations (Plots 7 & 13), received 05 May 2021
HESD_FH_OP_WD10 - Fenchurch OP Planning (Plot 17), received 05 May 2021
HESD_FSPK_OP_WD10 - Folkstone & Pickering OP Planning (Plots 36 & 37), received 05 May 2021
HESD-HY-AS-WD10 - Harley (AS) (Plots 15 & 19) Plans & Elevations, received 05 May 2021
HESD-HY-OP-WD10 Rev N - Harley (OP) (Plots 8 & 16) Plans & Elevations, received 05 May 2021
HESD_HY_FR_WD10 - Harley Full Render Planning (Plot 14), received 05 May 2021
HESD_HY_HR_WD10 - Harley Half Render Planning (Plot 24), received 05 May 2021
HESD_ST_3B_WD16_1 - Carleton Terrace Elevations (Plots 21, 22 & 23), received 05 May 2021
HESD_ST_3B_WD16_2 - Carleton Terrace Plans (Plots 21, 22 & 23), received 05 May 2021
HESD_LN_S_WD16 - Linton Semi Planning (Plots 30, 31, 32 & 33), received 05 May 2021

HESD_KB_AS_WD10 - Knightsbridge (AS) Plans & Elevations (Plots 2 & 20), received 05 May 2021
HESD_KB_FR_WD10 - Knightsbridge Full Render Planning (Plot 1), received 05 May 2021
HESD_KB_HR_WD10 - Knightsbridge Half Render Planning (Plot 9), received 05 May 2021
HESD_KB_OP_WD10 - Knightsbridge (OP) Plans & Elevations (Plot 18 & 29), received 05 May 2021
HESD_KBG_AS_WD10 - Knightsbridge Garage AS Planning (Plots 3 & 5), received 05 May 2021
HESD_KBG_P4_WD10 - Knightsbridge Garage AS Planning (Plot 4), received 05 May 2021
HESD_NB_AS_WD10 - Naburn AS Planning (Plot 6), received 05 May 2021
HESD_SF_OP_WD10 - Stafford OP Planning Plans & Elevations (Plot 10), received 05 May 2021
HESD-SF-S-WD10 - Stafford Semi Plans & Elevations (Plots 11, 12, 25, 26, 27, 28, 34, 35, 38 & 39), received 05 May 2021
6X3GD-01 - Double Garage Plans and Elevations, received 11 May 2021
3011.27818 - Lap (Play Area) Plan, received 20 November 2020
'Springers' (Seesaw) Play Equipment, received 20 November 2020
'Springers' Play Equipment, received 20 November 2020
Climbing/Balancing Trail Play Equipment, received 20 November 2020
HES-D_PS - Elevations Proposed Pumping Station Details & Elevations, received 12 July 2019
LTP/1681/T2/01.010 - Visibility Splay, Access Details & Footway Design, received 9 January 2020
LTP 1681 SPA Rev C - Tracking Plans, received 10 March 2021
PS1060-003 - Topographical Survey, received 31 July 2019
5947-99-001 Rev A - Planting Scheme, received 21 June 2021

This condition is imposed in accordance with policies ENV1 and ENV3 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.

Notes to Applicant:

Highways:

A Section 38 & 62/278 Agreement (Highways Act 1980) will be required for the potentially adoptable highway infrastructure within the site together with the works on Ferriby Road and therefore details of the layout, drainage, construction, services and street lighting of the proposed residential development will be required if the highway infrastructure is intended to be eligible for adoption as publicly maintainable highway.

The Applicant/Agent must contact the East Riding of Yorkshire Councils Streetscene Services (Highways) (Grovehill Depot, Annie Reed Road, off Grovehill Road, Beverley, HU17 0LF) regarding the construction and specification of any works on the public highway, including the double yellow markings at the junction with Ferriby Road, before any works are commenced on the public highway. This may involve entering into a section 62/278 Agreement under the Highways Act. There is normally a three month period associated with Traffic Management Act notifications, the applicant should therefore contact Streetscene Services on 01482 395699 to discuss the traffic management proposals.

The Applicant/Agent must contact the East Riding of Yorkshire Councils Traffic and Parking Team regarding the Traffic Regulation Order (TRO) relating to the double yellow markings at the junction with Ferriby Road. As much notice as possible to be provided to the Traffic & Parking Team to allow for the time period in setting up the TRO. The applicant will be required to pay for the TRO and arrange for or pay for the installation of the lining.

Any soakaways draining any potentially adoptable areas must be a minimum of 5.0m from any building foundation and 2.0m from the edge of the carriageway or footway and must be installed within a verge area (to be adopted as public highway) where satisfactory access for cyclic maintenance requirements by large jetting unit/gully emptier is achievable. All the pipework associated with the surface water drainage of the potential public highway must be within the area that will become public highway. The Applicant should note that a commuted sum may be required for the ongoing maintenance of the soakaways within the public highway.

The Applicant/Agent should note the comments from Humberside Police on 08.12.2020 regarding the security standards for the cycle parking facilities.

It is contrary to section 163 of the Highways Act 1980 for surface water from private development / dwellings to drain onto the highway or discharge into the highway drainage system. The development and individual driveways shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.

The Applicant should ensure that Yorkshire Water is satisfied that appropriate access and parking provision is provided with respect to the proposed Pumping Station.

Asbestos:

An appropriate survey should be undertaken to identify any asbestos containing material on the application site. Asbestos containing material must be safely removed to avoid causing contamination of the land and surrounding environment. Asbestos contaminated waste must be disposed of appropriately at a licenced waste facility. The legal requirements for managing and working with asbestos are set out in the Control of Asbestos Regulations 2012.

Imported Soil:

Where soil needs to be brought on to site for garden areas and soft landscaping, the developer must ensure it is from a certified clean source and is suitable for use.

Sewer Adoption:

If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), they should contact our Developer Services Team (telephone 0345 1208482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRC publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition as supplemented by Yorkshire Water's requirements.

As the site is located in a Source Protection Zone (SPZ) 2 & 3, the proposed foul sewerage pumping station and associated foul water pipes on site shall be adequately lined to protect the public water supply. The sewerage pumping station shall be constructed with a full concrete surround with internal benching, as well as passing a 7 day water drop test (in-line with section 7.15 Civil Engineering Specification for the Water Industry 6th Edition). Any foul water manholes must also be constructed with a concrete surround, with the foul gravity sewers to be air tested (and approved by Yorkshire Water) prior to lining. The rising main shall also be lined (or an agreed acceptable alternative).

A signed Section 98 (Water Industry act 1991) agreement with Yorkshire Water is required prior to the construction phase of the development.

Works to trees in a Conservation Area:

There is an extent of tree canopy overhanging the western edge of the site and any need or intention cut back this growth should be submitted as a notification for works within the Conservation Area (211 Notice).

Security standards for cycle parking facilities:

regarding cycle sheds, Humberside Police recommend the following measures:

- o 38x50mm (min) planed timber frame;
- o Floor and roof constructed from 11mm boards (minimum);
- o 11x125mm (min) Tongue & Grooved board walls and doors, with no windows;
- o Door hinges to be coach-bolted through the shed structure or secured with security or non-return screws;
- o Two hasp and staples that meet 'Sold Secure' Silver should be used. One positioned 200-300mm down from the top of the door, and one positioned 200-300mm up from the bottom of the door, to be coach bolted through the shed structure or secured with either security or non-return screws;
- o Padlocks to meet 'Sold Secure' Silver or LPS 1654 Issue 1.1:2014 Security Rating 1;
- o Securely fixed to a suitable substrate foundation;
- o If mopeds, scooters, motorcycles or bicycles are to be stored within the shed then a security anchor certificated to 'Sold Secure' Silver Standard LPS 1175 Issue 7.2:2014 Security Rating 1 or LPS 1175 Issue 8:2018 Security Rating A1 to be used, securely fixed to suitable foundations in accordance with the manufacturer's specifications including wall mounted anchoring systems.

'Design against Crime Centre' research recommends locking both wheels and the crossbar to a stand rather than just the crossbar, and therefore a cycle stand that enables this method of locking is recommended. Minimum requirements for such equipment:

- o Galvanised steel bar construction (minimum thickness 3mm), filled with concrete;
- o Minimum foundation depth of 300mm with welded 'anchor bar'.

Compliance can be demonstrated by products certificated to one of the following minimum security standards:

- o LPS 1175 Issue 7.2:2014 Security Rating 1; or
- o LPS 1175 Issue 8:2018 Security Rating 1 (A1); or
- o Sold Secure (Bronze, Silver or Gold)

Police Secured by Design (SBD):

Humberside Police recommend all proposed dwellings are designed and constructed to Police Secured by Design (SBD) criteria. Information on Secured by Design and the National Building Approval Scheme can be found at www.securedbydesign.com, the Secured by Design 'Homes 2019' design guide or by contacting Tracy Rokahr at Humberside Police directly.

New Addresses or Street Names:

If, as a result of this development, any property needs a new address or street name creating please contact the Address Management Team on 01482 393967/393943 or visit the Council's website to download the relevant forms at www.eastriding.gov.uk/environment/roads-streets-traffic-and-parking

Charging Points for Low Emission Vehicles:

The developer should give consideration to the provision of charging facilities for low emission vehicles within the development. The density and specification should be as follows: One Electric Vehicle (EV) charge point per unit (dwelling that has allocated parking/driveway) or 1 EV charge point per 10 spaces (unallocated parking). Charging points should consist of a three pin 13amp electrical socket in a suitable location to enable the charging of an electric vehicle using a 3m length cable. Sockets must comply with BS1363 or an equivalent standard, Building Regulations and be suitable for charging electric vehicles. Sockets should have a weatherproof cover and where on an allocated parking space /driveway an internal switch should be provided in the property to enable socket isolation.

Legal Agreement:

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated 22 October 2021.

Relevant Planning Policies:

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

Policy S1 Presumption in favour of sustainable development
Policy S2 Addressing climate change
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 EC4 Enhancing sustainable transport
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 ENV5 Strengthening green infrastructure
Policy ENV6 Managing environmental hazards
Policy C1 Providing infrastructure and facilities
Policy C3 Open space, sport and recreation
Policy A1 Beverley & Central sub area

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

HES-D Ferriby Road Amenity Land (1.66ha)

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 2020/21 to 2024/25 (December 2020)
Strategic Housing Market Assessment (SHMA - 2019)
Planning Guidance Note on Housing Mix (July 2020)
Manual for Streets (2007)

National Planning Policy Framework (NPPF) (2021)
National Planning Policy Guidance (NPPG)
National Design Guide

Planning (Listed Buildings and Conservation Areas) Act 1990
Section 72 - Special regard to the desirability of preserving or enhancing Conservation Areas

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, stylized 'S' and 'H'.

1 November 2021

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 for more information.

Advisory Note

Building Control

As your project moves onto the next stage, you may need permission under the Building Regulations. The Councils Building Control service is a wholly independent, non-profit making service that operates only to protect and look after your interests. The service is certified for Quality Assurance by ISO 9001:2015.

We operate a local service from regional offices in Beverley, Bridlington and Goole, ensuring help and advice is available and inspections on the same day if requested before 10:00am. Householder applications can be undertaken on a Building Notice, which allows commencement of works within 48 hours of receiving the application.

Should you wish to discuss your project, request a fee quotation or make an application, please do not hesitate to contact us on 01482 393800 or at building.control@eastriding.gov.uk

Further details of the services we offer can also be found on www.eastriding.gov.uk.