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Application by Maple Garage Ltd

**For Planning Permission to carry out engineering operations
to form a hard surface and pond and to use the site for the
display of motor vehicles
Maple Garage, Aldbrough Road, Flinton, Hull, East Yorkshire,
HU11 4NA**

Supporting Documentation and Checklist

Application No 24/00824/PLF

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1.0 General Introduction

1.1 This document is attached to and forms part of a formal application.

2.0 Brief Description of the proposed development.

2.1 The application seeks permission to carry out engineering operations to form in part a hard surface, a grassed area and pond and to use the site for the display and parking of motor vehicles.

3.0 Summary of Revisions

3.1 03 April 2024

The Council consider that the application is invalid because;

Reason	Response
The proposed site plan indicates new fencing, any new gates or other types of boundary treatments such as fencing over 1m high, you are required to provide an elevation drawing of these. The drawings should be drawn to a scale of 1:100 or 1:50 with scale bar.	It is not necessary to provide drawings of a fence provided that the fence is adequately described. For example, if a drawing specifies a 2m high close boarded fence, that is sufficient. In this case, the fencing proposed is 1.8m high paladin in a green finish.
The location plan shows a blue line part thereof, which appears to indicate that the applicant owns the land to the south and east of Maple Garage Sproatley Ltd. However, checking the application form, Certificate B has been served on a Mr Knapton of Moor Farm, therefore it appears that Maple Garage Sproatley Ltd do not own all of the land or part thereof shown in blue. Please amend the blue line on the location plan accordingly and return as soon as possible.	The applicants own the red and blue land. Mr Knapton is an agricultural tenant. He has been served with notice. The plan and Certificate are both correct and in this respect the application is valid.

4.0 Conditions

If, during the course of the application, it becomes necessary to discuss conditions they will be discussed here.

Recommended by	Condition	Applicant response

5.0 Consultation Responses

If, during the course of the application, it becomes necessary to discuss consultee responses they will be discussed here.

Consultee	Comment	Applicant response



Validity of Validation Checklist

NPPG includes

Local information requirements

What is the Government's policy on local information requirements?

The Government's policy on local information requirements can be found in the National Planning Policy Framework. Local planning authorities should take a proportionate approach to the information requested in support of planning applications.

See related policy.

Paragraph: 038 Reference ID: 14-038-20140306

Revision date: 06 03 2014

Can local planning authorities request information that must be provided with a planning application?

A local planning authority may request supporting information with a planning application. Its requirements should be specified on a formally adopted 'local list' which has been published on its website less than 2 years before an application is submitted. Local information requirements have no bearing on whether a planning application is valid unless they are set out on such a list.

Paragraph: 039 Reference ID: 14-039-20140306

Revision date: 06 03 2014

Can local planning authorities request any information from its local list?

The local list is prepared by the local planning authority to clarify what information is usually required for applications of a particular type, scale or location.

In addition to being specified on an up-to-date local list published on the local planning authority's website, information requested with a particular planning application must be:

reasonable having regard, in particular, to the nature and scale of the proposed development; and

about a matter which it is reasonable to think will be a material consideration in the determination of the application.

These statutory tests are set out in section 62 (4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act) and article 11(3)(c) of the

Town and Country Planning (Development Management Procedure) (England) (Order) 2015.

Paragraph: 040 Reference ID: 14-040-20140306

Revision date: 06 03 2014

Name of Local Authority	East Riding of Yorkshire Council
Date of publication of validation checklist	August 2021 (more than 2 years before making this application)
Evidence of consultation	Not online (there is no evidence of consultation in respect of the August 2021 checklist)
	The Validation Checklist was adopted more than 2 years before the date of the application. The Council does not have a Validation Checklist.

Validation Checklist – items provided despite the fact that the Council does not have a valid list.

Item	Required	Provided
Identification whether this is a major application	No	Yes
Form	Yes	Yes
Fee	Yes	Yes
Certificate	Yes	Yes
Location plan	Yes	Yes
Design and Access Statement	No	No
Site plan	Yes	Yes
Existing and proposed floor plans	No	No
Existing and proposed elevations	No	No
Existing and proposed site sections	Yes	Yes
Roof plans	No	No
Affordable housing statement	No	No
Biodiversity report	No	No

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Flood risk assessment	No	No
Foul and surface water assessment	No	Yes
Heritage statement – archaeology	No	No
Heritage statement – listed buildings	No	No
Heritage statement – conservation areas	No	No
Land contamination assessment	No	No
Lighting assessment	No	Yes
Noise impact assessment	No	No
Open space assessment	No	No
Structural survey	No	No
Planning Statement	Yes	Yes
Town Centre Use Impact Assessment	No	No
Transport Assessment	No	No
Tree survey	No	No
Site waste management	No	No
Photographs etc	No	Yes
Planning obligations	No	No

Major Application

A major development is defined as;

“major development” means development involving any one or more of the following—

(a) the winning and working of minerals or the use of land for mineral-working deposits;

(b) waste development;

(c) the provision of dwellinghouses where—

(i) the number of dwellinghouses to be provided is 10 or more; or

(ii) the development is to be carried out on a site having an area of 0.5 hectares or more

and it is not known whether the development falls within sub-paragraph (c)(i);

(d) the provision of a building or buildings where the floor space to be created by the

development is 1,000 square metres or more; or

(e) development carried out on a site having an area of 1 hectare or more;

“mining operations” means the winning and working of minerals in, on or under land, whether by surface or underground working;

The site has an area of 0.75ha and does not, therefore exceed 1ha. This is NOT a major application.

A1. Application Forms

Yes

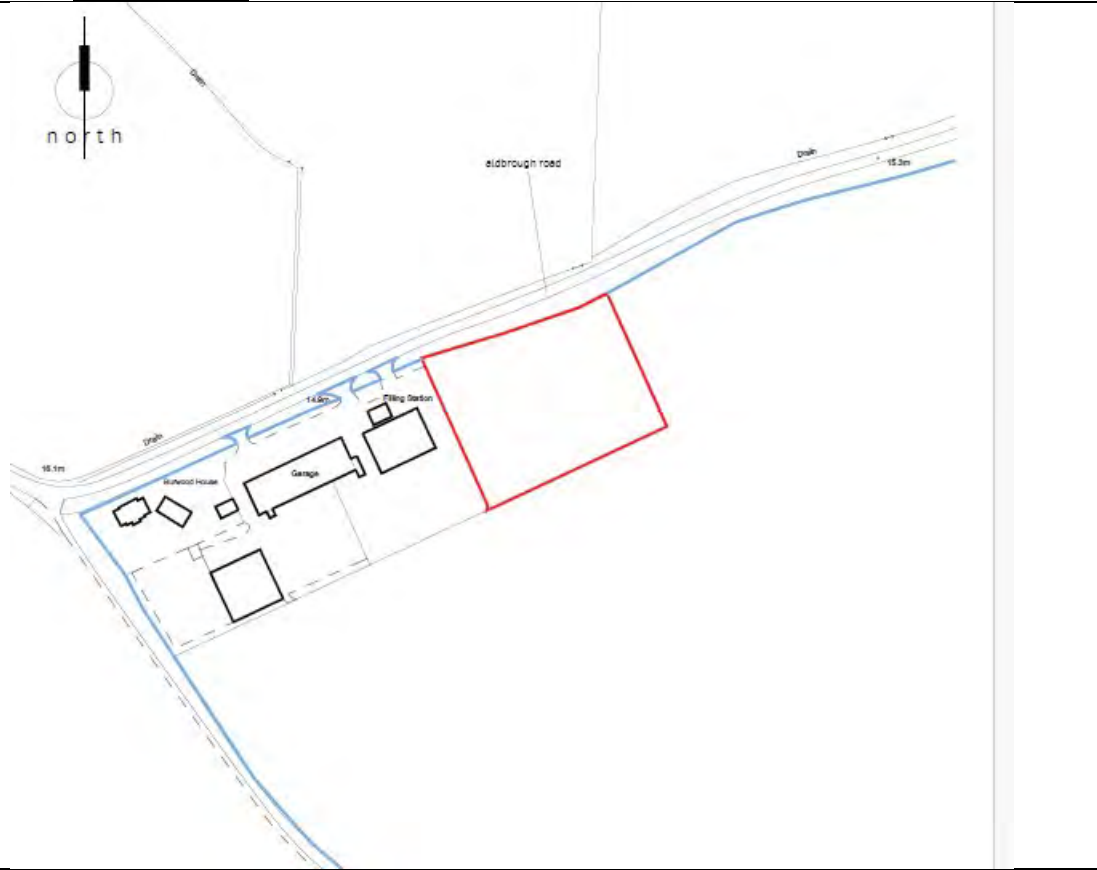
A2. Application Fee

Yes

A3. Ownership Certificate / Agricultural Holdings Certificate

Yes. Notice served on agricultural tenant.

A4. Location Plan



Location plan



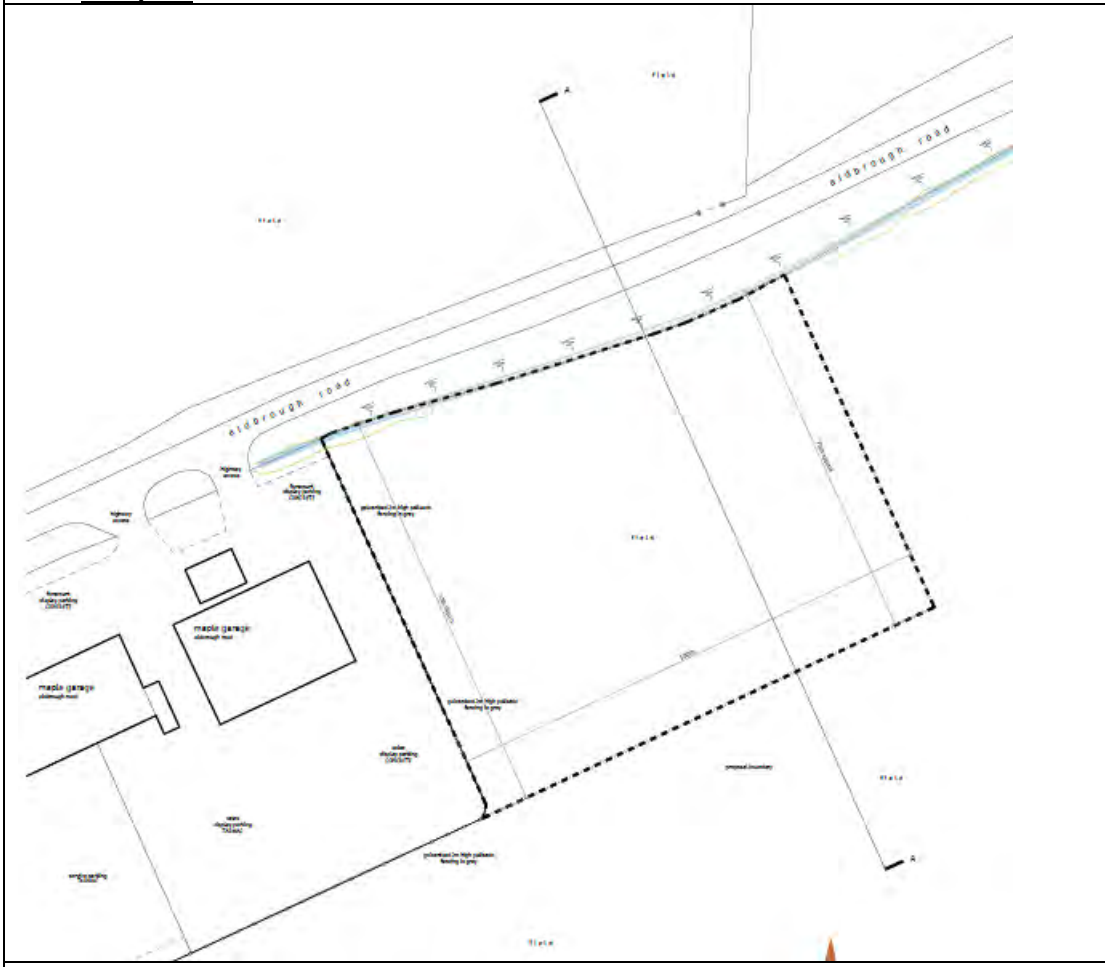
Wider area location plan
Yes

A5. Design and Access Statement
No

B. Information required for Outline Planning Applications
Not an outline application

C. Information required for Full Planning Applications

C1. Site plan



Existing

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The northern part of the site will be hard surfaced. The remainder will be grassed and used as a location for cars to be photographed.

Existing	Yes	Proposed	Yes
Yes			

C2. Existing and proposed floor plans			
Existing	No	Proposed	No

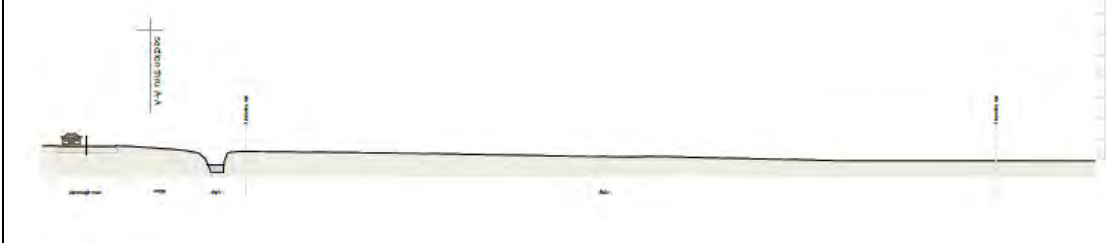
C3. Existing and proposed elevations			
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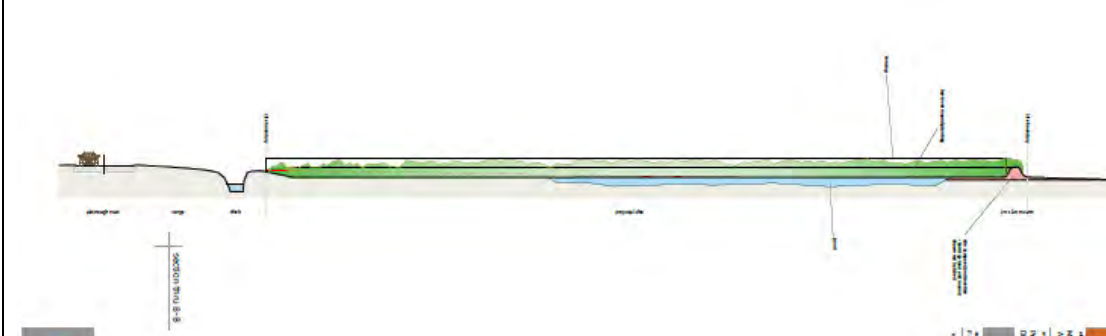


Existing	No	Proposed	Yes – photograph of paladin fencing
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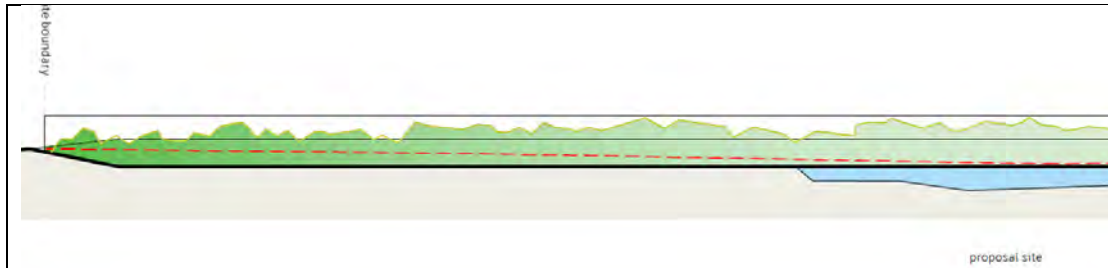
C4. Existing and proposed site sections and finished floor and site levels



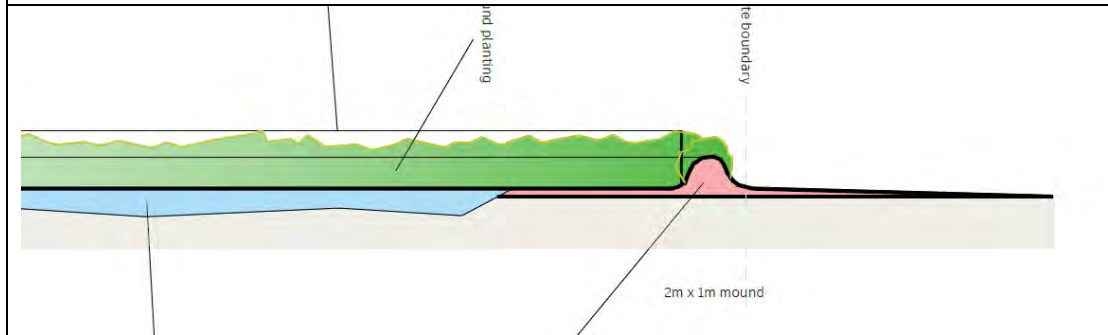
Existing site section



Proposed



Broken orange line is the existing site level. Material will be removed and used to raise the level of the southern part of the site and create the mounds.



Southern edge.

Existing	No	Proposed	No
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C5. Roof plans

Existing	No	Proposed	Yes
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F Affordable Housing Statement

NPPF

64. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

Not housing	
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G Biodiversity and/or Geological Survey and Report

Not applicable

H Flood Risk Assessment

Not required – not in a flood risk area. The site is less than 1ha
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I Foul and Surface Water Assessment

169. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) take account of advice from the lead local flood authority;

- b) have appropriate proposed minimum operational standards;
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d) where possible, provide multifunctional benefits.

This is NOT a major development.

Surface water will initially drain to the pond, and then when a predetermined level is reached, it will drain to the watercourse alongside the public highway.

J Heritage Statement

A. Archaeology
Not applicable

B. Listed Buildings
S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a LPA to have regard to the effect of development on the setting of a listed building. The Historic England website has been checked.

There are no listed buildings in the vicinity.

C. Conservation Areas
Not in a conservation area.

K Land Contamination Assessment
Not applicable

L Lighting Assessment
The development will require security lighting and possibly some external lighting for winter months. Details can be required by condition.

M Noise Impact Assessment

Not close to any noise sources	Not a significant generator of noise	
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NPPF includes

187. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

There are no such facilities in the vicinity.

N Open Space Assessment

A. Loss of existing open space or built sports facilities
Does not result in loss of open space



B. Open space required as part of new development for other purposes
Not required.
O Structural Survey
Not applicable
Planning Statement
Yes

- 1.0 Introduction
- 1.1 The Planning Statement discusses the application under the following headings;
 - 2.0 Descriptive
 - 3.0 Development Plan
 - 4.0 National Planning Policies
 - 5.0 Discussion
 - 6.0 Conclusion
- 2.0 Descriptive
- 2.1 Until recently Maple Garage has operated from two sites. The main one is this site at Flinton. There was a satellite location at Mappleton. These premises have now been demolished and planning permission obtained for use of the site as a car park.
- 2.2 The Flinton site operates as a general dealership with new and used sales, repair and servicing and parts sales.
- 2.3 28 people are employed full-time on the site;
 - 6 sales staff
 - 4 valeters
 - 2 accountants
 - 7 technicians
 - 3 admin
 - 4 managerial
 - 1 driver
 - 1 cleaner
- 2.4 The business currently sells approximately 700 vehicles per year and services around 1000.
- 2.5 The buildings on the site consist of a showroom, workshop, storage and offices, totalling 2,600 Sqm .There is also an associated dwelling.
- 2.6 The Council website records the following planning history for the site;

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Ref no	Proposal	Decision date	Outcome
97/61706/PLF	Erection of new car showroom	25/09/97	Granted
02/01801/OUT	Outline – dwelling	22/05/22	Refused
17/00040/PLF	Erection of industrial storage building for Use Classes B1b, B1c, B2 and B8 complete with raised storage area/mezzanine	01/03/17	Granted

- 2.7 The application proposes the expansion of the site onto adjacent farmland.
- 2.8 Soil will be moved as a result of levelling and the creation the pond. This will be used to create the mounds and any surplus spread onto the agricultural land. Tarmac planings will be imported to create the hard surfaced display area. The pond will assist with surface water drainage but also provide a setting for photographs of cars to be used on the website.
- 2.9 The application forms ask a question about parking. The answer given is that parking is not relevant. The site is to be used for the display of cars. It will not be used for the parking of customer or staff cars. It is not intended to white line the display area. The applicants will place cars where they can be seen to their best advantage.
- 2.10 The site will be enclosed with 2.0m high wire mesh fencing.
- 3.0 Development Plan
- 3.1 The development plan is the East Riding Local Plan (2016).
- 3.2 The site is in the open countryside.
- 3.3 Policy S4 cross references to policy EC1;
C. Outside of a development limit land will be regarded as the Countryside and the following forms of development supported, where proposals respect the intrinsic character of their surroundings:
6. Employment uses in accordance with Policy EC1;
- 3.4 Policy EC1 states;
Policy EC1: Supporting the growth and diversification of the East Riding economy

A. To strengthen and encourage growth of the East Riding economy, employment development will be supported where the proposal is of a scale suitable to the location. Proposals will be encouraged where they:

1. Contribute to the modernisation, development and diversification of the local economy;
2. Develop and strengthen the East Riding's key employment sectors and clusters including: renewable energy; manufacturing and engineering (including chemicals); agriculture/ food and drink; tourism; ports and logistics; transport equipment; digital and creative industries; finance and business services; construction; public administration, defence, health and education; and retail;
3. Contribute towards reducing social exclusion and provide employment opportunities in deprived areas;
4. Contribute to the improvement in the physical appearance of an existing employment site or premises; or
5. Support the vitality and viability of a Town or District Centre.

D. Outside of development limits employment development will be supported where it is of an appropriate scale to its location and respects the character of the surrounding landscape.

Proposals should:

1. Be within or adjacent to an existing industrial estate or business park;
2. Involve the expansion of an existing business;

5.0 National Planning Policies

5.1 NPPF includes

Decision-making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

85. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local

business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

88. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

89. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

5.0 Discussion

- 5.1 The site is in a rural location where there is a high dependency on the motor car. The business provides a vital service in the supply of new and used vehicles and maintaining them.
- 5.2 The premises also support a significant number of jobs.
- 5.3 Since the closure of the Mappleton site there has been a growing need for space for the display of vehicles for sale. It would not be practical, because of the relationship with the existing garage, to seek a separate location in a settlement.
- 5.4 Operationally this is an ideal location for the applicants.

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- 5.5 Permission 17/00040/PLF -Erection of industrial storage building for Use Classes B1b, B1c, B2 and B8 complete with raised storage area/mezzanine – included a condition;
 2. The building hereby permitted shall only be used for B 1 /B2/B8 uses in connection with activities ancillary to the operation of vehicle sales/ repair/ maintenance/MOT testing (currently known as Maple Garage) and shall not be operated as a separate business.

This condition is imposed because the Planning Authority has only been prepared to grant permission for the proposed use having regard to the personal circumstances of the above named operator. This is in order to prevent the potential for an alternative more intensive B1 / B2/ B8 use on the site by a separate operator which could lead to conflict with the existing business, and in the interests of residential amenity of the existing dwelling on the wider site were they to be in separate occupancy or ownership due to their proximity and interrelationship with each other.

- 5.6 A similar condition would be acceptable in this case provided that the Council was able to provide adequate justification.

6.0 Conclusion

- 6.1 This application involves the expansion of an existing rural business. As such it is supported by NPPF and the local plan.
 6.2 As advised by NPPF. Permission should now be granted without delay.

P	Town Centre Use Impact Assessment
Not a development which has an impact on a town centre.	

Q	Transport Assessment
Not applicable	

R	Tree Survey/Assessment
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A.	Tree Survey
Not applicable	

S	Site Waste Management Plan
Not applicable	

Photographs, Photomontages and Models
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Planning Obligations – Draft Heads of Terms

Not applicable

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18 March 2024

03 April 2024

Appendix

List of Submitted Documents

Number	Description	Submitted	Comment
20240403	Application statement	03 April 2024	
2092 101a	1:2500 location plan	18 March 2024	
	Wider area location plan	18 March 2024	
2092-102a	Existing site plan	18 March 2024	
2092-103c 2	Proposed site plan	03 April 2024	
2092-104a	Existing and proposed sections	18 March 2024	
	Paladin fencing	03 April 2024	

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