

REPORT TO EASTERN AREA PLANNING SUB-COMMITTEE

COMMITTEE DATE: 14 June 2010

PARISH: Withernwick Parish Council

WARD: Mid Holderness

APPLICATION NUMBER: 10/01073/PLF

APPLICATION TYPE: Full Planning Permission

DESCRIPTION: Alterations and extensions to outbuilding to form a dwelling at Builders Yard Bridge View Cottage East Lambwath Road Withernwick East Riding Of Yorkshire HU11 4TL

APPLICANT: Mr & Mrs M Mackinder

DATE RECEIVED: 30 March 2010

RECOMMENDATION: Refuse

INTRODUCTION

A request has been received from Councillor Grove for this application to be reported to the Sub-Committee for the following reasons: The proposal is for the conversion of an existing commercial building and is positively supported by the Parish Council. The applicants are long standing residents of the village and an integral part of the Withernwick community. There is insufficient supply of suitable single storey accommodation for local occupation. It is important every opportunity is given for residents to prepare for their old age by ensuring they have suitable accommodation. If long standing residents are forced to leave the villages that they are an integral part of, they will leave behind many of the informal support mechanisms that reduce their burden on the state in later life.

The application site comprises a detached outbuilding to the east of Bridge View Cottage which is accessed via a single track road which currently serves a handful of other properties. There is a detached garage building to the north west of the building that is proposed to be converted, together with an area of hardstanding. The site is fairly level and beyond the building there is garden area with hedges on the boundaries.

The existing building is of a breeze block construction with a slate roof. The building has a ground floor width of 6.24 metres, a length of 15.27 metres, with a height to ridge of 5.3 metres and to eaves of 3.0 metres. It is proposed to extend the building by way of a small porch element to the front and to the rear it proposed to erect a single storey extension to create a kitchen/utility room. The application seeks to convert the building into a 2 bedroomed property with 2 en-suite bathrooms. A separate access to Bridge View Cottage is proposed together with an area of hardstanding and garden

The site is located outside of the main body of the settlement, therefore, in development plan terms it is located within the “open countryside”.

PLANS AND ILLUSTRATIONS

Appendix 1 – Location Plan

Appendix 2 – Existing Elevations

Appendix 3 – Proposed Elevations

KEY PLANNING POLICIES AND GUIDANCE

Regional Spatial Strategy

YH1	Overall Approach and Key Spatial Priorities
YH6	Local Service Centres and Coastal Areas
YH7	Location of Development
H2	Managing and stepping up of supply and delivery of housing
E7	Rural economy

Joint Structure Plan for Hull and the East Riding of Yorkshire -

DS4	Limited development allowed in existing settlements where it meets local needs and contributes towards sustaining the role of the settlement. Housing development must confirm with Policy H7
H7	Housing in existing villages
SP1	Character and distinctiveness of settlements
SP5	Design of development

Local Plan – Holderness District Wide Local Plan

G6	New Development
G7	Design Considerations
G2	Sustainable Location of Development
H4	Re-use of Rural Buildings
H5	Residential Conversion of Rural Buildings Close to Settlements
H6	Re-Use of Rural Buildings for Houses

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PPS7 – Sustainable Development in Rural area

PPS25 – Development and Flood Risk

RELEVANT PLANNING HISTORY

02/02387/OUT Outline erection of a dwelling – refused 19 June 2002 – appeal dismissed.

EXTANT PLANNING PERMISSIONS

At the present time, there are 2 residential plots with extant planning permission within the Parish, of which 1 has not yet been started.

CONSULTATION REPLIES

Parish Council The Parish Council unanimously support this application and recommend it be approved. The building will improve the appearance of the area and have a positive impact on the street scene.

Highway Control No objections. The vehicular accesses for both dwellings are already in situ and are acceptable commensurate with the proposed and existing uses and road speed. Visibility splays of adequate length are available and provide good visibility for vehicles exiting both site curtilages. No accidents have been recorded in the last nine years on this stretch of public highway. Parking and manoeuvring within each curtilage is to be provided commensurate with the size of each dwelling.

Yorkshire Water Services Limited It is noted that foul water is to adjoining properties drainage system, and surface water to soakaway, which is satisfactory. Therefore no further comments are required.

Environment Agency (Planning Liaison) No comments required.

Public Protection Division No objections.

Trees and Landscape Section No objections. A landscape/boundary condition is required to obtain new boundary planting of an indigenous rural hedgerow to match the existing along the eastern side of the site, the majority of which will be inside the newly extended garden area of Bridge Cottage, as proposed. It is therefore necessary that the new boundary is a continuation of the existing and is intended to replace the original indigenous boundary feature around the perimeter of the

site which will no longer form the perimeter boundary.

There is no objection to the removal of Conifers around the northern boundary. It is desirable that the 1.8m high fence is screened on the field side by indigenous hedge planting as it abuts open fields, however as there is an existing wooden fence along part of this boundary this is not essential.

Beverley And North
Holderness Drainage
Board

No objections.

PUBLICITY

Neighbours/
Publicity

No comments received.

CASE ON BEHALF OF THE APPLICANT

A design and access statement has been submitted as part of this application the main points of which are summarised below:

- Policy H5 of the Joint Structure Plan accepts residential conversions where buildings are close to development limits if all other planning matters are satisfied. This building is close to the settlement therefore the application would accord with this policy. If it is considered by the Council that this is not the case then the proposed dwelling is justified because there is a local need for it.
- The application building is breeze block and the proposed rendered finish will be more appropriate
- The applicants have lived in their present home for 25 years and have lived in the village since 1974. They now wish to move to something smaller but remain in the local community. At present there is only one property for sale in the village and a building plot, which are too large for the needs of the applicant
- The Council has recently granted a number of planning permissions for housing in settlements not considered to be sustainable or on the list of market villages, where they would meet an identified local need.

KEY ISSUES

- Principal of residential development
- Design/amenity
- Flood risk/drainage
- Access/parking
- Impact on trees

OFFICER COMMENTS

Applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Principle Of Residential Development

The Development Plan comprises the Holderness District Wide Local Plan, the Joint Structure Plan for Kingston Upon Hull and the East Riding of Yorkshire, and the Regional Spatial Strategy for Yorkshire and the Humber. Where there is conflict between policies in the Regional Spatial Strategy, Structure and Local Plans, the Regional Spatial Strategy now takes precedence, being the most recently adopted plan.

The Structure Plan, supported by regional and national planning policy, gives priority to residential development in urban areas, on previously developed land or within existing buildings where other planning policies would allow new development.

The site is located within the Parish of Withernwick, a small settlement located a significant distance from the larger town of Withernsea. The settlement is therefore considered to be below the level of a DS4 Settlement.

Withernwick has no local services, with an irregular bus service to Withernsea. Local employment opportunities do not exist. It is therefore not considered to be a sustainable settlement even for an additional single dwelling.

The site is, however, located outside of the development limit of Withernwick and therefore is within open countryside as far as the planning policies in the Regional Spatial Strategy and Joint Structure Plan are concerned. The relevant development plan policies that are relevant to the development in the open countryside are ENV7 and E7 of the Regional Spatial Strategy and the guidance contained within Planning Policy Statement 7 (Sustainable Development in Rural Areas).

The Design and Access statement, submitted by the applicant, suggested that policy H5 of the Joint Structure Plan is relevant as the site is close enough to the settlement of Withernwick to be considered part of it. It is not considered that this is the case as the site is located over 100m from the defined development limit of the village it therefore cannot be considered to be part of it, but is countryside outside the development limit. The Council have maintained a consistent approach in their application of policies in relation to the determination of applications for the conversion of rural buildings in the open countryside to a dwelling is contrary to policy, and that the material considerations put forward do not outweigh these policies therefore the scheme should be refused.

The Design and Access statement makes reference to the needs of the applicant, who wish to convert the building to allow them to remain in the village but in a smaller property as the current house and plot are too large for their needs. The proposal would comply with planning policy with regard to development where it is essential to address housing for local needs and where it would support existing village services this is not the case here. It is not considered that this scheme is justified bearing in mind the fundamental policy objection to the proposal and there is not sufficient evidence provided to suggest that the proposed development would meet a genuine local a need.

It is considered, therefore, that the proposal fundamentally conflicts with the Local Plan and National Policies.

Design/Amenity

Policy SP5 of the Joint Structure Plan seeks to achieve a high standard of design across all development proposals that, amongst other things, respects local landscape and settlement character, integrates visually and physically with its surroundings, harnesses local heritage and landscape distinctiveness, and facilitates walking, cycling and the use of public transport. Local Plan policies G6 and G7 seek to ensure that development is in sympathy with the appearance and character of the local environment by paying careful attention to matters such as siting, mass, design and materials

It is not considered that the neighbouring property will experience a loss of amenity as a result of the proposed development. The proposed dwelling will have a separate access to Bridge Cottage and there is a boundary fence proposed approx. 1.8m high that will provide screening and privacy to both properties. The existing property has no principle windows on the side gable facing onto the site and there are no side windows proposed in the converted building.

To the rear the site looks out over open field and there are no neighbouring properties to the west or south of the site.

In view of this and due to the satisfactory relationship with neighbouring property in terms of residential amenity, it is considered that a scheme could be designed for the site which would be in accordance with policies G6 and G7 of the Holderness District Wide Local Plan.

Flood Risk/Drainage

The site is not located in a flood zone, therefore there is no requirement for a FRA to be submitted with the application, surface water disposal is proposed via a soakaway and foul water disposal is via the existing public sewer which is used by the existing house

There are no objections to the proposal from Yorkshire Water or the Environment Agency. Therefore the proposal does not raise any concerns in respect of Flood Risk/Drainage issues.

Access/Parking

The plans show an existing access will be used for the converted building and the site is located off a single track road that is used by a number of dwellings. There is considered to be sufficient space within the site to allow for turning and manoeuvring of vehicles and parking is proposed within the site curtilage for more than 2 vehicles. Highways raise no objection to the scheme.

Impact On Trees

The proposal involves the removal of a row of conifers to the northern boundary, the tree officer does not consider this to be problematic. The conifers are to be replaced with a boundary fence and as this will not be visible from public vantage points it is not considered that this will have a detrimental impact on the visual amenity of the area as a whole.

CONCLUSION

Notwithstanding the above and the proposal being acceptable in terms in all other respects, the application proposal is considered to be contrary to policies YH7 of the Regional Spatial Strategy, H7 and DS4 of the Joint Structure Plan and the advice given in PPS7.

The applicant has made no reference to any planning policy with regard to development being essential to address housing for local needs where it would support existing village services, and no evidence has been provided to suggest that the proposed development would meet such a need. Therefore the proposal does not comply with the provisions of the policies mentioned earlier in this report and therefore it is considered, that the proposal fundamentally conflicts with the Local Plan and National Policies.

HUMAN RIGHTS ACT 1998

It is considered that a decision made in accordance with this recommendation would not result in any breach of Convention rights.

RECOMMENDATION

That the application be **REFUSED** for the following reason:

1. The Regional Spatial Strategy (2008), The Joint Structure Plan for Kingston Upon Hull and the East Riding of Yorkshire, Planning Policy Statement 3 (Housing), Planning Policy Statement 1 Delivering Sustainable Development), Planning Policy Statement 7 (Sustainable Development in Rural Areas) and Planning Policy Guidance 13 (Transport) all advocate focusing housing development in urban areas and locations accessible by means of transport other than the private car. Withernwick is situated in a rural area which is sparsely populated. The village is not a service centre and has limited services and facilities and has limited public transport provision. Given the scarcity of local services there is no reasonable suggestion that the proposal would help to sustain existing services in the immediate locality. As a consequence, the proposed development is considered to be incompatible with the important core principles of sustainability and accessibility.

The applicants have been unable to provide convincing evidence to demonstrate that a need exists in the village for some small scale housing or that dwellings on this site would meet a particular need, now and in the future. Accordingly, the proposal would conflict with the Regional Spatial Strategy Policy YH7 and Policy H7 of the Joint Structure Plan which reflect the thrust of government guidance. The proposal is therefore unacceptable having regard to policies aimed at promoting sustainable development.

Regional Spatial Strategy Policy YH7 states:

"A. After determining the distribution of development between cities and towns in accordance with policies YH4, YH5 and YH6, local planning authorities should allocate sites by giving:

1. First priority to the re-use of previously developed land and buildings and the

- more effective use of existing developed areas within the relevant city or town.
2. Second priority to other suitable infill opportunities within the relevant city or town.
 3. Third priority to extensions to the relevant city or town.

B. In identifying sites for development, local planning authorities should adopt a transport-orientated approach to ensure that development:

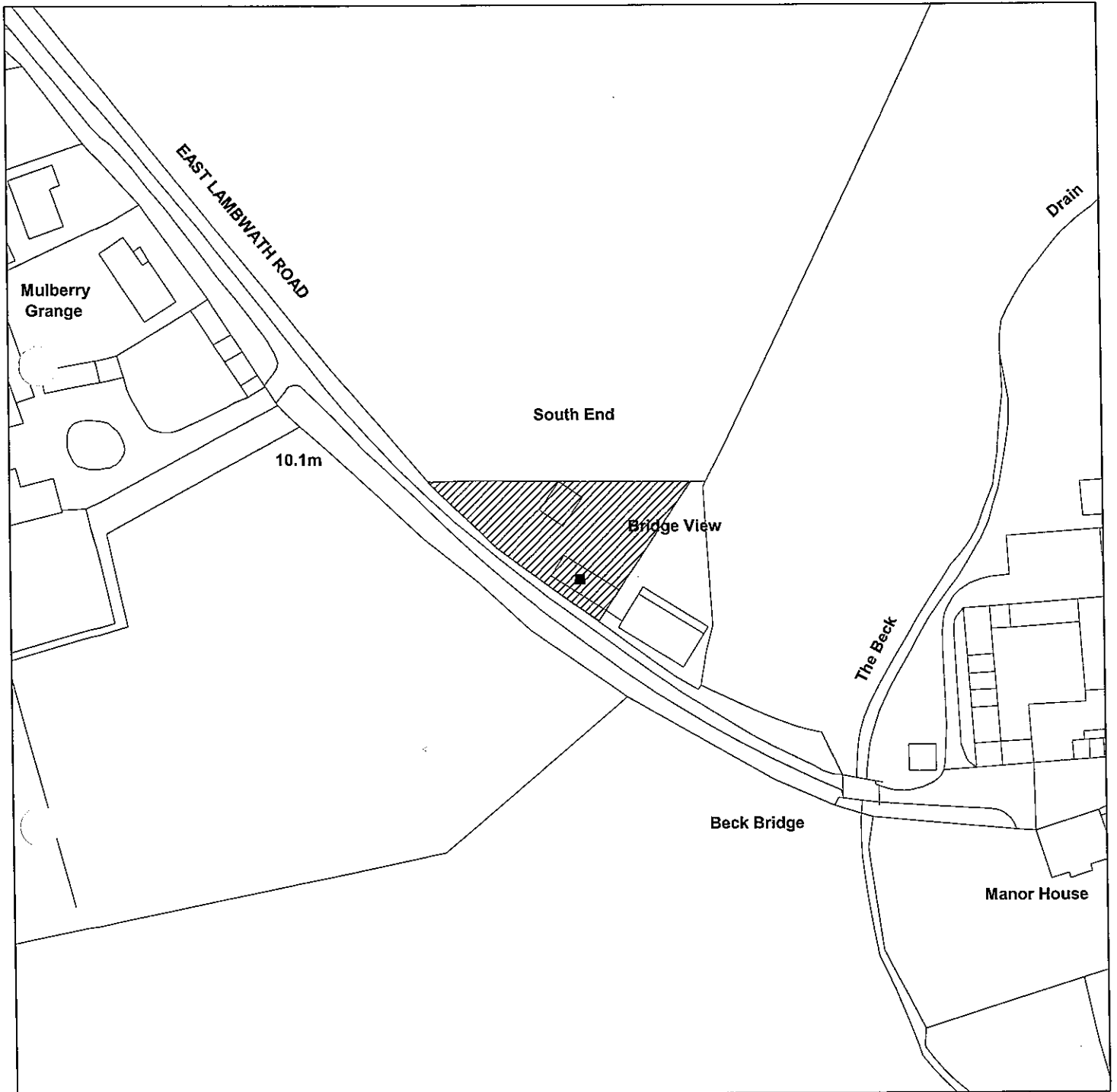
1. Makes the best use of existing transport infrastructure and capacity.
2. Takes into account capacity constraints and deliverable improvements, particularly in relation to junctions on the Strategic Road Network.
3. Complies with the public transport accessibility criteria set out in Tables 13.8 and 13.9 and maximises accessibility by walking and cycling.
4. Maximises the use of rail and water for uses generating large freight movements."

Joint Structure Plan Policy H7 states:

"Housing development in existing villages should meet an identified local need, particularly for affordable housing but also to support existing village services. Development should be limited in scale, with a preference given to previously developed sites, infill plots and conversions. Development that would result in unacceptable long distance commuting will be resisted."

The recommendation is based upon established and important principles of planning policy. If the Committee wishes to come to a contrary decision it should do so in the form of a recommendation to the next available meeting of the Planning Committee.

Committee Plan



Scale : 1:1250



EAST RIDING
OF YORKSHIRE COUNCIL

© Crown copyright. All rights reserved
East Riding of Yorkshire Council
Licence: LA09056L

Organisation	East Riding of Yorkshire Council
Department	Planning and Development Management
Application	10/01073/PLF
Date	26 May 2010
SLA Number	100023383







REPORT TO EASTERN AREA PLANNING SUB-COMMITTEE

COMMITTEE DATE: 14 June 2010

PARISH: Thorngumbald Parish Council

WARD: South West Holderness

APPLICATION NUMBER: 10/01224/PLF

APPLICATION TYPE: Full Planning Permission

DESCRIPTION: Erection of a dwelling and widening of existing vehicular access at Land West Of Pitt Lane Cottages Pitt Lane Ryehill East Riding Of Yorkshire

APPLICANT: Mr P Railton

DATE RECEIVED: 7 April 2010

RECOMMENDATION: Refuse

INTRODUCTION

This application seeks permission for the erection of a dwelling and widening of existing vehicular access on land at Pitt Lane.

The site is located in the small settlement of Ryehill which is approximately 2 miles from the centre of the larger settlement of Thorngumbald and 1 mile from the ribbon development of Camerton. Pitt Lane is accessed on the west side of the main street in Ryehill and comprises of a mix of properties both recent and very old with a mix of single storey and 2 storey. The street scene is not typical of many villages as there is no defined line of development, some properties are set well back from the road, while others almost directly front it and the plot patterns vary considerably in scale.

A request has been received from Councillor Lynn for this application to be reported to the Sub-Committee in order to allow for a full discussion of the issues.

PLANS AND ILLUSTRATIONS

Appendix 1 – Location Plan

Appendix 2 – Site Plan

Appendix 3 – Elevations

KEY PLANNING POLICIES AND GUIDANCE

Regional Spatial Strategy

- H1 Provision & Distribution of Housing.
- H2 Managing & Stepping Up the Supply & Delivery of Housing.
- H3 Managing the Release of Land to Address Failing Housing Markets.
- YH6 Local Service Centres & Rural & Coastal Areas.
- YH7 Location of Development.

Joint Structure Plan for Hull and the East Riding of Yorkshire

- DS4 Limited development allowed in existing settlements where it meets local needs and contribute towards sustaining the role of the settlement
- H7 Housing in existing villages should be limited in scale, meeting local needs and supporting existing services.
- SP1 Character and distinctiveness of settlements and their setting (including important features) to be protected and enhanced.
- SP5 Development proposals to achieve high standard of design.

Holderness District Wide Local Plan

- G6 Design of New Development.
- G7 Planning and Design Considerations.

PPS1 - Delivering Sustainable Development

PPS7 - Sustainable Development in Rural Areas

PPS3 - Housing

PPS25 – Development and Flood Risk

RELEVANT PLANNING HISTORY

- 09/00431/PLF Erection of a dwelling – Withdrawn 04 March 2009.
- 05/05688/OUT Erection of a dwelling – Withdrawn 29 November 2005.
- N1076 Outline application for erection of a dwelling. Refused 21 December 1989.

EXTANT PLANNING PERMISSIONS

At the present time, there are 5 residential plots with extant planning permission within Ryehill, of which 2 have not yet been started. In the Parish of Thorngumbald which also covers Camerton and Ryehill there are a total of 18 extant permissions of which 7 have not yet been started.

CONSULTATION REPLIES

Parish Council	Recommend approval.
Highway Control	Awaited.
Trees and Landscape Section	No objections to the proposals.
Yorkshire Water Services Limited	From the information submitted, no comments are required from Yorkshire Water.
Environment Agency (Planning Liaison)	Objection on the basis of the absence of an acceptable Flood Risk Assessment (FRA). The FRA submitted does not comply with the requirements set out in Annexe E, Paragraph E3 of Planning Policy Statement 25 (PPS 25).

PUBLICITY

Neighbours/ Publicity	<p>A number of letters of objection have been received from local residents, the addresses include: Lodge Cottage; Libra Cottage; Ryehill Country Lodge; 2 Pitt Lane Cottage; Neilson Cottage (all of Pitt Lane). Comments include:</p> <ul style="list-style-type: none">• Proposed development will intensify amount of traffic and congestion on Pitt Lane• Increase in on street parking• Loss of light and views to 1 & 2 Pitt Lane Cottages as almost all windows face the site• Obstruction of narrowest part of road by building materials for emergency service vehicles• Questions as to why no site notice was displayed
--------------------------	---

CASE ON BEHALF OF THE APPLICANT

A Design and Access Statement accompanied the proposal and includes statements in support of the proposed development which include:

- Thorngumbald is within walking distance of the site
- Buses run at 30 minute intervals on the A1033 Hull to Withernsea road throughout most days
- Reference to a number of services and facilities contained within the parish of Thorngumbald which also encompasses the settlements of Ryehill and Camerton including:

- 3 Public Houses incorporating eating facilities
 - Post Office
 - 3 Beauty/Hair Salons
 - 2 Places of worship
 - Community Hall
 - Supermarket and various shops
 - Takeaway
- New housing development will encourage local businesses to flourish
 - The existing street scene will benefit from the proposal
 - New dwelling will incorporate Structural Insulated Panels (SIPs) an environmentally friendly and energy saving construction method

KEY ISSUES

- Policy Considerations
- Design of Development
- Flood Risk
- Drainage

OFFICER COMMENTS

Applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Policy Considerations

The Development Plan for the area comprises the Regional Spatial Strategy for Yorkshire and the Humber (RSS), the Joint Structure Plan for Kingston Upon Hull and the East Riding of Yorkshire (JSP), and the Holderness District Wide Local Plan (HDWLP).

Policy DS4 of the Joint Structure Plan allows for limited development in some existing villages if it meets local needs and contributes to sustaining the role of the settlement. Policy H7 of the Joint Structure Plan states that housing should meet an identified local need, support existing village services and should be limited in scale.

A 'Position Statement on Housing Development in Rural Areas' was endorsed for Development Management purposes by the Council's Cabinet in April 2009. The Position Statement states that the Council will use the list of 'Market Villages' proposed in the 'Preferred Options' version of the Smaller Settlements Development Plan Document (DPD) to assist in assessing whether a rural settlement qualifies to be considered under JSP policy DS4. If the settlement is identified in the list of 'Market Villages' the Council will regard it as being eligible to be considered under JSP policies DS4 and H7. Policies YH6 and YH7 of the Regional Spatial Strategy (RSS) also support this aim to direct development to identified market towns and villages, in order to meet the needs of rural areas but with a balanced pattern of development across the region. The Draft Smaller Settlements DPD does not identify the Parish of Thorngumbald or the settlement of Ryehill as a preferred 'Market Village' and it is considered that this proposal does not fulfil the specified criteria of the RSS.

The Position Statement makes it clear that special circumstances must exist that justify market housing development in non-Market Villages and such circumstances must be clearly explained in any application. There is no such justification provided with this proposal. It is not therefore considered that the proposed development presents a genuine local need for further market housing development in an unsustainable rural location.

Design Of Development & Neighbour Amenity

The proposed dwelling is a 1 bedroom bungalow of modest proportions, of an acceptable design and has been sited in order to maximise the outlook of the plot, as well as consideration of the existing adjacent properties. The proposed dwelling has a maximum height of 4.3 metres and an eaves height of 2.65 metres and is situated in the south west corner of the site. 1 and 2 Pitt Lane Cottages are situated directly east of the site and the gable's of these cottages face Pitt Lane with the frontages directly facing the proposal site (west) with the majority of windows facing the plot. There is a reasonable separation distance of 10.7 metres between the proposal and the cottages with only a dining room window facing the cottages and which will be situated opposite the entrance to number 2 Pitt lane Cottage. To the west of the proposal site is Neilson Cottage a large bungalow which surrounds the site to the south. The east gable of Neilson Cottage is blank and 2 metres from the west side of the proposed dwelling – which has a bathroom window and the entrance to this elevation. May Cottage lies directly north of the development site but this is set back from the road by 13 metres. It is therefore considered that no overlooking will result from the development.

Flood Risk

The Environment Agency have objected to the proposed development on the basis that the Flood Risk Assessment (FRA) does not fulfill the requirements as specified in Planning Policy Statement 25 – Development and Flood Risk (PPS 25). The Agency is not satisfied with the flood proofing measures, the survey/levels information or the method of surface water run off.

Drainage

The disposal of the foul sewage is proposed to be via the existing drainage system via an existing manhole in the garden of number 1 Pitt Lane Cottages which is owned by the applicant. The surface water is proposed to be drained via a sustainable drainage system (rainwater harvesting system). From the information submitted Yorkshire Water have stated they have no comments to make on the application.

CONCLUSION

Whilst the design and siting of the proposal are acceptable, the principle of the development in the settlement of Ryehill and lack of services available to residents means the principle of development is contrary to the adopted policies and the Flood Risk Assessment provided is inadequate and the Environment Agency have objected to the development.

HUMAN RIGHTS ACT 1998

It is considered that a decision made in accordance with this recommendation would not result in any breach of Convention rights.

RECOMMENDATION

That the application be **REFUSED** for the following reason(s):

1. The Regional Spatial Strategy (2008), the Joint Structure Plan for Kingston Upon Hull and the East Riding of Yorkshire, Planning Policy Statement 3 (Housing), Planning Policy Statement 1 (Delivering Sustainable Development), Planning Policy Statement 7 (Sustainable Development in Rural Areas) and Planning Policy Guidance 13 (Transport) all advocate focusing housing development in urban areas and locations accessible by means of transport other than the private car. Ryehill is situated in a rural area which is sparsely populated. The village is not a service centre; has limited services and facilities. Given the scarcity of local services there is no reasonable suggestion that the proposal would help to sustain existing services in the immediate locality. As a consequence, the proposed development is considered to be incompatible with the important core principles of sustainability and accessibility.
2. The applicant has been unable to provide convincing evidence to demonstrate that a need exists in the settlement for this dwelling or that a dwelling on this site would meet a particular need, now and in the future. Accordingly, the proposal would conflict with the Regional Spatial Strategy Policy YH7 and Policy H7 of the Joint Structure Plan which reflect the thrust of government guidance. The proposal is therefore unacceptable having regard to policies aimed at promoting sustainable development.
3. The submitted Flood Risk Assessment does not meet the minimum requirements as set out in PPS25 and it has not been adequately demonstrated that the development of this site would achieve either a satisfactory means of flood protection for the proposed dwelling, or that the development would not adversely affect neighbouring properties contrary to PPS25 Development and Flood Risk.

Regional Spatial Strategy

Policy H2B states:

B. Local Planning Authorities should identify and manage the release of land to maintain the momentum of the urban transformation of the Regional Cities, Sub-Regional Cities and Towns, and Principal Towns by:

1. Prioritising housing development on brownfield land and through conversions to contribute to a regional target of at least 65%.
2. Identifying sites and contributions from areas of planned change in LDFs (based on Strategic Housing Land Availability Assessments, Local Employment Land Reviews, and other evidence) to ensure a 15 year supply of land for housing, including a five year supply of specific, deliverable sites.

3. Where needed, identifying broad locations in LDFs in accordance with policy YH8, so that these locations can be included in the 11-15 year supply and be further tested before sites are identified.
4. Co-ordinating the release of housing land with the necessary improvement to and/or provision of green, social and physical infrastructure.
5. Adopting a flexible approach to delivery by not treating housing figures as ceilings whilst ensuring that development is focussed on locations that deliver the Plan's Core Approach and Sub-Area policies.
6. Maintaining housing and brownfield land trajectories, and managing delivery where actual performance is outside of acceptable ranges.

Joint Structure Plan

Policy DS4 states:

"The countryside should function as an attractive and viable environmental, economic and recreational resource, with existing villages providing for most of the everyday needs of local communities. Limited development will be allowed in existing villages if this meets local needs and contributes to sustaining the role of the settlement. Housing development in existing settlements must conform to the requirements of JSP Policy H7."

Joint Structure Plan

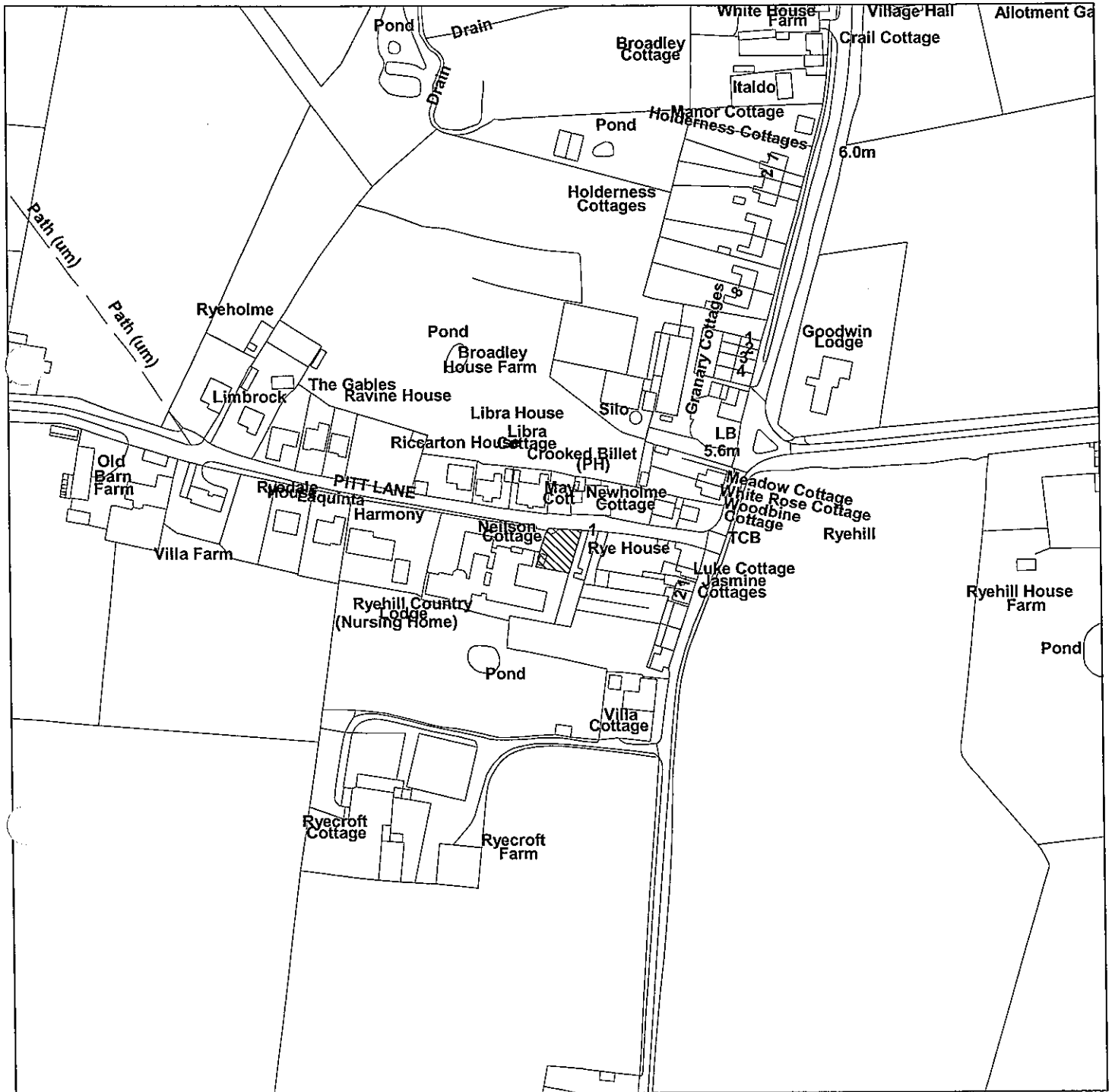
Policy H7

"Housing development in existing villages should meet an identified local need, particularly for affordable housing but also to support existing village services. Development should be limited in scale, with a preference given to previously developed sites, infill plots and conversions. Development that would result in unacceptable long distance commuting will be resisted."

The recommendation is based upon established and important principles of planning policy. If the Committee wishes to come to a contrary decision it should do so in the form of a recommendation to the next available meeting of the Planning Committee.



Committee Plan



Scale : 1:2500



EAST RIDING
OF YORKSHIRE COUNCIL

© Crown copyright. All rights reserved
East Riding of Yorkshire Council
Licence: LA09056L

Organisation	Not Set
Department	Not Set
Application	Not Set
Date	28 May 2010
SLA Number	Not Set



DRAWINGS MUST BE READ IN CONJUNCTION WITH SPECIFICATION 7 DATED 71 (Bregs)

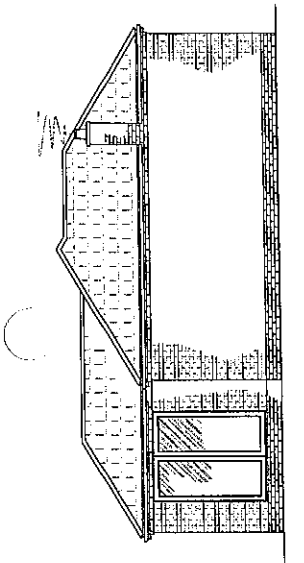
THE BUILDER MUST INCLUDE IN HIS PRICE FOR ALL EQUIPMENT, PROTECTION, BEST QUALITY MATERIALS COMPLIANCE WITH ALL HEALTH & SAFETY REQUIREMENTS AND REGULATIONS TO COMPLETE THE JOB IN A SATISFACTORY, WORKMANLIKE MANNER.

DRAINAGE LAYOUTS, IF SHOWN ARE PROVISIONAL AND TO BE AGREED ON SITE WITH THE BUILDING INSPECTOR

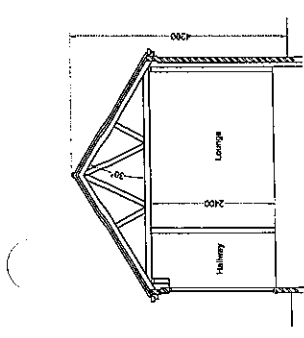
ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES NOTIFIED TO FRANK HILL & SON IMMEDIATELY

SCALED DIMENSIONS SHOULD NOT BE USED CONTACT FRANK HILL & SON FOR ADDITIONAL DIMENSIONS

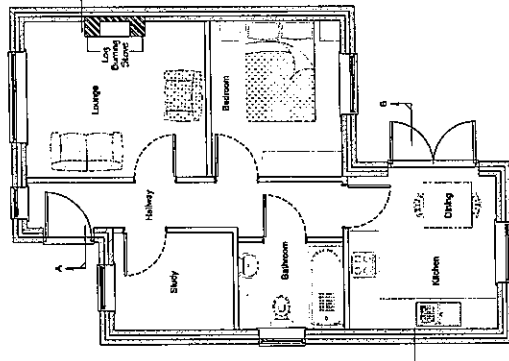
18 Market Place, Pudding Mill, LU12 0RB Telephone: (0529) 42021 • Fax: (0529) 42190 Email: info@frankhillandson.co.uk F R A N K H I L L & S O N . C O . L T D ARCHITECTURAL SERVICES	COMMERCIAL AND RESIDENTIAL BUILDING DESIGN TOWN PLANNING & BUILDING REGULATION APPLICATIONS, CLIENTS NAME PAUL RAILTON
CLIENTS ADDRESS THE POPLARS SUNK ISLAND ROAD OTTRINGHAM EAST YORKSHIRE HU12 0DX	PROJECT ADDRESS LAND ADJ. TO:- 1 PIT LANE COTTAGES THE RYELL EAST YORKSHIRE HU12 9NN
PROJECT DETAILS ERECTION OF A DWELLING PLANS AS PROPOSED	AMENDMENTS DRAWING No. RAILTON 12 2008 1A 1A (5.5.09) Amended scheme SCALE 1:50
FRANK HILL & SON	



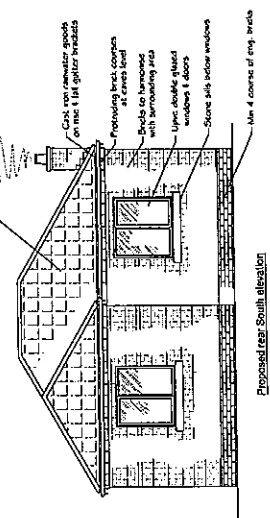
Proposed North elevation



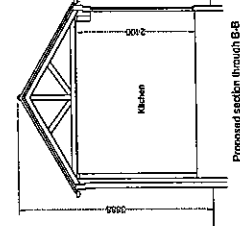
Proposed section through front door



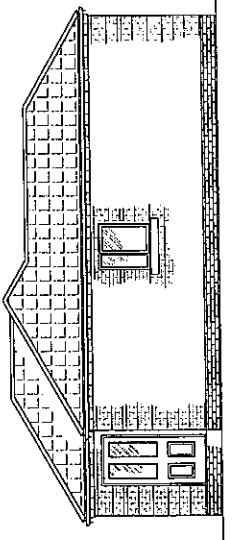
Proposed ground floor plan



Proposed South elevation



Proposed section through kitchen

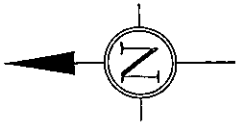


Proposed West elevation

Note: The external leaf of the external cavity wall is to be constructed from a 300mm thick concrete blockwork. The internal leaf is to be constructed from a 100mm thick brickwork. The cavity is to be filled with mineral wool insulation. A 100mm thick concrete slab is to be cast over the top of the wall to provide a base for the roof structure.

Note: The external leaf of the external cavity wall is to be constructed from a 300mm thick concrete blockwork. The internal leaf is to be constructed from a 100mm thick brickwork. The cavity is to be filled with mineral wool insulation. A 100mm thick concrete slab is to be cast over the top of the wall to provide a base for the roof structure.





ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES NOTIFIED TO FRANK HILL & SON IMMEDIATELY. SCALED DIMENSIONS SHOULD NOT BE USED. CONTACT FRANK HILL & SON FOR ADDITIONAL DIMENSIONS.

18 Market Place, Potters, Hull, HU10 1RB
 Telephone: 01482 421111 • Fax: 01482 421112
 Email: design@frankhillandson.co.uk
 frankhillandson.co.uk
 ARCHITECTURAL SERVICES

COMMERCIAL AND RESIDENTIAL BUILDING DESIGN
 TOWN PLANNING & BUILDING REGULATION APPLICATIONS.

CLIENTS NAME PAUL RAILTON

CLIENTS ADDRESS
 THE POPLARS
 SUNK ISLAND ROAD
 OTTRINGHAM
 EAST YORKSHIRE
 HU12 0DX

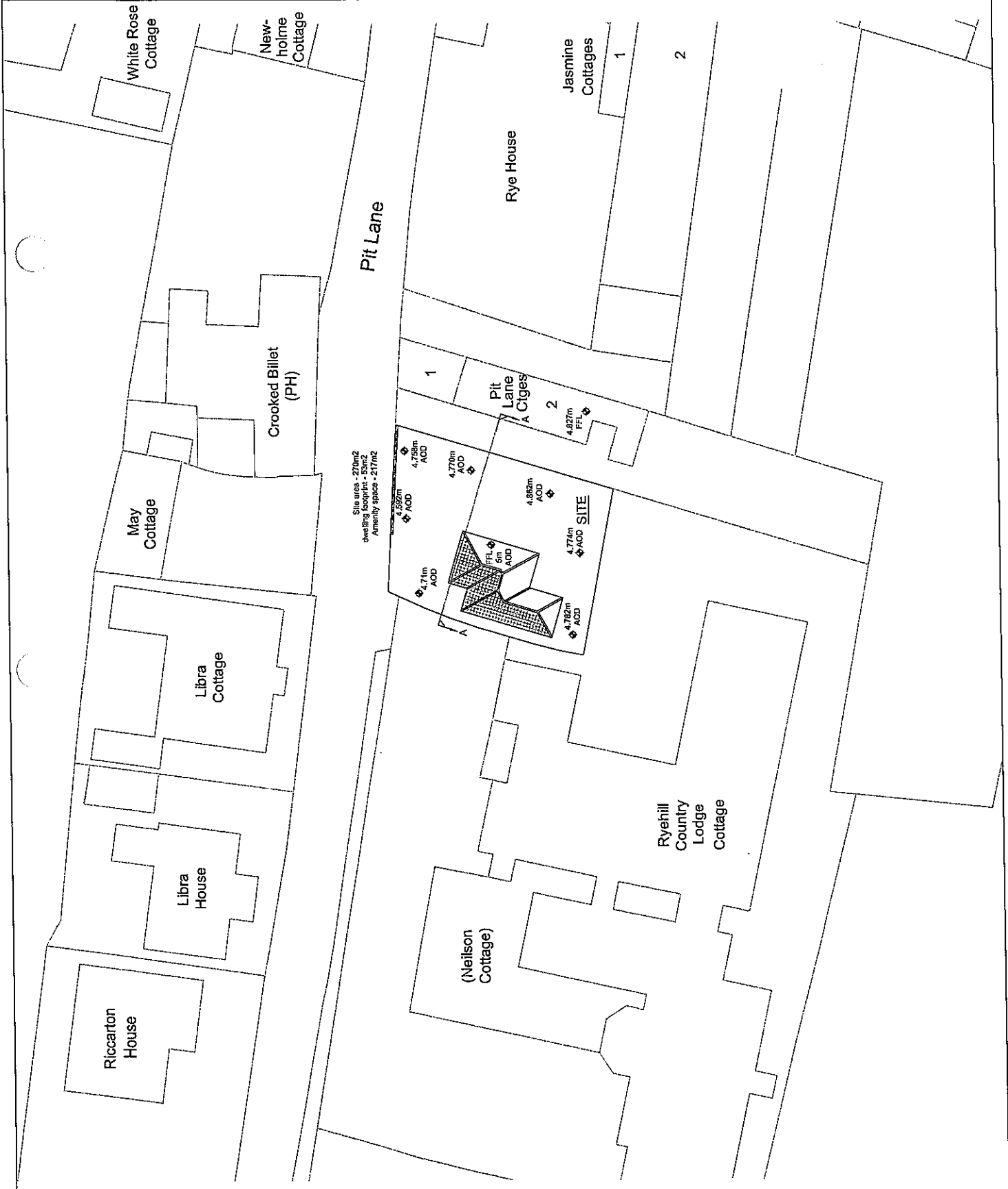
PROJECT ADDRESS
 LAND ADJ - 1 PIT LANE COTTAGES
 PIT LANE
 RYE HILL
 EAST YORKSHIRE
 HU12 9NN

PROJECT DETAILS
 A NEW DWELLING

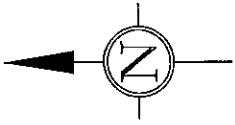
LOCATION PLAN AS EXISTING

AMENDMENTS
 DRAWING No: RAILTON 12 2008 3B
 SCALE 1:300

© FRANK HILL & SON







DRAINAGE LAYOUTS ARE INDICATIVE AT THIS & TO BE CONFIRMED ON SITE WITH BCO

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES NOTIFIED TO FRANK HILL & SON IMMEDIATELY

SCALED DIMENSIONS SHOULD NOT BE USED

CONTACT FRANK HILL & SON FOR ADDITIONAL DIMENSIONS

FRANK HILL & SON
ARCHITECTURAL SERVICES

18 Market Place, Nottingham, Notts, HU12 3ED
Telephone: 01509 240001 • Fax: 01509 240002
Email: design@frankhillandson.co.uk
FRANK HILL & SON, L T D

COMMERCIAL AND RESIDENTIAL BUILDING DESIGN

TOWN PLANNING & BUILDING REGULATION APPLICATIONS

CLIENTS NAME PAUL RAILTON

CLIENTS ADDRESS
THE POPLARS
SUNK ISLAND ROAD
OTTRINGHAM
EAST YORKSHIRE
HU12 0DX

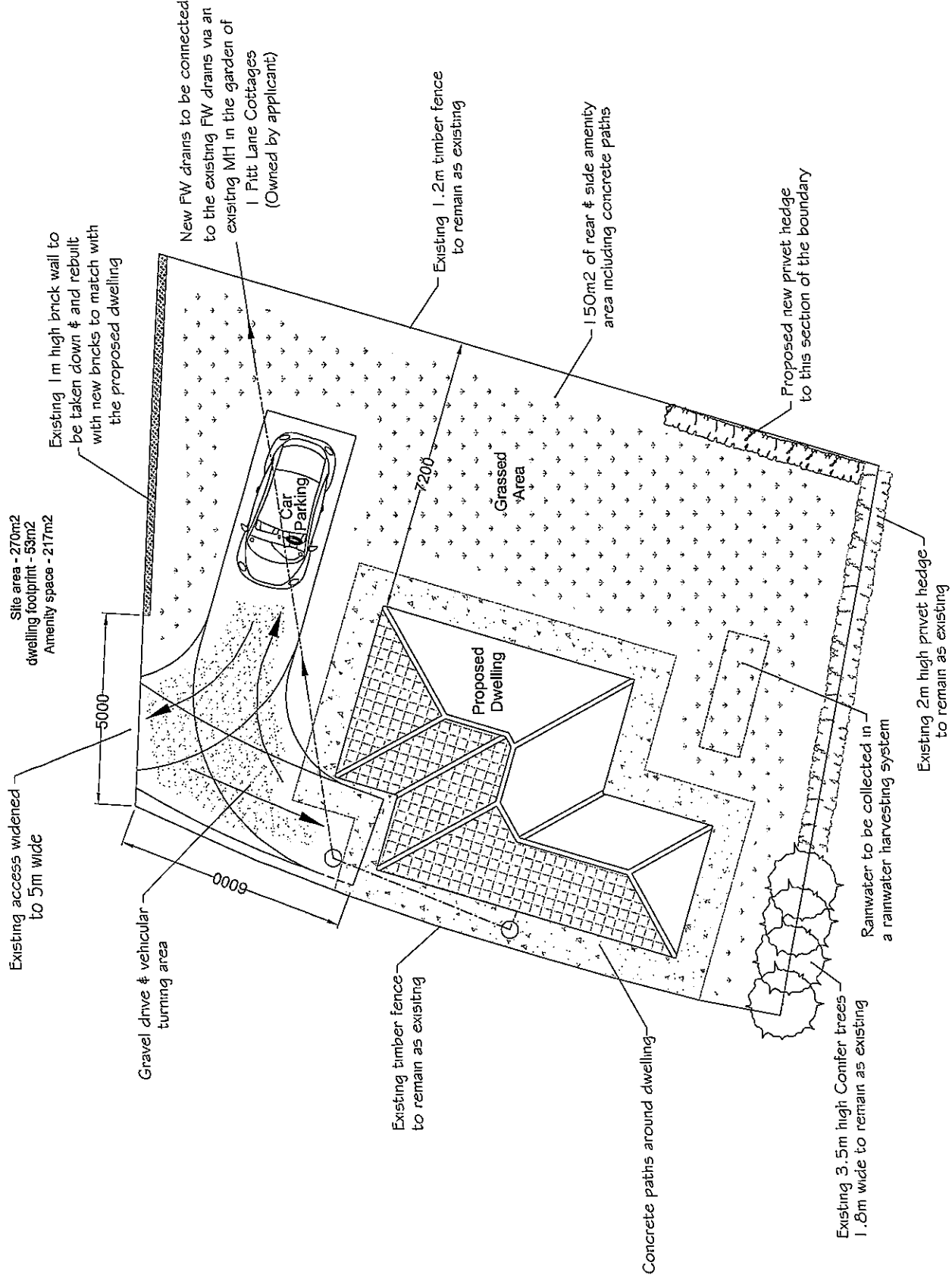
PROJECT ADDRESS
LAND ADJ. - 1 PIT LANE COTTAGES
PIT LANE
RYEHILL
EAST YORKSHIRE
HU12 9NN

PROJECT DETAILS
A NEW DWELLING

SITE PLAN AS PROPOSED

AMENDMENTS DRAWING NO. RAILTON 12 2008 4A
SCALE 1:100

© FRANK HILL & SON





REPORT TO EASTERN AREA PLANNING SUB-COMMITTEE

COMMITTEE DATE: 14 June 2010

PARISH: Preston Parish Council

WARD: South West Holderness

APPLICATION NUMBER: 10/01340/REG3

APPLICATION TYPE: Regulation 3 - Development by Council

DESCRIPTION: Erection of 20 affordable dwellings and associated road widening and access works at Land East Of 9 Manor Road Preston East Riding Of Yorkshire

APPLICANT: East Riding Of Yorkshire Council

DATE RECEIVED: 1 April 2010

RECOMMENDATION: Refuse

INTRODUCTION

This application seeks full planning permission for the erection of 20 no. affordable dwellings on land to the east of no. 9 Manor Road, Preston. The proposals comprise 7 no. pairs of semi-detached dwellings fronting onto Manor Road and the creation of a small cul-de-sac to give access to a further 3 no. pairs of semi-detached dwellings. The proposed dwellings are to be of a single storey nature with additional living accommodation in the roof space. The scheme has been submitted as a result of the Council's successful bid for a share of Government funding to build affordable homes.

The application site is located outside of the Development Limits of Preston and is currently an open agricultural field. As such the application site is considered to constitute 'Greenfield land'.

PLANS AND ILLUSTRATIONS

Appendix 1 – Location Plan

Appendix 2 – Site Plan (Sheet 1)

Appendix 3 – Site Plan (Sheet 2)

Appendix 4 – Street Scene/Sections (Sheet 1)

Appendix 5 – Street Scene/Sections (Sheet 2)

Appendix 6 – House Types (Plans, Sections and Elevations)

KEY PLANNING POLICIES AND GUIDANCE

Regional Spatial Strategy

- HE1 Humber Estuary sub area policy.
- YH1 Overall Approach and Key Spatial Priorities.
- YH6 Local Service Centres and Rural and Coastal Areas.
- YH7 Location of Development.
- H4 The Provision of Affordable Housing.

Joint Structure Plan

- DS4 Limited development allowed in existing settlements where it meets local needs and contributes towards sustaining the role of the settlement. Housing development must conform with Policy H7.
- H7 Housing in existing villages should be limited in scale, meeting local needs and supporting existing services. Preference given to PDL, infill and conversions. Proposals involving unacceptably long commuting distances to be resisted.
- SP1 Character and distinctiveness of settlements and their setting (including important features) to be protected and enhanced.
- SP5 Development proposals to achieve high standard of design.

Holderness District Wide Local Plan

- G6 Design of New Development.
- G7 Planning and Design Considerations.
- H14 Affordable Housing on Unallocated Sites.
- H16 Amenity Space in Residential Areas.

National Policy & Guidance

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- PPS7 Sustainable Development in Rural Areas
- PPS25 Development & Flood Risk

RELEVANT PLANNING HISTORY

None relevant.

EXTANT PLANNING PERMISSIONS

At the present time, there are 20 residential plots with extant planning permission within the Parish, of which 13 have not yet been started.

CONSULTATION REPLIES

Parish Council The Parish Council recommend that the application should be refused. A summary of their objections is as follows:

- Major development of 20 dwellings outside of the development limits which contravenes the Holderness District Wide Local Plan.
- Existing problems with traffic congestion. 20 additional dwellings would result in greater congestion.
- Previous flooding in the area. 20 additional dwellings would put additional pressure on already inadequate drainage systems that have previously failed.
- The impact on wildlife associated with the removal of the hedgerow.
- Sustainability of Preston. Limited bus services and facilities and difficulty with primary school taking on more pupils.
- Question the need for affordable housing as there are new properties of an affordable type which remain unsold.
- This would set a precedent for further development in the open countryside, detracting from the rural nature of the area.
- Disappointed with the lack of consultation throughout the formulation of the planning application.

The Parish Council feel strongly about this application and request that, if the planning officer is recommending a different decision, it should be referred to the appropriate Committee/Sub-Committee.

Highway Control

“Manor Road is an unclassified road which forms part of the local highway network serving residential properties on the north eastern side of Preston. This is relatively typical of a village street with variable width of carriageway, footway and with no separate footway in places. The proposed development if approved would incorporate some improvements to the existing street width and include a footway along the site frontage to connect to adjacent facilities. The street width created along the site frontage would allow for traffic to pass each other however it should be noted that there is a significant amount of on street parking already taking place on Manor Road from the existing residential properties. This would limit the

available area of carriageway but would be likely to moderate vehicle speeds especially if vehicles are approaching each other from opposite directions. The horizontal alignment of Manor Road at each end where it joins East End Road and where it merges into Rectory Lane includes restrictions to forward visibility below modern recommended standards however there are no recorded injury accidents on the street network immediately adjacent to the site. Having assessed the situation I consider that given the limited nature of the development and the improvements that are included as part of the development proposals, on balance, I would not object to the proposals and have included my favourable advice."

Appropriate conditions have been advised.

Yorkshire Water
Services Limited

Comments currently awaited.

Environment Agency
(Planning Liaison)

"The proposed development will only be acceptable if the following measure(s) as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission."

An appropriate condition requiring that the development be carried out in accordance with the Flood Risk Assessment is advised.

"Groundwater and Contaminated Land - We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application."

Appropriate conditions relating to land contamination surface water infiltration are advised.

Humber Archaeology
Partnership

Humber Archaeology have submitted detailed comments regarding the site and proposed development. Two options have been put forward: to defer a decision until sufficient details regarding the impact on the archaeological remains have been submitted or impose a condition requiring the submission of such details on the planning approval.

Partnership Enabling
Officer

"This scheme has been proposed to help meet the identified need for affordable housing in Preston.

I can confirm that the housing need information contained in the Design and Access Statement is accurate and is based on information drawn from the Housing Needs Survey 2006 and the Council's own housing waiting list as at the beginning of April 2009. The scheme is one in a programme which has been developed to try to address the need for additional affordable housing across the East

Riding. This need is unlikely to be met from other sources: grant funding for housing association schemes is currently very limited and likely to become even more constrained in the future; and planning applications for market housing developments are not generating significant numbers of affordable homes.

Capital funding has been allocated by the Homes and Communities Agency (HCA) for this scheme of 20 affordable two-bedroom bungalows. The properties will be available to people in housing need to rent from the Council. Rents will be within target levels set by Government which are significantly below market rents. The conditions of the grant funding require the properties to reach Level Four of the Code for Sustainable Homes, with efficient heating systems and high levels of insulation. They will be built to higher standards than general market homes and will offer flexible and adaptable accommodation, enabling long-term occupation and the establishment of a stable community.

HCA funding for local authority affordable housing is available for a limited period only, with schemes required to be complete by the end of June 2011. If the Council is to address the housing needs of applicants on its waiting list it is vital that schemes such as this go ahead.”

Outdoor Play Space

“As noted in the council’s Planning, Design and Access Statement, this application exceeds the 15-dwelling threshold in the Holderness District Local Plan and therefore triggers the open space requirements. The group has reviewed the application and considered the levels of existing provision. There are concerns about the lack of children’s play provision in the parish. However, the group accepts the applicant’s proposal to provide commuted sums for off-site provision elsewhere in the area for the children’s, youth and adult requirements based on the limited size of the site. The calculations for the commuted sums, in accordance with the *Supplementary Planning Guidance: The Provision of Outdoor Playing Space on Residential Developments* (2007), are noted above.”

Preston Drainage Board

“My Board note that whilst the development is outside their Internal Drainage Board District it is within the catchment area of the Internal Drainage Board. In view of this I have been instructed to register our objection.

The method of Surface Water Disposal is shown as going into an existing Surface Water Culvert. This Culvert is already overloaded and discharges into a Surface Water Ditch which is in itself not only overloaded but supposedly only maintained by the Riparian Owners.

Due to the unsatisfactory nature of this ditch flooding took place in 2007 both in the village of Preston and in the Town of Hedon.

It is my Boards’ view that no development should take place on this

site for the above reasons.”

Public Rights of Way “It is not thought that this application will affect the Public Rights of Way”

The Countryside Access Officer has provided the following advice to the applicant:

“Highways legislation requires that all stiles and gates on Public Rights of Way can only be erected for either control of livestock or safety of the public. PRoW also come under the DDA so any restrictions to the PRoW must be minimised therefore as a section we will not authorise the erection of new stiles except in extreme circumstances.

These requirements mean that the stile where the PRoW leaves the roadside could not be authorised so a gap of minimum 1 metre would be required and the new stile at the east end of that block would need to be authorised for the control of livestock under section 147 Highways Act 1980 and must be either a self-closing hand gate if possible or a kissing gate meeting British Standard BS5709:2006.”

PUBLICITY

Neighbours/Site
Notice

Letters of objection have been received from:

(Incomplete Address Provided) J Sleight
(Incomplete Address Provided) J Suddaby
(Incomplete Address Provided) Keith Elm
(Incomplete Address Provided) Pam and Keith Swann
(Incomplete Address Provided) S Sleight
(Incomplete Address Provided) Susan Robinson 2 Letters
(Incomplete Address Provided) Yates-Taylor 2 Letters
1 Forge Close, Thorngumbald, East Riding Of Yorkshire, HU12 9NR, 2 Letters
1 Kirk Road, Preston, East Riding Of Yorkshire, HU12 8UD, 2 Letters
1 Main Street, Preston, East Riding Of Yorkshire, HU12 8UB,
1 Ness Lane, Preston, East Riding Of Yorkshire, HU12 8SG, 2 Letters
10 Highfield Rise, Preston
10 Kirk Road, Preston, East Riding Of Yorkshire, HU12 8UD,
10 Rands Estate, Preston, East Riding Of Yorkshire, HU12 8UP,
10 School Road, Preston, East Riding Of Yorkshire, HU12 8TW,
11 Kirk Road, Preston, East Riding Of Yorkshire,

HU12 8UD,	
11 Main Street, Preston, East Riding Of Yorkshire,	
HU12 8UB,	
11 Ness Close, Preston, East Riding Of Yorkshire,	
HU12 8SF,	
11 Peace Walk, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8UL,	
11 Sproatley Road, Preston, East Riding Of	2 Letters
Yorkshire, HU12 8TT,	
12 Kirk Road, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8UD,	
12 Manor Road, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8SQ,	
12 Thornton Grove, Preston, East Riding Of	
Yorkshire, HU12 8TS,	
132 Station Road, Preston, East Riding Of Yorkshire,	
HU12 8UY,	
136 Station Road, Preston, East Riding Of Yorkshire,	
HU12 8UY,	
14 All Saints Mews, Preston, East Riding Of	
Yorkshire, HU12 8RX,	
14 Highfield Rise, Preston, East Riding Of Yorkshire,	
HU12 8RA,	
14 Manor Road, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8SQ,	
14 School Road, Preston, East Riding Of Yorkshire,	
HU12 8TW,	
14 Thornton Grove, Preston, East Riding Of	3 Letters
Yorkshire, HU12 8TS,	
147 James Reckitt Avenue, Hull	2 Letters
15 Highfield Rise, Preston, East Riding Of Yorkshire,	
HU12 8RA,	
15 Sharp Avenue, Burstwick, East Riding Of	2 Letters
Yorkshire, HU12 9JH,	
15 Sproatley Road, Preston, East Riding Of	
Yorkshire, HU12 8TT,	
15 Weghill Road, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8UN,	
16 Highfield Rise, Preston, East Riding Of Yorkshire,	
HU12 8RA	
16 Manor Road, Preston, East Riding Of Yorkshire,	
HU12 8SQ	
17 East End Road, Preston, East Riding Of	2 Letters
Yorkshire, HU12 8UH,	
17 Main Street, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8UB,	
17 School Road, Preston, East Riding Of Yorkshire,	4 Letters
HU12 8US,	
17 Sproatley Road, Preston, East Riding Of	
Yorkshire, HU12 8TT,	
18 Highfield Rise, Preston, East Riding Of Yorkshire,	2 Letters

HU12 8RA, 18 Kirk Road, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8UD, 18 Manor Road, Preston, East Riding Of Yorkshire,	
HU12 8SQ, 19 Highfield Rise, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8RA, 19 Kirk Road, Preston, East Riding Of Yorkshire,	3 Letters
HU12 8UD, 19 Main Street, Preston, East Riding Of Yorkshire,	3 Letters
HU12 8UB, 19 Sproatley Road, Preston, East Riding Of Yorkshire, HU12 8TT,	
19 Station Road, Preston, East Riding Of Yorkshire,	3 Letters
HU12 8UT, 192 James Reckitt Avenue, Hull	4 Letters
1A East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	3 Letters
1a Manor Road, Preston, HU12 8SQ	
1B East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	3 Letters
2 Highfield Rise, Preston, East Riding Of Yorkshire,	3 Letters
HU12 8RA, 2 Manor Road, Preston, East Riding Of Yorkshire,	4 Letters
HU12 8SQ, 2 Oak Tree Estate, Preston, East Riding of Yorkshire,	
HU12 8UU 2 Old Granary Court, Preston, East Riding Of Yorkshire, HU12 8UA,	
2 Peace Walk, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8UL, 2 Pinfold Court, Preston, East Riding Of Yorkshire,	
HU12 8SH, 2 Rectory Close, Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8SB,	2 Letters
2 Rectory Lane, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8UE, 20 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	2 Letters
20 Highfield Rise, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8RA, 20 Manor Road, Preston, East Riding Of Yorkshire,	Various
HU12 8SQ, 21 Grassam Close, Preston, East Riding Of Yorkshire, HU12 8XF,	2 Letters
21 Ness Close, Preston, East Riding Of Yorkshire,	
HU12 8SF, 21 Ness Lane, Preston, East Riding Of Yorkshire	
21 Rectory Lane, Preston, Hull, HU12 8UE	
21 Sproatley Road, Preston, East Riding Of Yorkshire, HU12 8TT,	

21 Weghill Road, Preston, East Riding Of Yorkshire, HU12 8UN,	2 Letters
213 Ganstead Lane, Ganstead, East Riding Of Yorkshire, HU11 4BG,	
22 Grassam Close, Preston	2 Letters
22 Kirk Road, Preston, East Riding Of Yorkshire, HU12 8UD,	2 Letters
22 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	6 Letters
23 Main Street, Preston, East Riding Of Yorkshire, HU12 8UB,	
23 Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8UE,	2 Letters
24 Hunter Close, Preston, East Riding Of Yorkshire, HU12 8XD,	2 Letters
24 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	
24 Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8UE,	
24 School Road, Preston, East Riding Of Yorkshire, HU12 8TW,	
24 Village Farm Road, Preston, East Riding Of Yorkshire, HU12 8QH,	2 Letters
24 Weghill Road, Preston, East Riding Of Yorkshire, HU12 8UW,	
25 Station Road, Preston, East Riding Of Yorkshire, HU12 8UY,	
26 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	3 Letters
26 Village Farm Road, Preston, East Riding Of Yorkshire, HU12 8QH,	
27 Sproatley Road, Preston, East Riding Of Yorkshire, HU12 8TT,	3 Letters
28 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	2 Letters
28 Main Street, Preston, East Riding Of Yorkshire, HU12 8UN	
28 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	4 Letters
28 Village Farm Road, Preston, East Riding Of Yorkshire, HU12 8QH,	
29 Main Street, Preston, East Riding Of Yorkshire, HU12 8SA,	
3 Chapel Close, Preston, East Riding Of Yorkshire, HU12 8QJ,	
3 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	4 Letters
3 Ness Close, Preston, East Riding Of Yorkshire, HU12 8SF,	
3 Ness Lane, Preston, East Riding Of Yorkshire, HU12 8SG,	

3 Peace Walk, Preston, East Riding Of Yorkshire, HU12 8UL,	
30 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	
30 Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8UE,	
30 School Road, Preston, East Riding Of Yorkshire, HU12 8TW,	
30 Sherbrooke Avenue, Cottingham, East Riding Of Yorkshire, HU5 4AG,	3 Letters
31 Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8SE,	2 Letters
31 School Road, Preston, East Riding Of Yorkshire, HU12 8UG	3 Letters
31 Station Road, Preston, East Riding Of Yorkshire, HU12 8UY,	
31 Weghill Road, Preston, East Riding Of Yorkshire, HU12 8UN,	2 Letters
32 Main Street, Preston, East Riding Of Yorkshire, HU12 8UA,	
32 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	4 Letters
32a East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ	
33 Mill Beck Lane, Cottingham, East Riding Of Yorkshire, HU16 4ET,	
33 Sproatley Road, Preston, East Riding Of Yorkshire, HU12 8TT	
33 Weghill Road, Preston, East Riding Of Yorkshire, HU12 8UN,	
34 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	
34 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	5 Letters
35 East End Road, Preston, East Riding Of Yorkshire, HU12 8UH,	2 Letters
35 Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8SE	5 Letters
36 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	
36 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	
36 Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8SE,	
36a Rectory Lane, Preston, Hull, HU12 8SE	
38 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	2 Letters
38 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	3 Letters
38 Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8SE,	

3A Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	9 Letters
4 Albemarle Road, Keyingham, East Riding Of Yorkshire, HU12 9TE,	9 Letters
4 Highfield Rise, Preston, East Riding Of Yorkshire, HU12 8RA,	2 Letters
4 Kirk Road, Preston, East Riding Of Yorkshire, HU12 8UD,	
4 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	
4 Ness Close, Preston, East Riding Of Yorkshire, HU12 8SF,	2 Letters
4 Peace Walk, Preston, East Riding Of Yorkshire, HU12 8UL,	
4 Plum Tree Road, Sproatley, East Riding Of Yorkshire, HU11 4XL,	
4 Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8UE,	2 Letters
4 Thornton Grove, Preston, East Riding Of Yorkshire, HU12 8TS,	
40 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	
40 Weghill Road, Preston, East Riding Of Yorkshire, HU12 8UW,	2 Letters
42 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	
42 Main Street, Preston, East Riding Of Yorkshire, HU12 8UA,	
42 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	2 Letters
43 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	2 Letters
43 Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8SE,	2 Letters
44 Main Street, Preston, East Riding Of Yorkshire, HU12 8UA,	
44 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	
45 Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8SE,	
45 Station Road, Preston, East Riding Of Yorkshire, HU12 8UY,	4 Letters
46 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	2 Letters
46 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	
47 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	2 Letters
47 Station Road, Preston, East Riding Of Yorkshire, HU12 8UY	
47 Weghill Road, Preston, East Riding Of Yorkshire,	2 Letters

HU12 8UN,	
48 Manor Road, Preston, East Riding Of Yorkshire,	
HU12 8SQ,	
49 East End Road, Preston, East Riding Of	2 Letters
Yorkshire, HU12 8UJ,	
5 Addison Road, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8SZ,	
5 Bartlett Close, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8UQ,	
5 East End Road, Preston, East Riding Of Yorkshire,	
HU12 8UJ,	
5 Highfield Rise, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8RA,	
5 Manor Road, Preston, East Riding Of Yorkshire,	
HU12 8SQ,	
5 Rands Estate, Preston, East Riding Of Yorkshire,	
HU12 8UP,	
50 East End Road, Preston, East Riding Of	2 Letters
Yorkshire, HU12 8UJ,	
50 Manor Road, Preston, East Riding Of Yorkshire,	
HU12 8SQ,	
51 East End Road, Preston, East Riding Of	2 Letters
Yorkshire, HU12 8UJ,	
52 East End Road, Preston, East Riding Of	
Yorkshire, HU12 8UJ,	
52 Main Street, Preston, East Riding Of Yorkshire,	
HU12 8SD,	
53 East End Road, Preston, East Riding Of	
Yorkshire, HU12 8UJ,	
55 East End Road, Preston, East Riding Of	
Yorkshire, HU12 8UJ,	
56 Main Street, Preston, East Riding Of Yorkshire,	
HU12 8SD,	
57 East End Road, Preston, East Riding Of	2 Letters
Yorkshire, HU12 8UJ,	
57 Station Road, Preston, East Riding Of Yorkshire,	2 Letters
HU12 8UY,	
57 Weghill Road, Preston, East Riding Of Yorkshire,	
HU12 8UN,	
58 East End Road, Preston, East Riding Of	
Yorkshire, HU12 8UJ,	
58 Staithes Road, Preston, East Riding Of Yorkshire,	
HU12 8TB,	
58 Weghill Road, Preston, East Riding Of Yorkshire,	
HU12 8UW,	
59 Weghill Road, Preston, East Riding Of Yorkshire,	
HU12 8UN,	
6 Hartsholme Park, Kingswood, Hull,	3 Letters
6 Highfield Rise, Preston, East Riding Of Yorkshire,	4 Letters
HU12 8RA,	
6 Lock Keepers Court, Hull, HU9 1QH	

6 Lock Keepers Court, Vicktoria Dock, Hull, HU9 1QH	
6 St Anthony Park, Hedon	2 Letters
6 Winston Close, Burstwick, East Riding Of Yorkshire, HU12 9HW,	
60 Weghill Road, Preston, East Riding Of Yorkshire, HU12 8UW,	
62 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	2 Letters
64 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	3 Letters
66 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	4 Letters
66 Weghill Road, Preston, East Riding Of Yorkshire, HU12 8UW,	
67 Main Street, Preston, East Yorkshire, HU12 8SA	2 Letters
68 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	3 Letters
7 East End Road, Preston, East Riding Of Yorkshire, HU12 8UH,	
7 Ferens Villas, Hull	
7 Ferens Villas, Rosmead Street, Hull, HU9 2TY	
7 Highfield Rise, Preston, East Riding Of Yorkshire, HU12 8RA,	2 Letters
7 Kirk Road, Preston, East Riding Of Yorkshire, HU12 8UD,	2 Letters
7 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	2 Letters
7 Ness Close, Preston, East Riding Of Yorkshire, HU12 8SF,	3 Letters
7 Ness Lane, Preston, East Riding Of Yorkshire, HU12 8SG,	4 Letters
7 Richardson Close, Hedon, East Riding Of Yorkshire, HU12 8RJ	
7 School Road, Preston, East Riding Of Yorkshire, HU12 8US,	
7 Thornton Grove, Preston, East Riding Of Yorkshire, HU12 8TS	2 Letters
70 East End Road, Preston, East Riding Of Yorkshire, HU12 8UJ,	2 Letters
70 Weghill Road, Preston, East Riding Of Yorkshire, HU12 8UW,	2 Letters
72 Main Street, Preston, East Riding Of Yorkshire, HU12 8SD,	
74 Wehgill Road, Preston, East Riding Of Yorkshire, HU12 8UW	
76 Weghill Road, Preston, East Riding Of Yorkshire, HU12 8UW,	
77 Main Street, Preston, East Riding Of Yorkshire, HU12 8SA,	2 Letters
7A Sproatley Road, Preston, East Riding Of	

Yorkshire, HU12 8TT,	
8 Highfield Rise, Preston, East Riding Of Yorkshire, HU12 8RA,	2 Letters
8 Lund Avenue, Cottingham, East Riding Of Yorkshire, HU16 5LL,	
8 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	
8 Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8UE,	2 Letters
8 School Road, Preston, East Riding Of Yorkshire, HU12 8TW,	4 Letters
8 Sproatley Road, Preston, East Riding Of Yorkshire, HU12 8TT,	2 Letters
9 Addison Road, Preston, East Riding Of Yorkshire, HU12 8SZ,	
9 Addison Road, Preston, East Riding Of Yorkshire, HU12 8SZ,	
9 Highfield Rise, Preston, East Riding Of Yorkshire, HU12 8RA,	2 Letters
9 Manor Park, Preston, East Riding Of Yorkshire, HU12 8XE,	
9 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	3 Letters
9 Ness Lane, Preston, East Riding Of Yorkshire, HU12 8SG,	5 Letters
9 Sproatley Road, Preston, East Riding Of Yorkshire, HU12 8TT,	
9 Thornton Grove, Preston, East Riding Of Yorkshire, HU12 8TS,	
Church View, 1A Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	
Eldon House, 41 Station Road, Preston, East Riding Of Yorkshire, HU12 8UY,	
Grangehead, Lelley, East Riding Of Yorkshire, HU12 8SR	
Highfield, Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8UE,	2 Letters
Hillside House, 7 Station Road, Preston, HU12 8UT	2 Letters
Holmar Weghill Road, Preston, Hull, HU12 8UN	2 Letters
Larder House, Station Road, Burstwick, East Riding Of Yorkshire, HU12 9JG,	
Lincs Design Consultancy, Fairfield Enterprise Centre Unit 8, Lincoln Way, Louth, Lincolnshire, LN11 0LS	
Little Weghill Farm, Weghill Road, Preston, East Riding Of Yorkshire, HU12 8SX,	
Preston Primary School, Station Road, Preston, Hull, HU12 8UY	
Southfield Farm, East End Road, Preston, East Riding Of Yorkshire, HU12 8SJ,	2 Letters
Tall Trees, 52 Manor Road, Preston, East Riding Of Yorkshire, HU12 8SQ,	

The Cedars, Aldborough
 The Cottages, 41 Main Street, Preston, East Riding Of Yorkshire, HU12 8SA, 2 Letters
 The Gables, 1 Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8UE, 2 Letters
 Weghill Farm, Weghill Road, Preston, East Riding Of Yorkshire, HU12 8SX, 2 Letters
 White House, Rectory Lane, Preston, East Riding Of Yorkshire, HU12 8UE
 Wilkin Chapman Solicitors, PO Box 16, Town Hall Square, Grimsby, DN31 1HE
 Windy Gap, Main Road, Sproatley, East Riding Of Yorkshire, HU11 4DJ, 12 Letters

The letters received raise largely the same issues. A brief summary of the key issues raised is as follows:

- Contrary to Rural Exceptions policy
- Not small scale development
- Outside of the Development Limits/loss of green area
- Inadequacy of Manor Road to take additional vehicles
- Traffic problems/congestion in Preston
- Lack of services/facilities in Preston to sustain the dwellings
- Visual impact on the character and amenity of the area
- Design of properties detracts from local vernacular
- Removal of the Hedgerow and impact on wildlife/pond
- Validity of ecology survey, potential for Great Crested Newts
- Potential flood risk to neighbours/previous flooding in the area
- Inadequate drainage systems
- Set a precedent for development of other Greenfield sites
- Various empty properties in the village at present
- Impact on the Public Right of Way
- Impact on Archaeology
- Flawed application/errors
- Impact on existing residents
- Height of the proposed dwellings despite amendments
- Overlooking of existing properties/loss of privacy
- Alleged burial site for cattle infected with Anthrax
- Potential to exceed the capacity of local school
- Queries regarding who will occupy the properties
- Queries regarding the identified need given other empty properties
- Potential for increased crime
- Lack of community involvement

Letters of objection have also been submitted by Wilkin Chapman Solicitors and Lincs Design Partnership on behalf of a number of local residents. The objections raised in these letters are largely inline with the points summarised above.

CASE ON BEHALF OF THE APPLICANT

A comprehensive Supporting Statement, incorporating the Design and Access Statement, accompanies this application. A summary of the relevant supporting information is as follows:

The East Riding is one of 47 councils around the country that will receive a share of £127 million of government funding to build council homes. The East Riding of Yorkshire Council has received the largest allocation of funding in the country and proposes to build 275 new affordable homes in phase I.

Between 2003 and 2009 only 372 additional affordable dwellings were provided, yet 1169 dwellings were lost through Right to Buy. During the same period the council's active housing waiting list increased by 50% from 6500 to 10030. The 275 new homes in Phase I and the 60 homes in Phase II (of which this scheme will form part) will go some way to meeting local housing needs, as well as creating jobs in the construction industry and therefore to boost the local economy in difficult times.

Evidence of housing need is drawn from the Housing Needs Survey and the local authority active housing waiting list. The Housing Needs Survey was carried out in 2006 as part of the Housing Need and Market Assessment (Final Report May 2007).

The housing waiting list records the housing requirements of all households who have applied to the Council for housing to rent. Total numbers on the waiting list have increased to over 10,000 at the beginning of April 2009 reflecting national and regional trends. The impact of the current economic downturn on house prices has not resulted in reduced demand for affordable housing. This has placed even greater pressure on the supply of affordable housing in the East Riding.

The Housing Needs Survey identified annual need in Preston for 10 additional affordable homes (51 over five years), mostly to meet general needs but also to meet the needs of older people. Most of the general need is for smaller (one and two bedroom) properties, with all of the older people's need being for smaller homes. At the beginning of April 2009, 42 households were registered on the housing waiting list with Preston as their first preference location for re-housing. This included 20 families, 9 older person households and 13 couples and single people in general housing need. The Council currently owns more than 100 homes in Preston, but turnover is very low with only four properties having been re-let in each of the last two years.

This scheme will provide 20 units of affordable housing with the design aimed primarily at addressing the need for accommodation for the elderly and smaller properties as identified in the Housing Needs Survey.

The Supporting Statement covers many aspects of the proposal in detail and concludes:

As a rural exception site outside the village of Preston the principle of redevelopment for affordable housing complies with planning policy subject to detailed consideration of the impact of the proposal on the area. Policy H14 does set a normal limit on such exception sites at 6 dwellings, but states that in any case the development must be no greater than that necessary to meet the identified need. Given the relative size of the settlement of Preston, and the scale of the identified need (50 units over 5 years) the proposal for 20

bungalows is not considered to conflict with this policy.

This is a relatively small scale intrusion into the countryside that is necessary to provide affordable housing to meet a local need in Preston, and complies with planning policy. The design has been carefully considered to ensure that any adverse impact is minimised. The development of the site will meet a particular local need which cannot be accommodated in any other way, it will be controlled by secure arrangements, is only of a small scale and does not adversely affect the character of the settlement, nor will it overload local infrastructure, services or facilities.

KEY ISSUES

- Planning policy
- Design/amenity
- Visual Impact/Character
- Biodiversity
- Access/parking
- Levels
- Flood Risk and Drainage
- Other Considerations

OFFICER COMMENTS

Applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance this application is considered to be a departure from Development Plan policy in that it proposes 20 dwellings in an open countryside location. Whilst Development Plan policies allow for proposals for small scale affordable housing on unallocated sites in or adjoining settlements, it is not considered that this proposal complies with such policy as 20 dwellings is not considered to be small scale development. This application is therefore considered to be contrary to policy and has been advertised as a departure.

Planning Policy

The Development Plan for the area comprises the Regional Spatial Strategy for Yorkshire and the Humber (RSS), the Joint Structure Plan for Kingston upon Hull and the East Riding of Yorkshire (JSP), and the Holderness District Wide Local Plan (HDWLP).

The site comprises Greenfield land which has not been previously developed. The Council's Interim Policy Guidance (IPG) on the Managed Release of Residential Development Sites is therefore particularly relevant in this case. The development of previously undeveloped sites for residential purposes is discouraged in the IPG in favour of the development of previously developed (Brownfield) land.

This is in line with guidance within Planning Policy Statement 3: Housing (PPS3), policy H2 of the Regional Spatial Strategy (RSS) and the Joint Structure Plan (JSP). The IPG does however allow for some pragmatic exceptions, which includes proposals which are wholly for affordable housing that will satisfy an identified local need and where the provision is in accordance with the Council's Supplementary Planning Guidance on Affordable Housing. The IPG states that it is expected that most exceptions would be

small-scale, but goes on to state that the scale of any proposal should reflect the locational principles set out in Government advice and should be commensurate with the form and character of the locality. This application proposes wholly affordable housing that is intended to meet an identified local need however it is considered that 20 dwellings in a rural village location cannot be regarded as small scale.

The Government makes clear in PPS1 and PPS3 that Planning Authorities should, amongst other matters ensure, through new development, adequate levels of affordable housing in suitable locations with the aim to ensure that everyone has the opportunity of a decent home, in locations that reduce the need to travel. Government also suggest that Local Authorities can also improve the delivery of affordable housing through creative use of their own resources, or by working effectively with other providers. They may also provide homes directly if resources are available.

The Government also require planning authorisation to protect the countryside for its own sake. This underlying principle must be considered very carefully where new housing development is proposed in the countryside, where development should be resisted unless there are very good reasons to justify departing from this normal approach.

The Government's definition of Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Government make clear that affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices, and include provisions for: (i) the home to be retained for future eligible households; or (ii) if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.

Policy YH6 of the Regional Spatial Strategy relates to local service centres and rural and coastal areas and seeks to protect and enhance these areas as attractive and vibrant places which, amongst other things, meet locally generated needs for both market and affordable housing.

Policy H4 of the Regional Spatial Strategy seeks to increase affordable housing provision to address the needs of Local Communities. The Council's Housing Needs Survey, carried out in 2006 identified a significant shortfall across the East Riding of Yorkshire area for affordable housing. The requirement for such housing in Preston has been identified as 10 additional affordable homes annually, and 51 over a five year period. This proposal seeks to provide 20 units of affordable housing at Preston and is therefore considered to comply with Regional Spatial Strategy policies YH6 and H4.

Policy DS4 of the Joint Structure Plan allows for limited development in some existing villages if it meets local needs and contributes to sustaining the role of the settlement and policy H7 states that housing should meet an identified local need, support existing village services and should be limited in scale. Policy H7 specifically identifies the need for affordable housing. A 'Position Statement on Housing Development in Rural Areas' was endorsed for development management purposes by the Council's Cabinet in April of this year. The Position Statement states that the Council will use the list of 'Market Villages' proposed in the 'Preferred Options' version of the Smaller Settlements Development Plan Document (DPD) to assist in deciding whether a rural settlement qualifies to be considered under Joint Structure Plan policy DS4. If the settlement is

identified in the list of 'Market Villages' the Council will regard it as being eligible to be considered under Joint Structure Plan policies DS4 and H7. The village of Preston has not been identified as a preferred 'Market Village' and would not therefore be a location where the Council would seek to encourage further open market housing development. The Smaller Settlements DPD does however state that developments for wholly affordable housing to meet identified local needs will still be acceptable in 'Rural Villages'.

Local Plan policy H14 seeks to allow proposals for small scale affordable housing on unallocated sites in or adjoining settlements provided a need is identified and binding agreements can be made to ensure that development is reserved on a long term basis for local people. In this case the need has been identified by the Council's Housing Needs Survey and the Council's housing waiting list and appropriate conditions can be imposed to ensure that the housing is retained as affordable housing for local people.

Policy H14 suggests that such small scale development proposals would normally be limited to 6 dwellings but must in any case be no greater than necessary to meet the identified need or exceed the scale that the existing settlement can comfortably accommodate. In this case this scheme proposes 20 dwellings, which clearly exceeds the normal limitation of 6 dwellings as specified by policy H14, however it is considered that the number of dwellings proposed does not exceed the identified need nor is it considered that the proposed scheme exceeds the scale that the existing settlement can comfortably accommodate. Since the adoption of the Local Plan in April 1999 there has been little to no provision of affordable housing within Preston, which is considered to be a material consideration in this case, and on that basis it is considered that 20 dwellings over the 11 year period of the Local Plan is not an unreasonable development in either scale relative to the size of Preston, or relative to the identified need.

Officers therefore accept that there is a need to provide affordable housing and accept that 20 dwellings will go some way to meeting the 5 year need identified in Preston. It is however considered that the need to provide affordable housing must be balanced along with other objectives such as sustainable development and environmental protection.

Design/Amenity

With regards to design, policy SP5 of the Joint Structure Plan seeks to achieve a high standard of design across all development proposals that, amongst other things, respects local landscape and settlement character, integrates visually and physically with its surroundings, harnesses local heritage and landscape distinctiveness, and facilitates walking, cycling and the use of public transport. Local Plan policies G6 and G7 seek to ensure that development is in sympathy with the appearance and character of the local environment by paying careful attention to matters such as siting, mass, design and materials.

The proposed dwellings will provide simple accommodation in the form of properties with living accommodation in the roof space. The ground floor accommodation will comprise of an entrance hall, living room, kitchen/dining room, bedroom and shower room, with a second bedroom, office and bathroom within the first floor roof space. The first floor office and bedroom are to be served by roof lights to the front and rear.

There are a varied mix of property types and styles within the immediate locality of the

application site and as such there is no one particular style to adhere to. The properties on the opposite side of Manor Road are typically of a single storey bungalow type design, with some that have been converted to dormer bungalows. As such it is considered that the appearance and design of the proposed dwellings are largely in keeping with the area.

Each of the proposed dwellings will have an appropriately sized rear garden and therefore an adequate amount of external amenity space. It is considered that the neighbouring residential occupiers, namely those to the south (on the opposite side on Manor Road) and no. 9 Manor Road to the west, will not experience a loss of amenity as a result of the proposed development. The windows to the front and rear elevations and the roof lights serving the first floor accommodation are situated a sufficient distance from the boundaries and the adjacent neighbouring properties to alleviate concerns of overlooking or loss of privacy. Plots 1 to 10 are set increasingly further away from the opposite neighbours due to the layout of the proposals. The front elevation of plot 1 is located approximately 11 metres from the centre of the widened carriageway and these increases to approximately 43 metres in the case of plot 10. In the cases of plots 11 to 20 a relatively consistent separation distance of approximately 14 metres is achieved between the front elevation of the properties and the centre of the widened carriageway. In any case it is considered that the desired separation distances are acceptable and accord with the Councils Design Guidance (which relates to house extensions but the principle also applies in the case of new properties).

Whilst it is acknowledged that the dwelling on plot 1 is set back in comparison to no. 9 Manor road, the separation distance (in excess of 8.5 metres) and the land level changes proposed are considered to satisfactorily alleviate concerns of any potential dominance on the occupiers of this property. There are two windows in the west facing gable elevation of plot 1, both of which serve non-habitable rooms (a ground floor w/c and shower and a first floor bathroom) and as such it would be reasonable to ensure that these windows are installed using obscure glazing to prevent overlooking of no. 9 Manor Road. This could be imposed as a condition on any planning approval.

Visual Impact/Character

Residential development on the northern side of Manor Road, including the proposed highway improvement works, will warrant the removal of a mature hedgerow that stretches the length of the application site frontage. This hedgerow contributes heavily to the visual amenity of the area and provides a natural boundary between the open countryside and the built development on the south site of Manor Road. It is considered that the hedgerow is a significant contributor to the rural village character of the street scene and its removal is regarded to adversely affect the visual amenity of the area.

It is accepted that there may be biodiversity implications with the removal of the hedgerow. An Ecology Report has been submitted in support of the application and Natural England has been consulted on the findings. Biodiversity is discussed below.

The size and scale of the development and the works to the highway required to service it is considered to have a significant impact on the character and appearance of the area. At present the street scene consists of a narrow carriageway with predominantly single storey residential development to the south and a mature hedgerow to the north defining the edge of the village and the boundary of the Development Limit. It is considered that the widened road, lined on both sides by a relatively uniform stretch of development, will

create an 'urban feel' to the area that would detract from the rural village character of the street scene. The result of this is considered to change the rural character of the edge of the village.

It is considered that the impact of the proposals on the wider area is exacerbated due to the layout of the scheme which would appear to have been designed to incorporate the present route of the public right-of-way that crosses the site. This approach appears to have resulted in the incorporation of the shared access/cul-de-sac which pushes the development further outside of the development limits and increases its extension into the open countryside.

It is acknowledged that the proposals incorporate the planting of a replacement hedgerow to the site front and rear boundaries of the application site in an attempt to mitigate the loss of the hedgerow to the frontage and reduce the impact of the development on the street scene. It is however considered that the replacement hedgerow on the site frontage would not be equal to that of the existing hedgerow in terms of its contribution to the character of the street scene due to the regimented breaks (particularly to the eastern stretch of the development) to allow for vehicular and pedestrian access to the properties. In conclusion it is not considered that the benefits associated with the replacement hedgerow planting is sufficient to outweigh the impact of the development on the visual amenity of the area.

Additionally the widening of the road and the change of levels between the road and the site will require an engineering solution which will further reduce the semi-rural character of this street.

Biodiversity

The application site includes a mature hedgerow to the length of the site frontage and surrounds a small pond. It is therefore considered that there may be implications in terms of biodiversity. The applicant has submitted an Ecology Report in support of the application. No reptiles or Great Crested Newts were identified at the site. A small population of Smooth Newt were identified in the pond, which are legally protected albeit to a lesser degree than Great Crested Newts. The report suggests that Smooth Newts are slow moving and recommends that clearance of the site takes place progressively to push any Newts towards the pond. The report includes a survey of the hedgerows and concludes that none are considered to be 'important' under the hedgerow regulations.

Natural England has been consulted on the Ecology Report and has confirmed that they are happy with the findings. It is therefore considered that the development of the site and the removal of the hedgerow will not have any significant adverse impact on biodiversity or any protected species.

Natural England have however advised that the submitted Ecology Report does not appear to outline whether or not the existing site is suitable for bats and advise that this should be clarified before the application is determined. Due to the overriding concerns with this scheme this information has not been requested from the applicant. In the event that the application was to be supported then this information would be required prior to determination.

Access/Parking

Each of the 20 dwelling units is to have 2 no. within-curtilage parking spaces to the front/side of the dwelling, with a newly created access onto Manor Road either directly in the cases of plots 1-3 and 11-20 or via the proposed shared access road in the cases of plots 4-10. The application also proposes highway improvements to the length of the site frontage and up to the junction of Manor Road with East End Road. The Highway Control Officer has been consulted on respect of the proposals and has not raised any objections. The full comments of the Highway Control Officer are detailed above and appropriate conditions have been advised.

Levels

At present the application site, particularly the western section adjacent to no. 9 Manor Road, is considerably higher than the highway and the floor level of the adjacent properties. This application has been amended since its original submission and now proposes works to decrease the level of the land which will give a better relationship with the street scene and the neighbouring properties. The most notable level changes relate to the most eastern and western extremes of the application site, whereby the land level is to be lowered with a bank to the rear (north) in transition between existing and proposed levels. The submitted Flood Risk Assessment recommends that a French drain should be constructed across the northern boundary of the site to intercept overland flow of surface water. In the event of the application being supported an appropriate condition could be imposed requiring details of this.

The excavations required to make the site levels acceptable have not generated any objections from the Environment Agency in flood risk terms and do not raise any adverse issues in respect of the neighbouring residential occupiers.

Flood Risk and Drainage

The site lies in an area of Preston that has been designated by the Environment Agency as Flood Zone 1 and as such does not warrant the submission of a Flood Risk Assessment (FRA). The area has however been the subject of previous flooding (photographic evidence of this has been supplied by a number of objectors). Advice was taken from the Environment Agency and a Flood Risk Assessment was requested from the applicant on the basis that there are known local drainage problems in the area.

As stated above, the site lies within Flood Zone 1 and is not therefore at risk from tidal flooding. The Flood Risk Assessment identifies the potential flood risks to be: overland flow from higher land, flooding from Westlands Drain and flooding from other local sources.

This application proposes to connect to the existing foul sewerage system. Yorkshire Water has been consulted in this respect and their comments are currently awaited. The submitted information suggests that soak away tests will be carried out for surface water disposal. If these prove negative then surface water will be attenuated and discharged to Westland's Drain at an agricultural run off rate (1.4L/s/Ha). This method of surface water disposal is recommended in the submitted Flood Risk Assessment. The Environment Agency has been re-consulted in respect of the Flood Risk Assessment and has not raised any objections.

Preston Drainage Board has raised objections to the scheme on the grounds that the culvert to which it is proposed to discharge surface water is already overloaded and discharges into a Surface Water Ditch which is not only overloaded but only maintained by the Riparian Owners and, due to the unsatisfactory nature of this ditch, flooding took place in 2007. The Internal Drainage Board has been consulted on the submitted Flood Risk Assessment but no additional comments have been received to date.

As stated above a response from the Internal Drainage Board is currently awaited in respect of the submitted Flood Risk Assessment, however the Environment Agency has not objected to the application subject to a condition that requires the development to be carried out in accordance with the details contained within the Flood Risk Assessment. By attenuating surface water run-off and discharging to the culvert at agricultural run-off rate, it is considered that surface water disposal can be controlled in an acceptable manner and as such the proposals will not increase the potential of flooding from surface water run-off.

Both the Council and the IDB have powers as 'Water Authorities' to require maintenance of ditches by riparian owners should this be necessary.

Other Considerations

Consultation with neighbouring residents has generated correspondence which alludes to the possibility of the site previously being subject to the burial of Anthrax infected cattle carcasses. It is suggested that these burials took place in the 1950's. The applicant has consulted with the Veterinary Laboratories Agency who has advised that they do not hold such information and there are no positive cases of anthrax for this area in their records which go back to 1970. Advice is being sought from The Animal Protection Agency (which is a Government Agency) regarding the implications of such burials, and this information is awaited.

Policy ENV5 of the Regional Spatial Strategy requires that new developments of more than 10 dwellings should secure at least 10% of their energy from decentralised and renewable or low carbon sources. It is considered reasonable to impose a condition requiring this.

This scheme proposes 20 dwellings and as such triggers the requirement for the provision of outdoor playing space under Local Plan policy H16. The applicant proposes to provide this by means of a commuted sum for off site provision in lieu of provision within the application site. The Open Space Working Group has been consulted in this respect and has advised that full off-site commuted sums for the children's, youth and adult elements will be acceptable for this development. Their recommendation is based on the size of the site, which is too small to accommodate on-site provision. A commuted sum cannot be accepted as a Section 106 agreement cannot be entered into as the Council is the applicant. Should the scheme be supported a condition would be required setting out the way the applicant would need to provide this.

Humber Archaeology Partnership have recommended that the application should be deferred to allow for archaeological investigations to be carried out, but in lieu of deferral recommend that a condition can be imposed requiring these investigations to be carried

out before development commences.

No details of the proposed facing materials have been provided at this stage; however it is considered that they should be in keeping with those of the neighbouring dwellings, and this can be agreed by a suitable planning condition on any permission granted.

CONCLUSION

This application proposes the development of a 'Greenfield' site in an open countryside location and seeks an exception to normal planning policy on the basis that the scheme will be wholly for affordable housing to meet an identified local need. The need for a mix of housing types, including that of affordable housing, is capable of being a material planning consideration. In this instance Officers accept that there is a need to provide affordable housing in Preston and those 20 affordable dwellings will contribute positively towards meeting that need.

Development Plan policies and guidance require that exceptions to normal planning policy for the provision of affordable housing in rural locations should be small in scale. This proposal for 20 dwellings is clearly not small scale and is therefore considered to be a departure from the Development Plan. Officers do however accept that 20 dwellings is not an unreasonable development in this instance as the development does not exceed the identified need nor is it considered that it exceeds the scale that Preston can comfortably accommodate.

This need for affordable housing must be balanced against the potential negative effects of this development, and any harm that may arise to the local environment.

In this case it is the suitability of the site for the scale of the development proposed that is cause for concern. It is considered that the number of dwellings proposed, combined with the removal of the mature hedgerow to the length of the site frontage, the projection into the open countryside and the highway widening works would irreversibly change the character of the street scene and the area in general. As such it is considered that the proposed scheme constitutes an unsatisfactory form of development, and in the opinion of officers, the need to provide affordable housing is not sufficient to outweigh the detrimental harm caused to the rural character and appearance of the street scene.

It is therefore recommended that this application be refused.

HUMAN RIGHTS ACT 1998

It is considered that a decision made in accordance with this recommendation would not result in any breach of Convention rights.

RECOMMENDATION

That the application be **REFUSED** for the following reason(s):

1. The development of 20 dwellings on this Greenfield site, outside of the defined development limits will harm the character and appearance of the locality by the widening of the road, the removal of the hedgerow, the creation of a series of vehicular accesses and the building of 20 dwellings. The need for affordable

housing does not in this instance justify the harm that would arise by the development of this site for the number of dwellings proposed. The development is therefore considered to be contrary to policies G6 and G7 of the Holderness District wide Local Plan and policies H7, SP1 and SP5 of the Joint Structure Plan which state:

Holderness District Wide Local Plan

Policy G6

"Development which is in accordance with the policies contained in this Plan will be permitted provided that the Council is satisfied that it:

1. is in sympathy with the appearance and character of the local environment and is appropriate in scale, mass, design, materials, layout and siting and in relation to adjoining buildings, spaces, views and landscape.
2. safeguards important landscape, nature conservation, architectural features or other heritage features of importance, and where possible includes measures to enhance and manage these features.
3. includes adequate open space provision, in accordance with policy H16."

Policy G7

In assessing applications for development the Council will have regard to the proposal's relationship to the local context provided by buildings, existing street patterns, historic plot patterns, building frontages, topography, established public views, landmark buildings, roof details and other townscape elements.

Joint Structure Plan

Policy H7

"Housing development in existing villages should meet an identified local need, particularly for affordable housing but also to support existing village services. Development should be limited in scale, with a preference given to previously developed sites, infill plots and conversions. Development that would result in unacceptable long distance commuting will be resisted."

Policy SP1

"The character and distinctiveness of settlements and their settings will be protected and enhanced. Important features in and around settlements should be identified, protected and respected. Special consideration should be given to:

- (i) historic street and development patterns;
- (ii) important skylines and views;
- (iii) valuable open areas within settlements; and
- (iv) important edges and settings to settlements."

Policy SP5

"Development proposals should achieve a high standard of design that:

- (i) respects local landscape and settlement character including building styles and materials;
- (ii) integrates visually and physically with its surroundings;
- (iii) harnesses local heritage and landscape distinctiveness;
- (iv) maximises the use of sustainable construction material and techniques;
- (v) makes it easy and safe for people to move around and through the development;
- (vi) encourages a vibrant mix of uses either on the site or across a wider area; and
- (vii) facilitates walking, cycling and the use of public transport."

2. The application contains insufficient information to consider whether the existing site is suitable for bats. Bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended) and are further protected under Regulation 41(1) of the Conservation of Habitats and Species Regulations 2010. Such information has not been requested from the applicant due to the overriding concerns with the proposed scheme; however, in the event that the application had been supported this information would be required before the application could be determined.

The recommendation is based upon established and important principles of planning policy. If the Committee wishes to come to a contrary decision it should do so in the form of a recommendation to the next available meeting of the Planning Committee.

Committee Plan



APPENDIX 1.



Scale : 1:2500



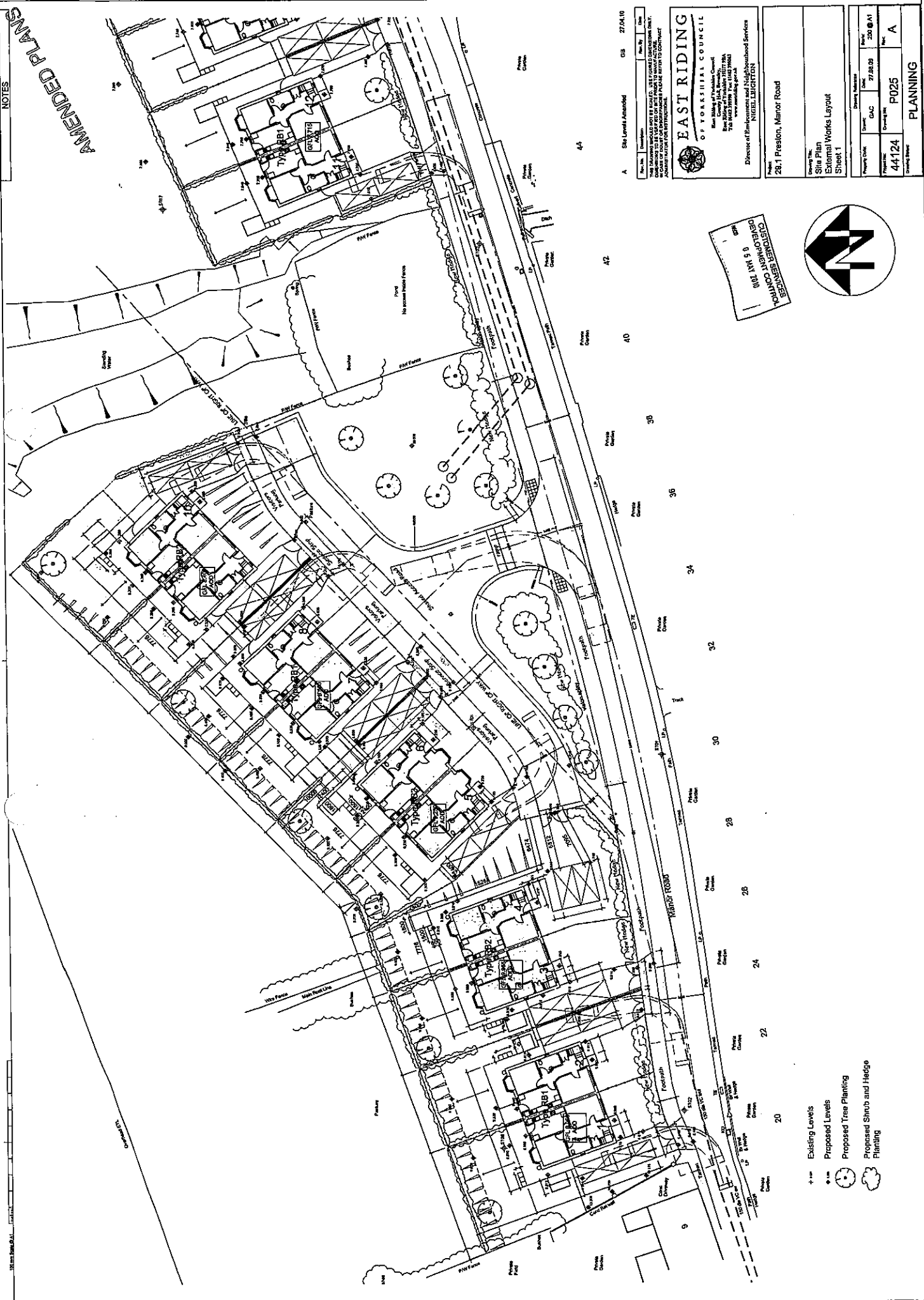
EAST RIDING
OF YORKSHIRE COUNCIL

© Crown copyright. All rights reserved
East Riding of Yorkshire Council
Licence: LA09056L

Organisation	East Riding of Yorkshire Council
Department	Planning and Development Management
Application	10/01340/REG3
Date	02 June 2010
SLA Number	100023383



NOTES
AMENDED PLANS



A Site Levels Amended GS 27.04.10

EAST RIDING
OF PARISHIAL COUNCIL
East Riding of Yorkshire Council
County Hall, Beverley
East Yorkshire, York YO1 1PE
www.eastriding.gov.uk

Director of Environment and Neighbourhood Services
NIBEL BRIGHTON

28.1 Freston, Manor Road

Site Plan
External Works Layout
Sheet 1

Project No.	44/124	Drawing No.	P025
Client	GAC	Drawing Date	27.03.09
Scale	1:500	Sheet	A

PLANNING

801 NW 5 B
YOUNG & RUBICAM
DESIGNED & ENGINEERED

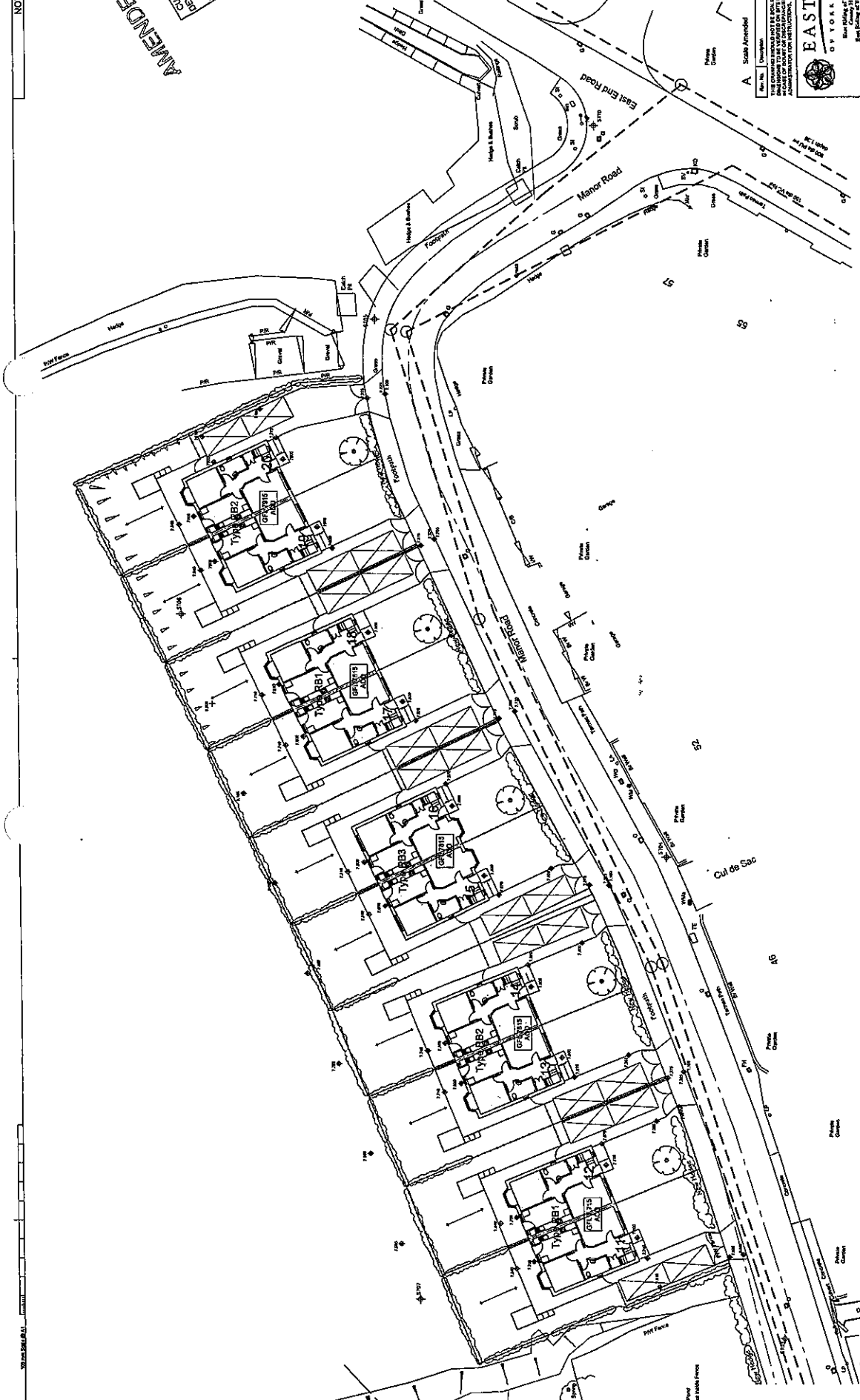


- 1 = Existing Levels
- 2 = Proposed Levels
- 3 = Proposed Tree Planting
- 4 = Proposed Shrubs and Hedge Planting



AMENDED PLANS
 FOR THE PROPOSED
 COMMERCIAL DEVELOPMENT
 AT 25.1 PRESTON, MANOR ROAD
 EAST RIDING

NOTES



Drawn by	CB	05.05.10
Checked by		
Scale	A Scale Appended	

EAST RIDING
 SYDNEIAN COUNCIL
 Planning Department
 County Hall, Beverley
 East Riding of Yorkshire YO10 1AA
 Tel: 01482 822222
 www.eastriding.gov.uk
 Director of Communities and Neighbourhood Services
 NICOLE DUFFY-ROSE

Project		25.1 Preston, Manor Road	
Drawing Title		Site Plan External Works Layout Sheet 2	
Project Code	44124	Drawing No.	P026
Project Name	25.1 Preston, Manor Road	Scale	200 @ A1
Project Date	21.05.09	Sheet No.	A
Project Status	PLANNING		



- ±±± Existing Levels
- ±±± Proposed Levels
- ⊙ Proposed Tree Planting
- ⊙ Proposed Shrub and Hedge Planting



A Site Levels revised & Dropped

The drawings presented in this plan, unless otherwise indicated, shall be taken to be in accordance with the current edition of the Building Regulations and the current edition of the Building Control Regulations. The drawings shall be used in accordance with the instructions contained in the contract documents.

EAST RIDING
 OF YORKSHIRE COUNCIL
 Planning & Development
 101, The City Hall, 2nd Floor,
 The Market, York, YO1 1DD
 Tel: 01904 379999 Fax: 01904 379988
 www.eastriding.gov.uk

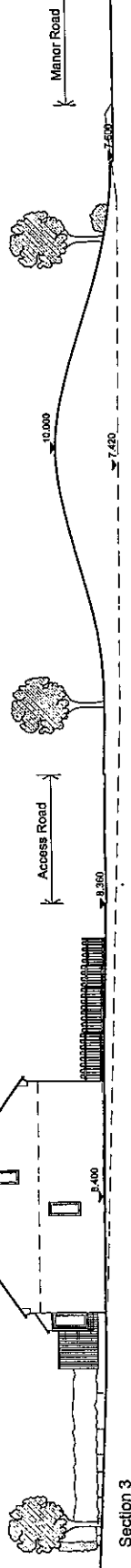
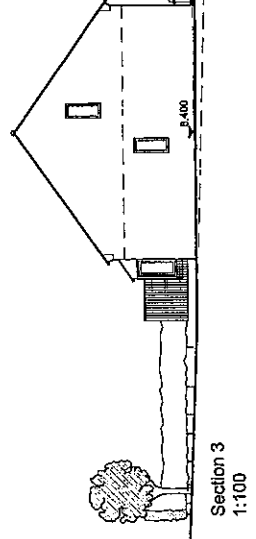
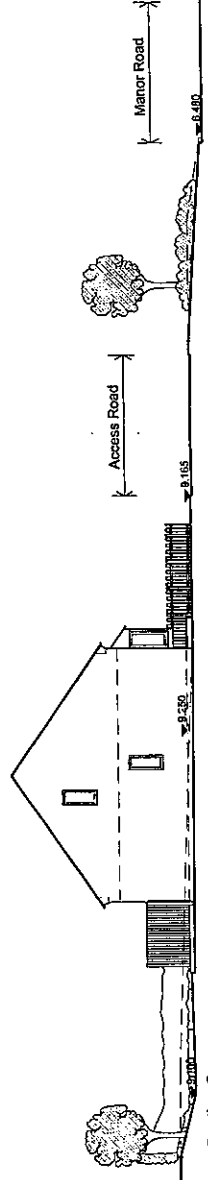
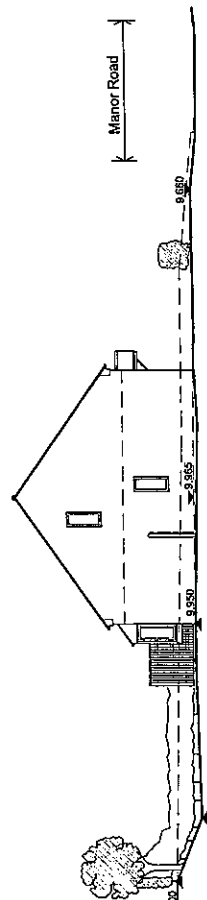
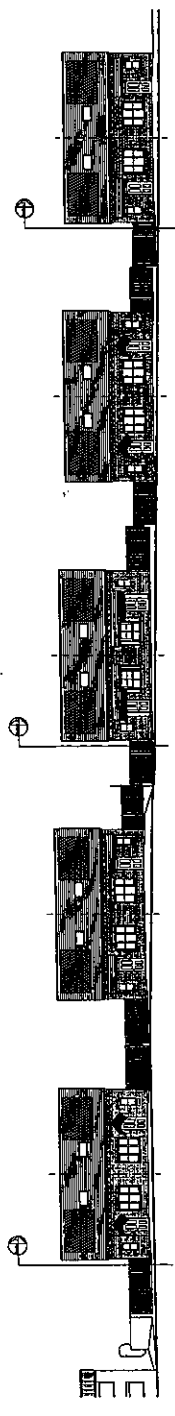
Director of Environment and Neighbourhood Services
 NORTH EAST DIVISION
 Project: 28-1 Preston, Manor Road
 Drawing Title: Street Scene Sheet 1

Planning No:	44124	Drawing No:	P027	Scale:	A
Issue:	OAC	Date:	27.08.09	Author:	AS
Drawn by:		Checked by:		Drawn:	
Drawn:		Checked:		Drawn:	

PLANNING

NOTES

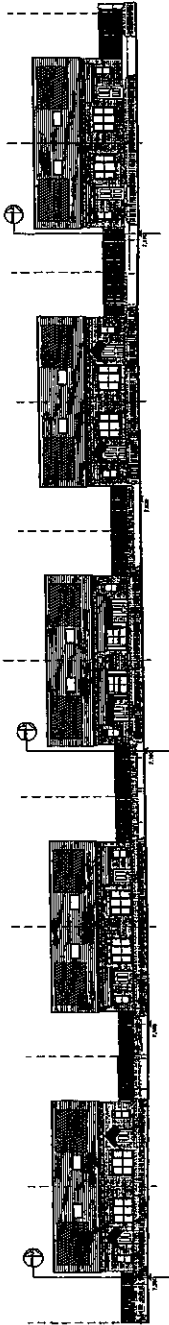
AMENDED PLANS
 PROPOSED SERVICES
 9 MAY 2009



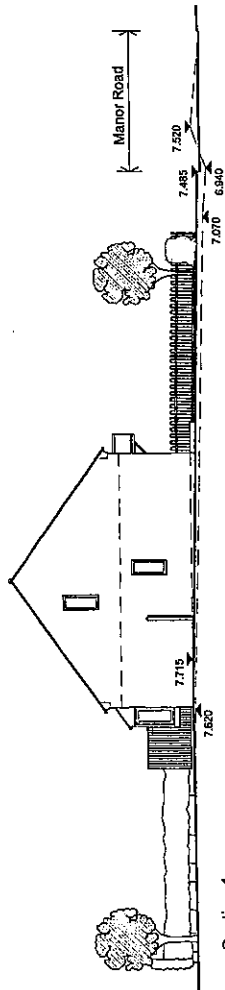


NOTES

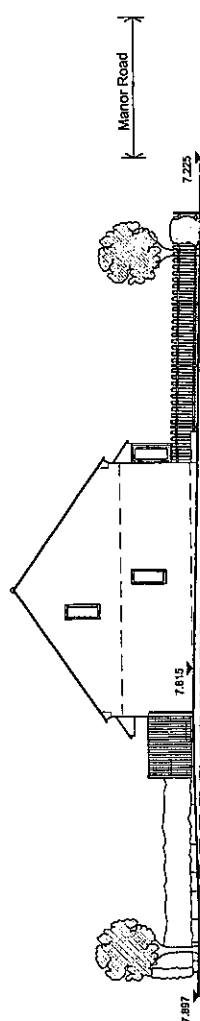
AMENDED PLANS
 EAST RIDING COUNCIL
 5 MAY 2018



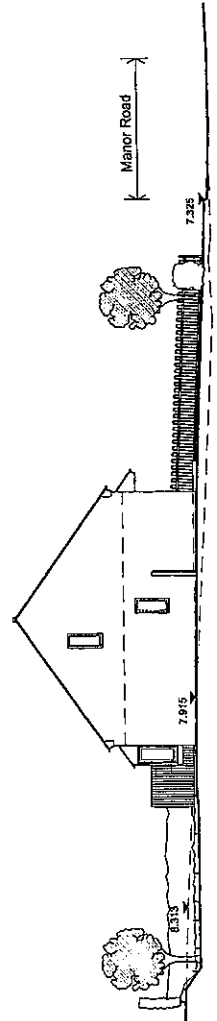
Street Elevation
 1200



Section 1
 1:100



Section 2
 1:100



Section 3
 1:100

A Site Layouts included GB 06.05.10

Drawn By: [Name] Date: [Date]

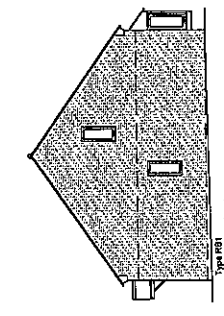
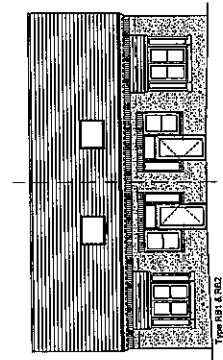
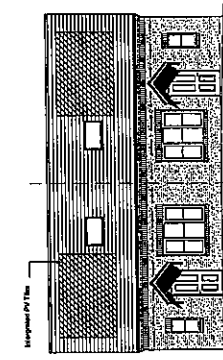
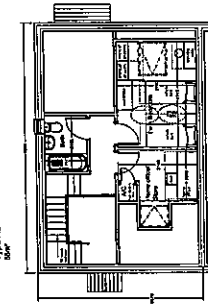
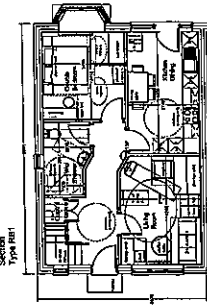
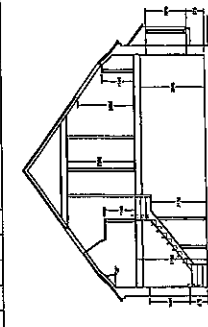
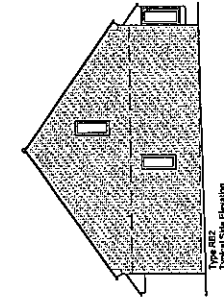
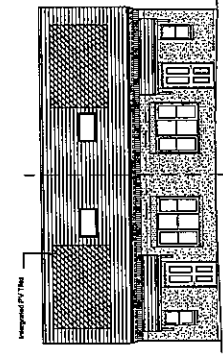
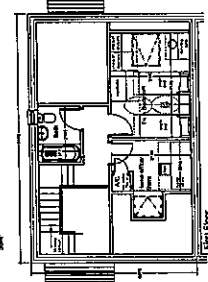
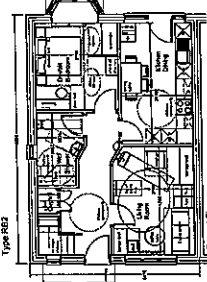
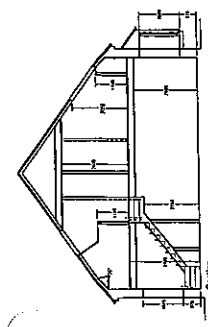
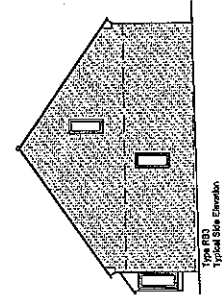
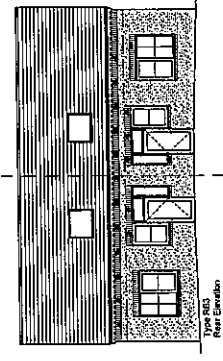
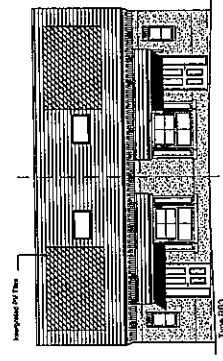
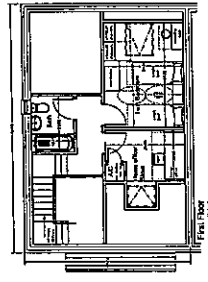
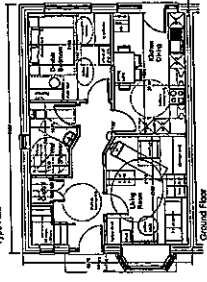
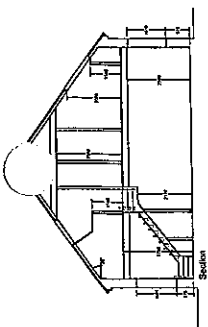
EAST RIDING
 DISTRICT COUNCIL
 East Riding of Yorkshire Council
 2nd Floor, 100, The Gateway, York, YO1 1PA
 Tel: 01904 770000
 Fax: 01904 770001
 Director of Environment and Neighbourhood Services
 NIJEL LEIGHTON

23.1 Preston, Manor Road
 Street Scene
 Street 2

Priority Date	Drawn	Checked	Issue	Scale	Author
	04/01	27/06/09		A4	A
Project No.	44124	Drawing No.	P028		
Company Name	PLANNING				



NOTES



Rev. No.	Description	Rev. By	Date
<p>THIS DRAWING SHOULD NOT BE SCALED. USE DIMENSIONS SHOWN ON THIS DRAWING. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>			
<p>EAST RIDING OF YORKSHIRE COUNCIL East Riding of Yorkshire Council County Hall, Beverley, East Riding of Yorkshire YO10 1AA Telephone: 01482 832300 Fax: 01482 832301 Email: enquiries@eastriding.gov.uk Website: www.eastriding.gov.uk</p>			
Director of Planning and Neighbourhood Services NIGEL LEGGITT			
Project: 29.1 Preston, Manor Road			
Drawing Title: House Types			
Project No.	44124	Scale	1:100 @ A3
Client	GAG	Drawn By	P029
Checked By		Drawn By	
<p>PLANNING</p>			



REPORT TO EASTERN AREA PLANNING SUB-COMMITTEE

COMMITTEE DATE: 14 June 2010

PARISH: Preston Parish Council

WARD: South West Holderness

APPLICATION NUMBER: 10/01784/TELCOM

APPLICATION TYPE: Telecommunications - Prior Notifications

DESCRIPTION: Installation of a 12.5m high slim line monopole with 6no shrouded antennas and two associated outdoor equipment cabinets at Proposed Telecomms Mast Saltend Lane Preston East Riding Of Yorkshire

APPLICANT: Telefonica O2 UK Limited

DATE RECEIVED: 4 May 2010

RECOMMENDATION: Prior approval required

INTRODUCTION

This application seeks to determine whether prior approval will be required for the siting and appearance of a 12.5m high monopole mast with associated equipment.

PLANS AND ILLUSTRATIONS

Appendix 1 – Location Plan

Appendix 2 – Site Location Plan and Site Photograph

Appendix 3 – Site Plan

Appendix 4 – Elevation Plan

Appendix 5 – Antenna and Equipment Layout Plan

KEY PLANNING POLICIES AND GUIDANCE

PPG8 - Telecommunications

Joint Structure Plan for Kingston-Upon-Hull and the East Riding of Yorkshire

SP5 Development proposals to achieve high standard of design.

Holderness District Wide Local Plan

G6 New Development

G7 Design Considerations

U14 Telecommunications

RELEVANT PLANNING HISTORY

No relevant history

CONSULTATION REPLIES

Parish Council Recommend approval.

Highway Control Comments awaited.

Public Protection
Division Comments awaited.

PUBLICITY

Neighbours/
Publicity BP object due to safety risks of potential inadvertent ignition of flammable atmospheres by radio frequency radiation.

CASE ON BEHALF OF THE APPLICANT

The applicant has submitted a Planning Statement as part of the application, and the following is a summary of that statement:

- As part of this application, an ICNIRP certificate has been submitted which confirms the proposal is in full compliance with the limitation of exposure of the general public to electromagnetic fields.
- The column will be grey in colour so as not to appear obtrusive in the area and will be set against the backdrop of the BP Saltend and the power station.
- It is considered that the scheme takes a form which is sympathetic within the context of its immediate surroundings.
- The equipment cabinets have an appearance similar to other communications and electrical service boxes found in the streetscene.

KEY ISSUES

- Planning policy
- Siting and appearance of the proposal
- Health concerns
- Safety

OFFICER COMMENTS

Applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan comprises the Regional Spatial Strategy (RSS), the Joint Structure Plan for Kingston-Upon-Hull and the East Riding of Yorkshire (JSP) and saved policies in the Holderness District Wide Local Plan (HDWLP).

Policy SP5 of the JSP requires development proposals to achieve a high standard of design. Development should, amongst other matters, respect local landscape and settlement character, and integrate visually and physically with its surroundings.

Policy U14 of the HDWLP permits telecommunications development where there is no reasonable possibility of mast sharing, and (subject to technical constraints) they will not seriously undermine policies for the protection of the open countryside and areas of landscape protection.

Advice in Planning Policy Guidance Note 8 is an important material consideration

Siting And Appearance Of The Proposal

The proposed mast would be sited within close proximity of the BP Saltend works, which contains a number of structures which are significantly higher and bulkier than the proposed mast, and are located to the south of the proposed mast. Therefore, when the mast would be viewed from the nearest public view point, which would be the A1033 Hull Road, the mast would be seen against the backdrop of the industrial structures. Given that the dimensions of the proposed mast would be very modest in comparison to these structures, it is considered that the proposal would not be harmful to the character of the area.

Health Concerns

With such applications, common concerns raised with regard to the impact that the proposal will have on the health of neighbouring residents. However PPG8 states "it is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Governments responsibility to decide what measures are necessary to protect public health. In the Governments view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them." The applicant has confirmed that the proposal does meet the ICNIRP guidelines and therefore it would be unreasonable to refuse permission on such grounds.

Safety

BP have identified as safety objection due to the potential of a hazard as a result of both the potential interference with current safety equipment, but additionally the risk from the mast to the safe operation of the BP facility.

CONCLUSION

It is considered that the proposed mast would not be out of character with the area and there are no objections to the proposal on the grounds of health concerns. Alternative sites have been considered, but the applicant has submitted justification as to why these

would not be acceptable alternatives.

HUMAN RIGHTS ACT 1998

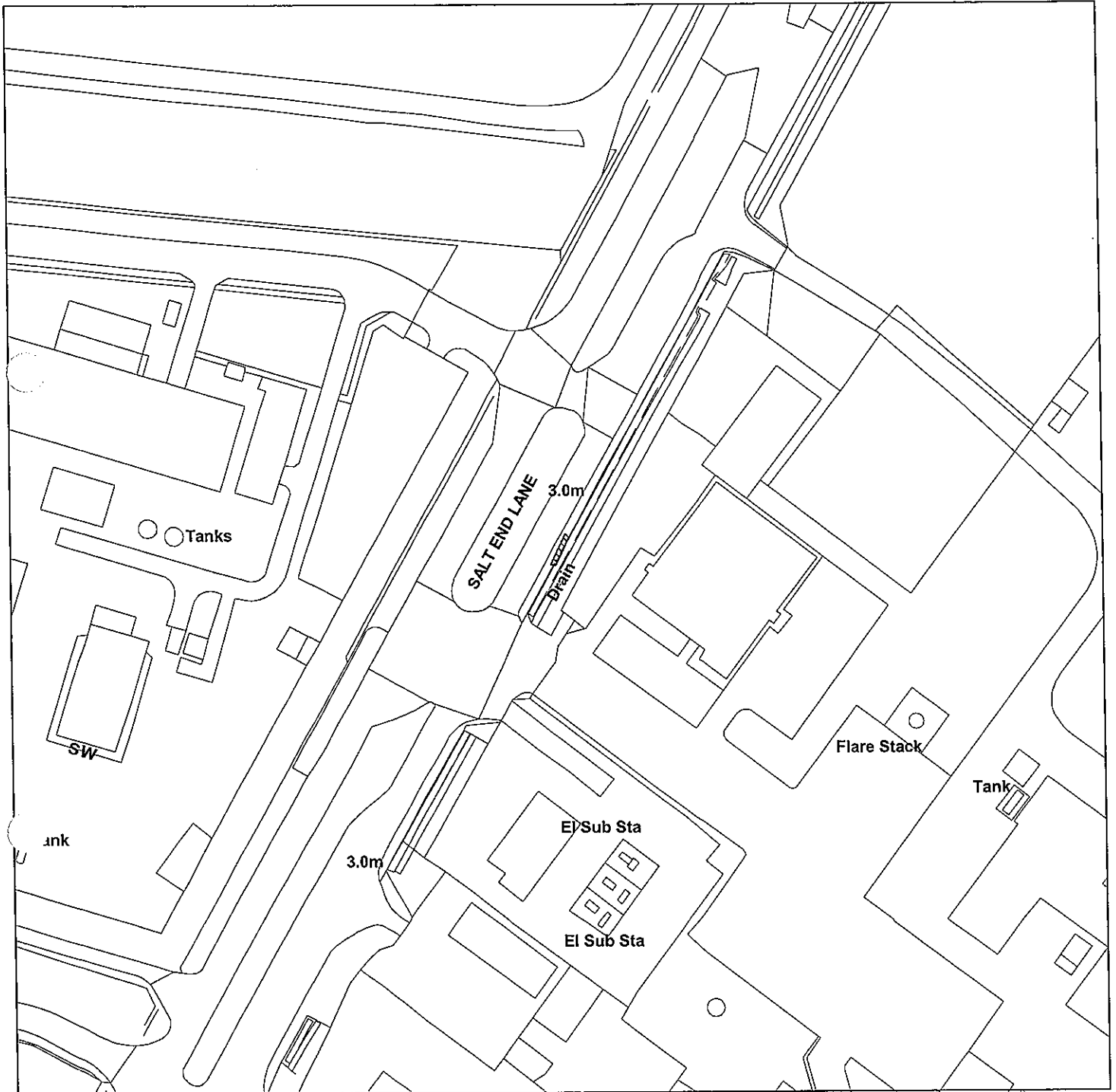
It is considered that a decision made in accordance with this recommendation would not result in any breach of Convention rights.

RECOMMENDATION

Prior approval required due to the potential safety concerns identified by BP as a top tier COMAH facility.



Committee Plan



Scale : 1:1250



EAST RIDING
OF YORKSHIRE COUNCIL

© Crown copyright. All rights reserved
East Riding of Yorkshire Council
Licence: LA09056L

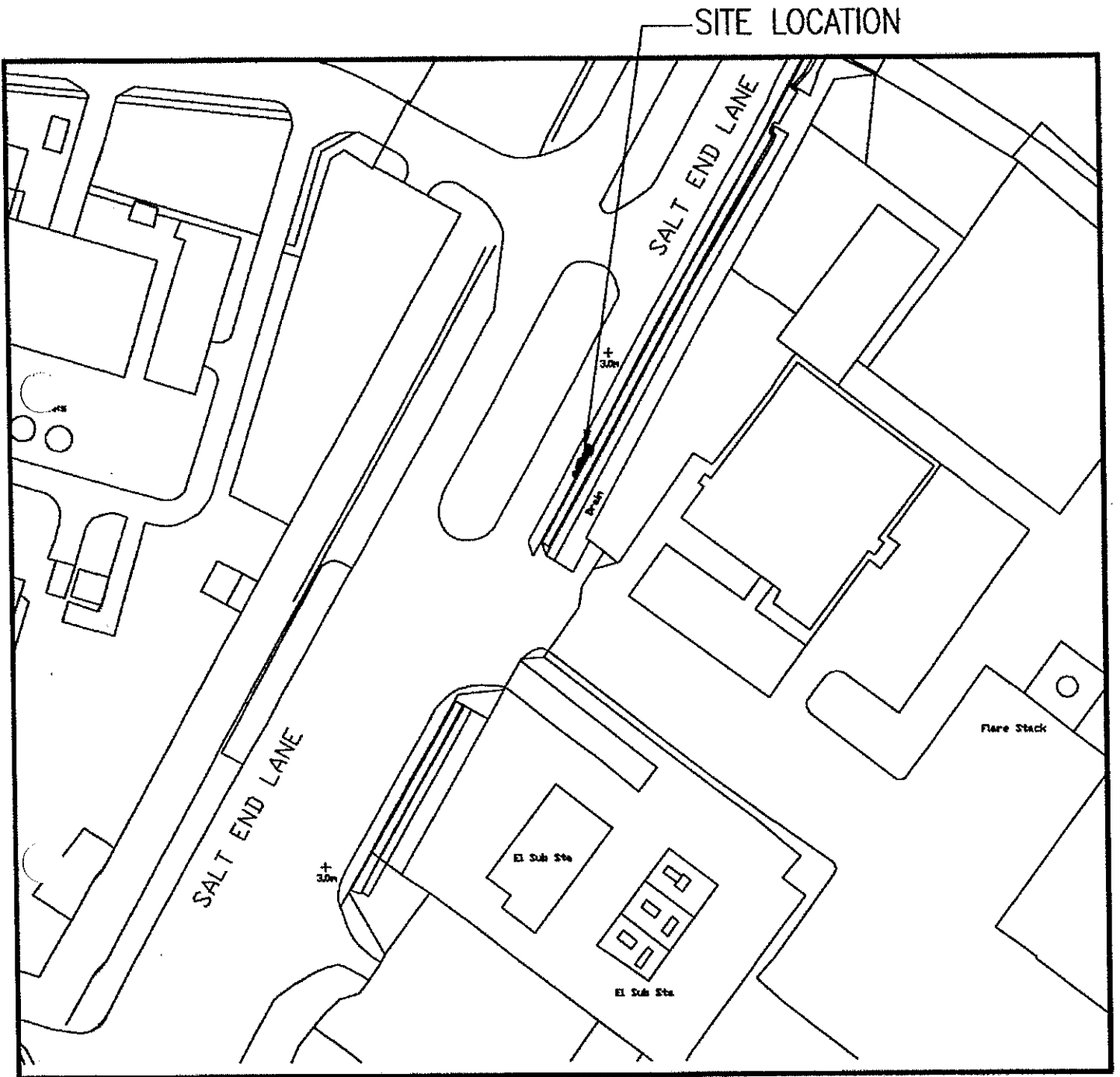
Organisation	East Riding of Yorkshire Council
Department	Planning & Development Management
Application	10/01784/TELCOM
Date	26 May 2010
SLA Number	100023383



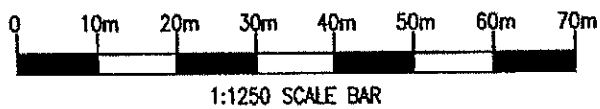


SITE PHOTOGRAPH





SITE LOCATION
SCALE 1:1250



1



NOTE: 1. All dimensions are in millimetres unless stated otherwise.

N.G.R. Easting: 516457 Northing: 726333

Concessions:

Confirmations:

04 MAY 2010

THE SERVICES CONTROL & MANAGEMENT CONTROL

The drawings comply with the following standards: CHIRP
 CHIRP 1.0
 CHIRP 2.0
 CHIRP 3.0
 CHIRP 4.0
 CHIRP 5.0
 CHIRP 6.0
 CHIRP 7.0
 CHIRP 8.0
 CHIRP 9.0
 CHIRP 10.0
 CHIRP 11.0
 CHIRP 12.0
 CHIRP 13.0
 CHIRP 14.0
 CHIRP 15.0
 CHIRP 16.0
 CHIRP 17.0
 CHIRP 18.0
 CHIRP 19.0
 CHIRP 20.0

Certified by: [Signature] Date: [Date]
 Contributor: NCP: [Name] Signature: [Signature] Date: [Date]
 The drawings comply with O2 & Vodafone Standards CHIRP guidelines.

Certified by: [Signature] Date: [Date]
 Contributor: NCP: [Name] Signature: [Signature] Date: [Date]

REV: [Table with columns: REV, MODIFICATION, BY, CH, DATE]

CSL
 Calculus Systems Limited
 Unit 1 Shed Green
 Tel: 0151 422 8484
 Bannockburn Lane, Widnes, Merseyside, Cheshire, W46 0EW
 Fax: 0151 455 1655
 Email: enquiries@calculus-systems.co.uk

O₂

CORNERSTONE

Cell Name: SALT END Option: A

Cell ID No.: [Blank]
 Concessions: 2529 Host: 02 42706 VF 74315 Sheet: [Blank]

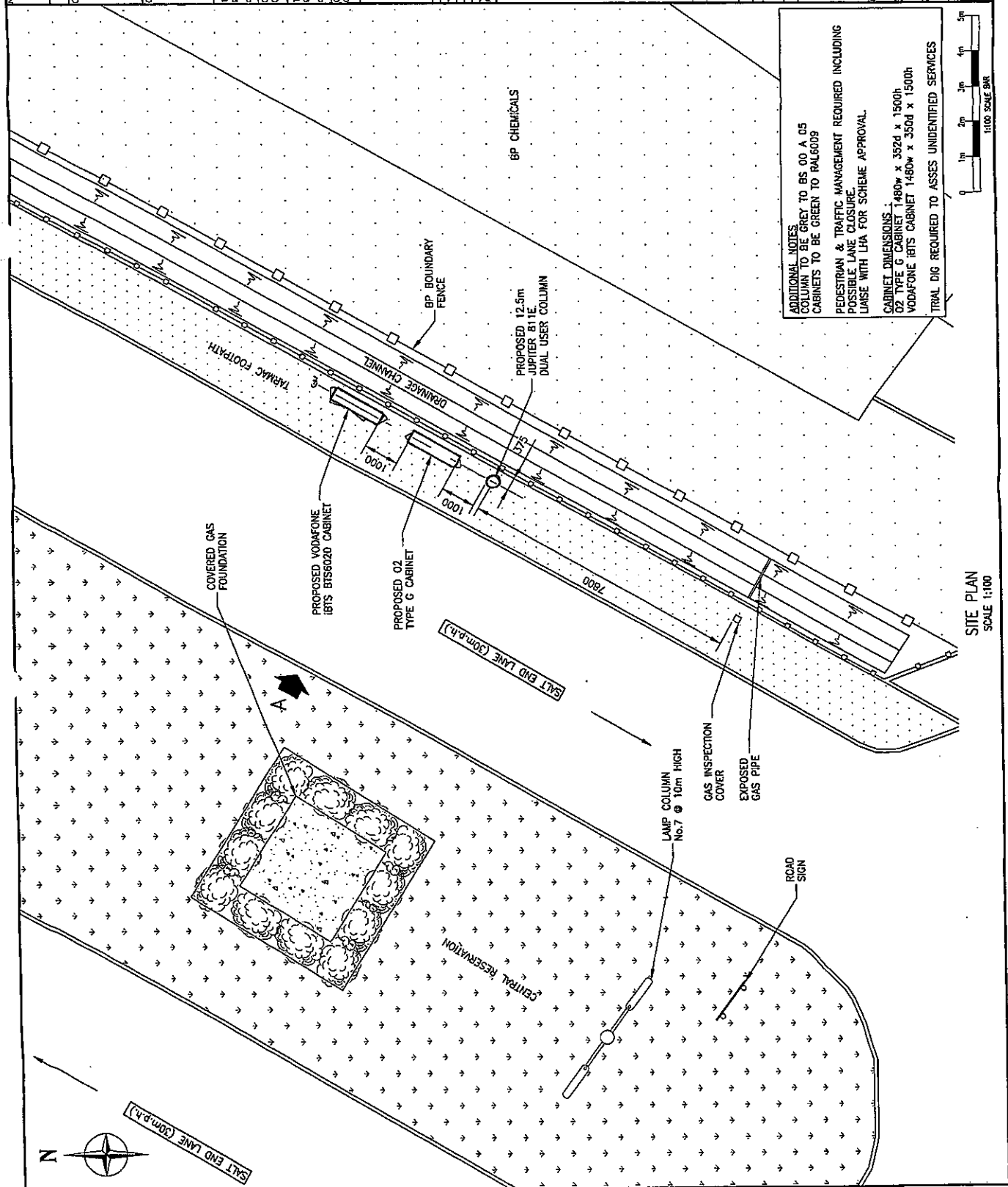
Site Address / Contact Details:
 SALT END LANE,
 KINGSTON UPON HULL,
 HU12 8PP

Drawing Title: SITE PLAN

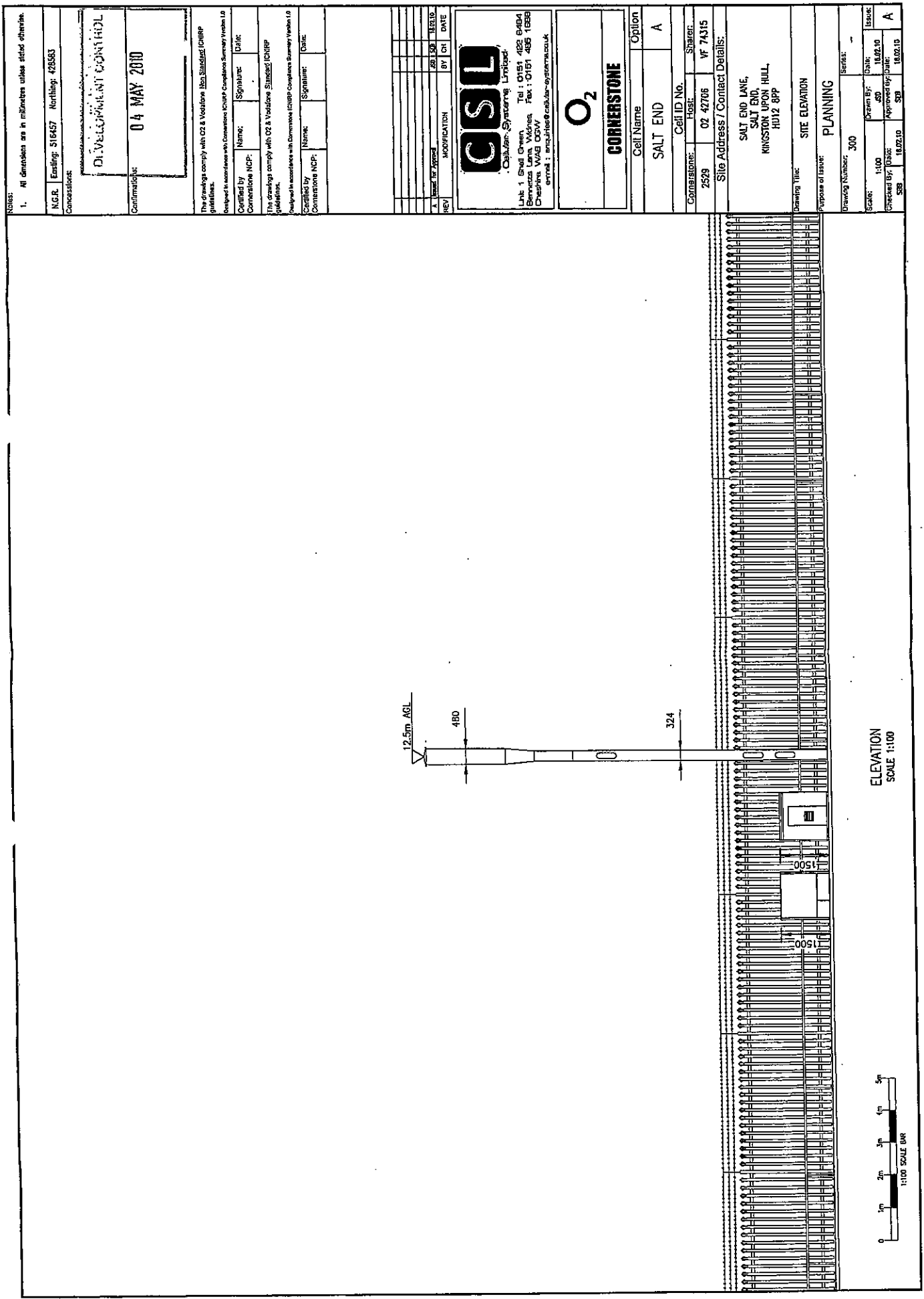
Purpose of Issue: PLANNING

Drawing Number: 200 Series: [Blank]

Scale: 1:100 Date: 15.02.10
 Checked by: [Signature] Approved by: [Signature] Issue: 15.02.10
 388 15.02.10 323 15.02.10







NOTES:
 1. All dimensions are in millimetres unless stated otherwise.

NGR: Easting: 516457 Northing: 426583

CONTRIBUTOR:
 DIVISIONAL ENGINEER

DATE:
 04 MAY 2010

The drawings comply with O2 & Vodafone ISO Standard (NIRP guidelines).
 Designed in accordance with Commsense (NIRP) Compliance Summary/Version 1.0

Certified by: Name: Signature: Date:
 Commsense NCP:

The drawings comply with O2 & Vodafone Standard (NIRP guidelines).
 Designed in accordance with Commsense (NIRP) Compliance Summary/Version 1.0

Certified by: Name: Signature: Date:
 Commsense NCP:

REV	DESCRIPTION	BY	CHK	DATE
1	Issue for Approval	SD	SP	18/02/10

CSL
 . Capital Systems Limited
 Link 1 Shell Green Tel: 0151 482 6484
 Bennetts Lane Widnes Fax: 0151 486 1888
 Cheshire WA8 0DY
 email: enquiries@cs-sl.com

O₂

CORNERSTONE

Cell Name: SALT END
 Option: A

Cell ID No.: 2529
 Host: 02 42706
 Shaker: VF 74315

Site Address / Contact Details:
 SALT END LANE,
 SALT END,
 KINGSTON UPON HULL,
 HU12 8PP

Drawing Title: SITE ELEVATION
 Purpose of Issue: PLANNING

Drawing Number: 300
 Series: --

Scale: 1:100
 Drawn By: SD
 Date: 18/02/10

Checked By: SD
 Approved By: SD
 Date: 18/02/10



ELEVATION
 SCALE 1:100



NOTES:
 1. All dimensions are in millimetres unless stated otherwise.

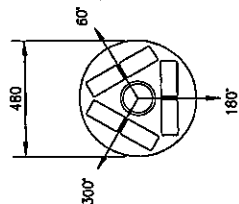
N.G.S. | Easting: 516457 | Northing: 428593
 Coordinates:

Confirmations:
 DEVELOPMENT CONTROL
 04 MAY 2010

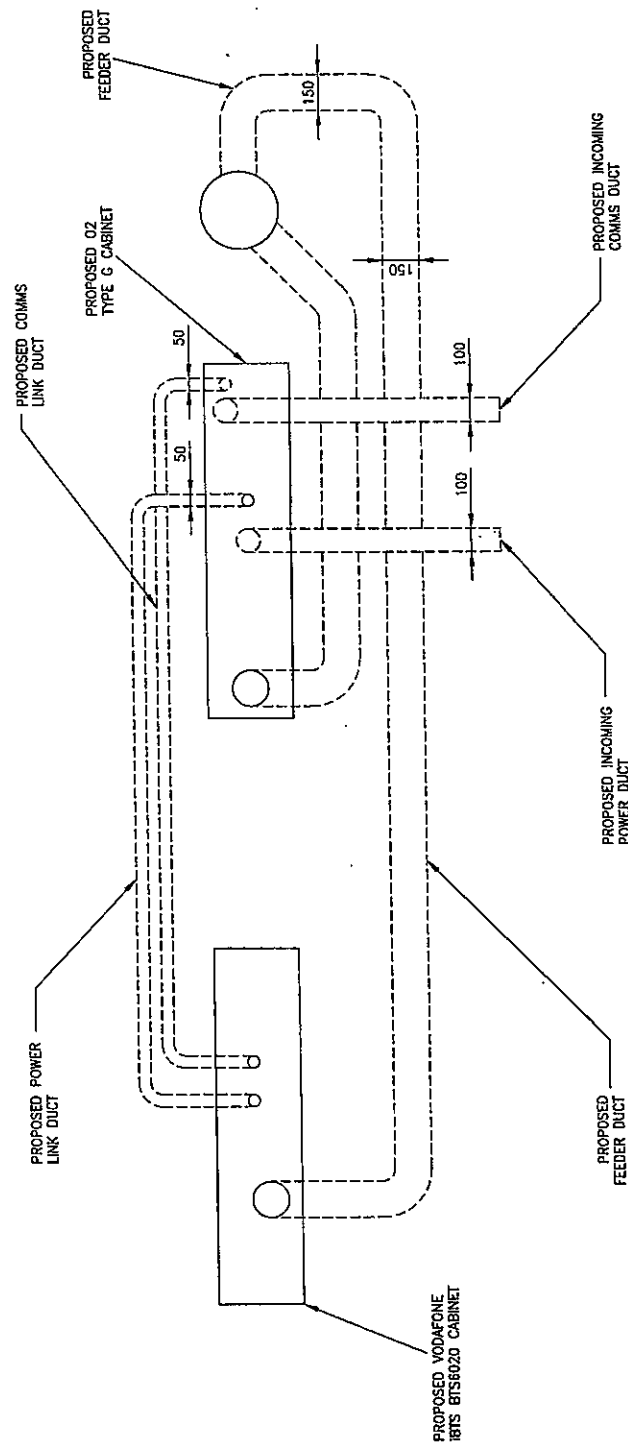
The drawings comply with O2 & Vodafone RAN Standard (CH/IRP) guidelines.
 Designed in accordance with Commsbase CH/IRP Compliance Summary Version 1.0 guidelines.
 Certified by Commsbase NCP: [Name] | Signature: [Signature] | Date: [Date]
 The drawings comply with O2 & Vodafone Standard (CH/IRP) guidelines.
 Designed in accordance with Commsbase CH/IRP Compliance Summary Version 1.0 guidelines.
 Certified by Commsbase NCP: [Name] | Signature: [Signature] | Date: [Date]

Cell Name: **CORNERSTONE**
 Cell ID No. SALT END Option A
 Commsbase: 2529 | Host: 02 42706 | Share#: VF 74315
 Site Address / Contact Details:
 SALT END LANE,
 SALT END,
 KINGSTON UPON HULL,
 HU12 8PP

Drawing Title: **ANTENNA & EQUIPMENT LAYOUT**
 Purpose of Issue: **PLANNING**
 Drawing Number: 400 | Series: -
 Scale: 1:20 | Drawn By: JSB | Date: 18/02/10 | Issue:
 Checked By: [Name] | Date: [Date] | Approved By: [Name] | Date: [Date]



PROPOSED ANTENNA LAYOUT
 SCALE 1:20



EQUIPMENT LAYOUT
 SCALE 1:20



REPORT TO EASTERN AREA PLANNING SUB-COMMITTEE

COMMITTEE DATE: 14 June 2010

PARISH: Molescroft Parish Council

WARD: St Mary's

APPLICATION NUMBER: 10/30092/CONDET

APPLICATION TYPE: Approval of Details req'd by Condition

DESCRIPTION: Submission of details relating to Condition 5 (hard and soft landscaping) required for planning approval 07/00698/PLF (further to details approved under re: 08/31268/CONDET) at 3 Elm Close Molescroft East Riding Of Yorkshire HU17 7DZ

APPLICANT: Mr D Boynton

DATE RECEIVED: 1 March 2010

RECOMMENDATION: Defer and Delegate Approval/Refusal

INTRODUCTION

This application is being reported to Committee in light of the fact that the applicant works for the council as a Principal Building Inspector in the Planning and Development Management Service.

This scheme seeks to gain permission for a revised landscaping scheme in respect of the development of this site for 9 one bedroom apartments.

Planning permission was granted on appeal for the development of the site in November 2007. The Inspector in granting permission imposed a series of conditions, which required the submission of information to be agreed by the Local Planning Authority.

In October 2008 the applicant wrote to the Council providing information in respect of these conditions, and the landscaping plan submitted included the retention of the trees on the boundary of the site.

This landscaping scheme was approved by letter on the 19 December 2008.

The development approved by the Inspector included an ancillary building to the rear of the site, work commenced on this building in September 2009, with the footings and slab now being in place. The development has therefore commenced, and the conditions imposed by the Inspector, and details agreed by the Council therefore came into force.

The Beech tree was subsequently felled on Saturday 20th February. This has resulted in

complaints. The applicant was advised to stop work, and this application seeks to regularise the situation. As part of those complaints, criticisms have been made about the comments previously made by the Tree Officers. On this occasion it has been decided to consult the Council's arboriculturist in Street Scene Services, who is independent from the planning department.

The landscaping scheme now proposes the retention of the existing screen planting except in respect of trees no. 7, 15, and 19 which have died since the original survey was undertaken. No replacement is proposed for no. 7, and a Quince, Mountain Ash and Sky Rockett Conifer have been replanted in place of no's 15 and 19.

The Beech hedge identified at 20 on the plan has been replaced with a close boarded fence and 6 Irish Juniper trees; this accorded with the original scheme, and was previously agreed.

The applicant initially intended to replace the Beech with either a Holly or a Scots Pine; Officers advised that this was not considered appropriate as a replacement should adequately compensate for the beech tree that had been removed. The applicant has suggested either a *Carpinus Betulus Fastigiata* (Frans Fontaine) or *Carpinus Betulus Fastigata* (Common Hornbeam) 4m high at time of planting, be considered.

PLANS AND ILLUSTRATIONS

Appendix 1 – Location Plan

Appendix 2 – Originally approved landscaping plan

Appendix 3 – Present proposed landscaping plan

Appendix 4 – Photographs of the site

KEY PLANNING POLICIES AND GUIDANCE

Beverley Borough local Plan

- | | |
|----|---|
| D1 | Layout and design of development to respect and contribute to the character of its locality. Briefs on substantial and important sites. |
| D2 | Criteria for layout etc. of new dwellings. |
| D3 | All development proposals to include a high standard of integral landscaping. |

RELEVANT PLANNING HISTORY

08/31268/CONDET Submission of details relating to condition 2 (ancillary building), condition 3 (materials), condition 5 (hard and soft landscaping), condition 6 (approved tree protection scheme), condition 9 (cycle facilities), condition 10 (foul and surface water) and condition 11 (floor levels) required for planning approval 07/00698/PLF.

Approved 19 December 2008.

- 07/00698/PLF Erection of 9 one bedroom apartments and separate ancillary building and formation of parking area following demolition of existing dwelling. Appeal Allowed 26 November 2007.
- 06/01444/PLF Erection of 9 one bedroom retirement apartments and separate ancillary building and formation of parking area following demolition of existing dwelling. Refused – Appeal Dismissed
- 03/00059/PLF Erection of detached garage at front (amended plan), single storey extension at rear, single storey extension at front, first floor extension at front, single storey extension at side, and pitched roofs at front and side. Approved 17 February 2003.

CONSULTATION REPLIES

Trees and Landscape Section
3.3.10 Either of the selected trees would be suitable for the location. Holly is a hardy variegated tree which should achieve a mature height in excess of 10m; if one is available I would recommend that this is planted at the earliest opportunity. Subject to the above I recommend that the planting proposals be approved.

Tree Officer from Streetscene Services A site visit was carried out on 16.04.10. The stump was inspected from the entrance to the driveway of 3 Elm Close (6208 3 Elm Close
a). The stump was observed to be that of a twin stemmed semi mature beech tree adjacent to the fence line of the property and manhole cover.

No evidence of internal decay was observed. Aerial photographs from 2008 indicated the canopy was full and green.

10/00001/PLF Given only the stump of the tree was present it was not possible to assess the full health and structural integrity of the tree, however the presence of two stems from ground level may have allowed weaknesses to develop as the tree matured. The tree was growing in restricted surroundings hence it would have been unlikely it would have grown to maturity (potentially reaching a height of 20m+) without causing damage to the adjoining fence, tarmac, inspection chamber and adjacent properties.

Considering the above, the proposed replacement tree *Carpinus betulus* (Frans Fontaine) would be more suited to the restricted growing position having an estimated mature height of 10-15m and an estimated crown width of 3m after 25 years.

However whilst on site I spoke with a resident and viewed the stump from no 6 Elm Close (6215 3 Elm Close).

b). It was clear that the tree had provided significant screening

between the properties (no 6 and no 3). Hence a 'common' hornbeam *Carpinus betulus*, with its wider crown may better provide screening similar to the original beech tree. However as the tree matures problems may be encountered due to its larger estimated mature size (15-20m) and with branches overhanging adjoining properties.

The photo (6215 3 Elm Close b) also shows the residents at no 6 had planted a section of cypress hedge to provide future screening.

PUBLICITY

Neighbours/ Publicity

Neighbours have been notified by way of individual letters.

- 1A Elm Close,
- 6 Molescroft Road,
- 2 Elm Close,
- 49 Finch Park,
- 12 Finch Park

The objections to the scheme are summarised below:

- The Inspector only granted permission for this development on the basis of the information provided, that is that the existing trees would remain and additional planting would be provided. The removal of the tree undermines the whole basis of the permission.
- The beech tree was the largest tree on the site, and its removal has resulted in an adverse affect upon privacy, amenity, and the quality of the street scene.
- The Inspectors decision was clear, the permission was subject to conditions, these conditions have been breached, the development should not now go ahead.
- A replacement tree of 4m will not compensate for an 11m tree and this is inadequate. A tree of similar magnitude must be provided.
- The landscape plan is inadequate in detail in that it fails to provide details of the size of the plants, it does not propose to replace tree no. 7, there is no adequate replacement for the beech hedge along the northern boundary, or the hawthorn and laurel hedges.
- The 6 juniper bushes are too small to compensate for the beech hedge.
- The development was permitted but only on condition that the existing landscaping was to be retained and enhanced. That condition can no longer be met.
- The integrity of the planning system is being brought into question. It should not be allowed to fall into disrepute by weakening the screening that existed at the time of the Inspectors' decision, and was a fundamental part of the reasoning why permission was granted.

- The applicant set out throughout the planning application and subsequent appeal process that the existing planting would be retained, and strengthened. This is not the case.
- The tree proposed to replace the beech is only 1/80th of the area of the beech and will be inadequate in terms of screening, and will not compensate for the beech tree removed.
- The applicant has not provided the necessary protection of trees on the site as required by condition 6 of the Inspectors' decision.
- The removal of the beech tree has resulted in the substantial loss of screening, and the subsequent loss of privacy and amenity both as an individual but in respect of the local community.
- The information provided is inadequate, it does not set out fully, crown spread, height, size, health etc. of the trees, and this does not therefore meet the full requirements of the Inspector.
- The removal of the boundary screening has resulted in the loss of and harm to the amenity of the area.

KEY ISSUES

- Background
- Quality of landscape/tree-scape
- Residential amenity/privacy

OFFICER COMMENTS

Background

In considering the appeal the Inspector stated at paragraph 8 of his decision:

"I am satisfied that given its position and screening by existing and proposed vegetation the proposal would not significantly harm the outlook or privacy of any of the other neighbouring dwellings or gardens."

The applicant had consistently set out within the application and the subsequent appeal that the existing trees and shrubs were to be retained. The Inspector duly placed a condition upon the permission to require the submission of a landscaping scheme for approval by the Local Planning Authority.

A scheme was submitted and approved by the Local Planning Authority. No details were included within it of any pruning, topping, or levels changes. It identified individual trees, listing them and indicating their height. The plan then gave an indication of the spread of these trees, but did not specify these in detail.

The changes from the approved scheme affect only 3 trees as referred to earlier. The replacement of the trees that have died is considered acceptable and has not previously caused concern to local residents. Although the size of the replacements was not specified, this information has now been provided.

In light of the number of plants within the screen at the head of the cul de sac a replacement for tree no. 7 is not considered necessary as a strong screen remains.

The Beech tree was a reasonably healthy specimen which provided a visual screen between the site and the rear of 6 Molescroft Road and its removal has resulted in a gap in that screen. The tree would also have been visible from the head of the Elm Close cul de sac and potentially from the private road to the north. It is difficult to judge accurately the extent as the tree has been removed. Nevertheless from photographs on the historic application files and aerial photographs the evidence is that the tree had become quite large, and in leaf provided for a healthy screen on this boundary.

Comments from the tree officer in his informal response prior to the felling of the tree indicated the Beech tree

“...is a reasonable specimen but is of limited value in terms of wider public amenity...”

This is not considered to have been an unreasonable statement. The tree prior to its removal would have been in part screened by existing properties and neighbouring foliage, and its impact would have been more localised particularly in acting as a screen between 6 Molescroft Road, and the application site, and to a lesser extent providing part of a green/landscaped outlook for other residents on Elm Close.

In considering this alternative proposal, what needs to be assessed is whether the replacement trees proposed would adequately compensate for the trees that have been removed either through natural processes or by felling as in the Beech, and whether as a landscape scheme the overall qualities of the scheme is good enough in its own right.

The replacement of the Cypress (15) and Laburnum (19) with the 3 trees, Quince (2.5m) high Mountain Ash (3.1m) and Sky Rockett Conifers (1.4m) is considered a reasonable solution. These replacement trees have already been planted.

In respect of the Beech tree this was in direct line of site between the rear of 6 Molescroft Road and the application site. Being 11m high at the time of survey and a multi-stemmed form it would have provided a good screen between the two sites when in leaf, and to a lesser extent in winter.

The replacements proposed will not achieve such a level of screening for some time, although in years to come they may achieve a similar solution. Either tree proposed is suggested to be 4m high at the time of planting which is of course less than 40% of the height of the tree removed. The varieties suggested are attractive trees which would contribute in time to the locality, but in terms of screening would not achieve the level of screening that existed at the outset.

The Frans Fontaine variety is of a very upright form and unlikely to provide the spread to screen between the properties, whilst the Fastigata is a broader spread it will be a number of years before it would provide such a contribution to screening or amenity to the area.

In light of this concern additional advice has been sought from the tree officer. He advises

“As discussed the planting of larger tree sizes also requires more specialist root ball anchoring and watering systems(see attached), depending on ground conditions some soil amelioration may be required and more specialist aftercare (watering) to ensure the

tree is successfully established (the supplier would advise). Given the proximity of the inspection chamber it may also be advisable to install a root barrier. A 4m tree has been specified as a replacement. Depending on soil conditions and planned surrounding construction it may be possible to plant a larger tree (or trees). Further site investigation, (digging of trial holes?) may be required. The root system of the beech tree would also require to be removed.

A fastigate hornbeam has been recommended however in light of the neighbours concerns the growth habit of a common hornbeam would be a better match to that of the beech tree that was removed. However in recommending the above and considering the restricted location it should be specified that when required the tree should be reasonably pruned and maintained, following consultation with neighbours to avoid damage or nuisance to surrounding property.”

The space between the side boundary and hardstanding is approximately 1.6m according to the submitted plans, and a pot size of 500L measuring 75cm high x 90cm wide which could accommodate a tree of 25-30cm girth with an approximate height of 7-8m could potentially be accommodated. This may also require a specialist support system for e.g platipos tree anchoring system, and a hole larger than the rootball of the tree to be created in order to ensure that the anchoring system can be installed, but that the ground around the tree has been adequately prepared to give the new tree the best chance of survival.

CONCLUSION

The replacement of the Beech tree with a Common Hornbeam *Carpinus betulus* of 4m in height at time of planting could allow for a suitable relationship between the site and its neighbours, providing both a screen, and a native tree which will contribute to the locality, but will not adequately compensate for the loss of the beech tree in the short to medium term. It is considered that there is potentially sufficient space to allow a larger replacement specimen, but this will require specialist equipment, and specialist planting. Nevertheless in this instance this is considered appropriate. The present proposal is therefore not sufficient to provide for the adequate compensation for the loss of the beech tree, and that a larger specimen should be sought. In respect of the other details these are considered acceptable.

In light of the tree officers comments in respect of the need for further investigation, but also the history of the site and the context of the permission granted, a more substantial tree is appropriate.

HUMAN RIGHTS ACT 1998

It is considered that a decision made in accordance with this recommendation would not result in any breach of Convention rights.

RECOMMENDATION

That the application be **DEFERRED** subject to receipt of confirmation that the applicant is willing to plant a replacement tree to the size specified above the Director of Planning and Economic Regeneration be authorised to **APPROVE** the application subject to the following condition(s):

1. The replacement planting hereby agreed shall be carried out within four months of the date of this approval.

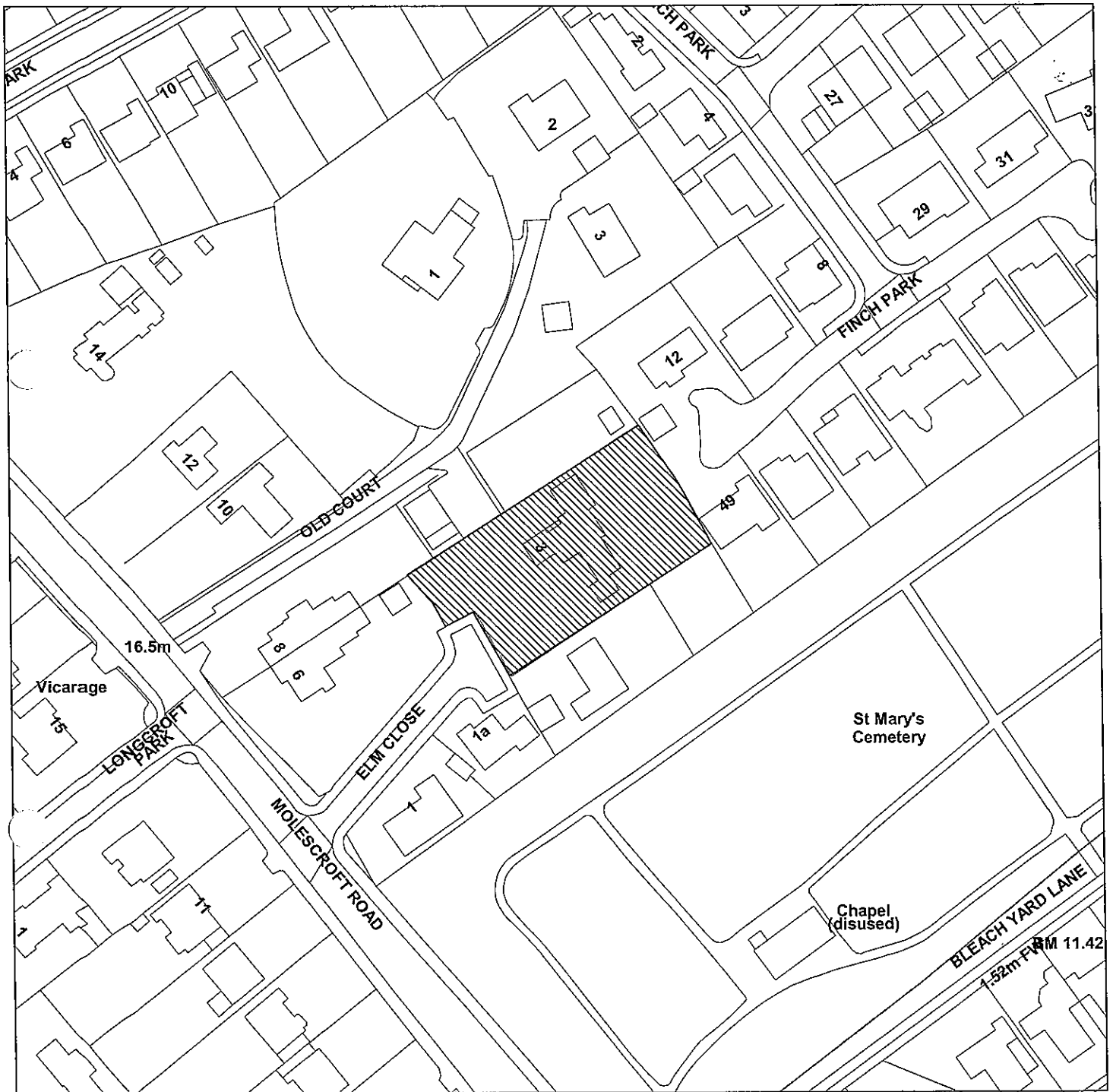
This condition is imposed in order to ensure the replacement tree is provided in good time to ameliorate the potential impact of the loss of the tree that has been removed.

Should the applicant be unwilling to amend the proposal to this affect the scheme be **REFUSED** for the following reason.

1. The proposed landscape scheme does not adequately provide for either screening or an appropriate setting for the proposed development in line with the scheme considered by the Inspector at appeal. Without an adequate planting scheme there is the potential for loss of privacy and amenity, and a reduction in the quality of the local environment.



Committee Plan



Scale : 1:1250



EAST RIDING
OF YORKSHIRE COUNCIL

© Crown copyright. All rights reserved
East Riding of Yorkshire Council
Licence: LA09056L

Organisation	East Riding of Yorkshire Council
Department	Planning & Development Management
Application	10/30092/CONDET
Date	20 May 2010
SLA Number	100023383





EXISTING TREES TO BE REMOVED & REPLACED WITH EQUIVALENT SPECIES

PLANT	REPLACEMENT SPECIES
1	SILVER BIRCH
2	CYPRESS
3	ORNAMENTAL FRUIT TREES
4	CYPRESS
5	ORNAMENTAL FRUIT TREES
6	ORANGE
7	ORANGE
8	ORANGE
9	ORANGE
10	ORANGE
11	ORANGE
12	ORANGE
13	ORANGE
14	ORANGE
15	ORANGE
16	ORANGE
17	ORANGE
18	ORANGE
19	ORANGE
20	ORANGE
21	ORANGE
22	ORANGE
23	ORANGE
24	ORANGE
25	ORANGE
26	ORANGE

PROTECTIVE FENCING TO BS 967 - 205

Notes:
 1. All trees to be removed are shown in red.
 2. All trees to be retained are shown in green.
 3. All trees to be replaced are shown in blue.
 4. All trees to be replaced are shown in yellow.

Kevin Harcourt Associates
 (Architectural Design Services)
 85 Helen Road, Moorabie, Queensland
 Australia
 Phone: (07) 5522 2222 Fax: (07) 5522 2229

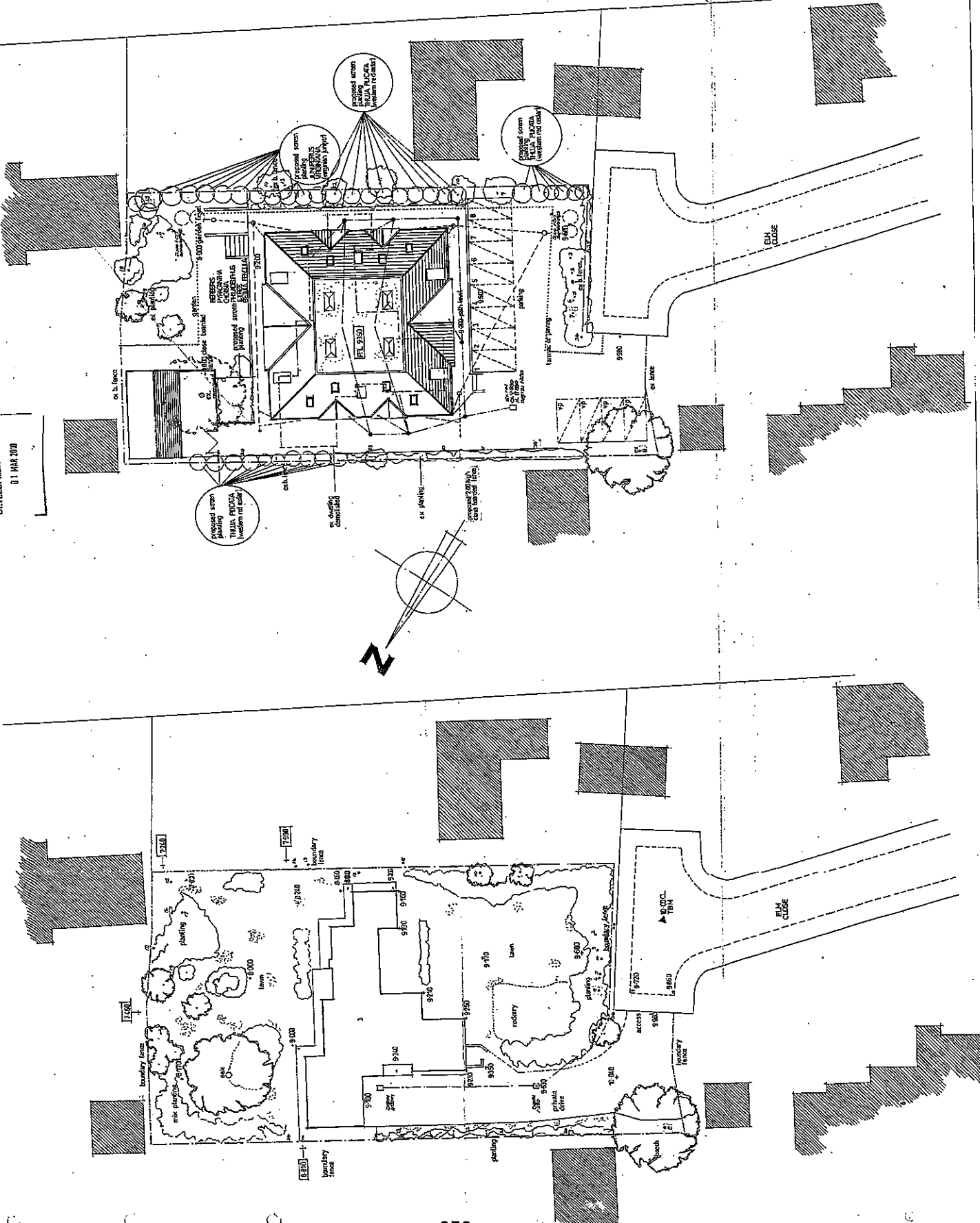
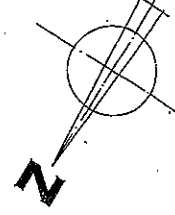
PROPOSED RESIDENTIAL DEVELOPMENT
 (INCLUDING PROVISION OF SERVICES)
 DWELLING - 100 CLOSE
 (RESIDENTIAL DEVELOPMENT)

SCALE	1:100
DATE	JANUARY 2007
PROJECT	100 CLOSE
DRAWING NO.	2903

SITE PLAN

PROPOSED
 CUSTOMER SERVICES
 DEVELOPMENT CONTROL
 01 MAR 2007

EXISTING











100700050



100700050



DELEGATED LIST - EASTERN COMMITTEE TO 03.06.2010

APPLICATION NO: DC/09/03261/PLF/EASTNE

APPLICANT: Hornsea Town Council
LOCATION: Allotment Gardens Atwick Road Hornsea East Riding Of Yorkshire
DESCRIPTION: Erection of 2.4m high palisade fencing and gates
DATE ISSUED: 17.05.2010
DECISION: Approve

APPLICATION NO: DC/10/00698/PLF/EASTNE

APPLICANT: Overment Electrical Ltd
LOCATION: Overment Electrical Contractors Limited 1 - 2 Bank Street Hornsea East Riding Of Yorkshire HU18 1AE
DESCRIPTION: Erection of first floor extension for office and storage use with associated independant staircase (Amended scheme of 09/03370/PLF)
DATE ISSUED: 25.05.2010
DECISION: Approve

APPLICATION NO: DC/10/00971/PLF/EASTNE

APPLICANT: Mr Bugden
LOCATION: 42 Greenacre Park Hornsea East Riding Of Yorkshire HU18 1UW
DESCRIPTION: Retention of conservatory to rear
DATE ISSUED: 18.05.2010
DECISION: Approve

APPLICATION NO: DC/10/00973/PLF/EASTNE

APPLICANT: Mr Andrew Maslin
LOCATION: 65 Southgate Hornsea East Riding Of Yorkshire HU18 1AL
DESCRIPTION: Erection of bi-folding gates to driveway on side boundary
DATE ISSUED: 14.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01190/PLF/EASTNE

APPLICANT: Mr Steve Webster
LOCATION: The Tudors Strawberry Gardens Hornsea East Riding Of Yorkshire HU18 1US
DESCRIPTION: Erection of a single storey extension to the rear & side following

demolition of existing conservatory
DATE ISSUED: 20.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01448/PLF/EASTNE

APPLICANT: The Peel Veterinary Clinic
LOCATION: Land Rear Of Peel Veterinary Surgery 5 Railway Street Hornsea
East Riding Of Yorkshire HU18 1PS
DESCRIPTION: Erection of detached building to provide 2 no.apartments (Renewal
of planning permission 06/09462/PLF)
DATE ISSUED: 01.06.2010
DECISION: Approve

APPLICATION NO: DC/10/01569/OUT/EASTNE

APPLICANT: Hexon Limited
LOCATION: Land West Of Summer Court Hall Football Green Hornsea East Riding
Of Yorkshire
DESCRIPTION: Erection of 1 no: dwelling - with access to be considered
DATE ISSUED: 28.05.2010
DECISION: Refuse

APPLICATION NO: DC/10/00053/PLF/EASTNN

APPLICANT: Miss Katherine Sanders
LOCATION: Thornwick Hole North Marine Road Flamborough East Riding Of Yorkshire
YO15 1BD
DESCRIPTION: Installation of steel steps
DATE ISSUED: 27.05.2010
DECISION: Approve

APPLICATION NO: DC/10/00234/PLF/EASTNN

APPLICANT: TD Travel
LOCATION: Ship To Shore Carnaby Industrial Estate Lancaster Road Carnaby
East Riding Of Yorkshire YO15 3QY
DESCRIPTION: Siting of container to be used as office
DATE ISSUED: 13.05.2010
DECISION: Approve

APPLICATION NO: DC/10/00368/PLF/EASTNN

APPLICANT: C.I.C.I.T. Ltd
LOCATION: Icy Tea 28 Chapel Street Bridlington East Riding Of Yorkshire
YO15 2DW
DESCRIPTION: Part change of use from Internet cafe to events venue and practice
room (amended scheme of 09/04248/PLF)
DATE ISSUED: 14.05.2010
DECISION: Approve

APPLICATION NO: DC/10/00580/PLF/EASTNN

APPLICANT: Mr Paul Ryan
LOCATION: Ivy Cottage 8 Station Road Hutton Cranswick East Riding Of Yorkshire
YO25 9QZ
DESCRIPTION: Construction of vehicular access to front
DATE ISSUED: 24.05.2010
DECISION: Approve

APPLICATION NO: DC/10/00881/PLF/EASTNN

APPLICANT: Joann Ling Holland
LOCATION: Vanilla Ice Cream Parlour 17 Esplanade Bridlington East Riding
Of Yorkshire YO15 2PB
DESCRIPTION: Change of use to allow for outside seating area with barrier to

front
DATE ISSUED: 26.05.2010
DECISION:
Approve

APPLICATION NO: DC/10/00872/PLF/EASTNN

APPLICANT: PA & AA Cherry
LOCATION: Church Farm Church Lane North Frodingham East Riding Of Yorkshire
YO25 8JT
DESCRIPTION: Erection of a grain and implement store adjoining existing grain
store
DATE ISSUED: 25.05.2010
DECISION:
Approve

APPLICATION NO: DC/10/00911/PLF/EASTNN

APPLICANT: Ms Alison Kennie
LOCATION: 35 Tennyson Avenue Bridlington East Riding Of Yorkshire YO15 2EP
DESCRIPTION: Erection of a dwelling together with ground and first floor extensions
to existing property and internal alterations
DATE ISSUED: 24.05.2010
DECISION:
Refuse

APPLICATION NO: DC/10/00922/PLF/EASTNN

APPLICANT: Cherrys Country Hardware Ltd
LOCATION: The Garage Main Street North Frodingham East Riding Of Yorkshire
YO25 8JU
DESCRIPTION: Erection of storage building following demolition of existing stores
DATE ISSUED: 17.05.2010
DECISION:
Approve

APPLICATION NO: DC/10/01093/OUT/EASTNN

APPLICANT: Mr And Mrs Anthony Clarke
LOCATION: 132 Scarborough Road Bridlington East Riding Of Yorkshire YO16
7NU
DESCRIPTION: Renewal of outline planning application no. 06/09768/OUT - Erection
of dwellings following demolition of existing bungalow and construction of new
access
DATE ISSUED: 13.05.2010
DECISION:
Approve

APPLICATION NO: DC/10/01097/PLF/EASTNN

APPLICANT: Mrs Denise W Hoggard
LOCATION: 57 Kingsgate Bridlington East Riding Of Yorkshire YO15 3PJ
DESCRIPTION: Construction of dropped kerb to create new vehicular access
DATE ISSUED: 13.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01103/REG3/EASTNN

APPLICANT: East Riding Of Yorkshire Council
LOCATION: Bridlington Golf Club Belvedere Road Bridlington East Riding Of Yorkshire YO15 3NA
DESCRIPTION: Erection of ball stop and boundary fencing
DATE ISSUED: 27.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01109/PLF/EASTNN

APPLICANT: Fastglobe Mastics LTD
LOCATION: Darleys Forge Rear Of 16 North Street Bridlington East Riding Of Yorkshire YO15 2DY
DESCRIPTION: Change of use from workshops to form 7 no. dwellings - renewal of planning permission 06/07573/PLF - (AMENDED PLANS)
DATE ISSUED: 13.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01132/PLF/EASTNN

APPLICANT: Mr Lee Ullah
LOCATION: Bay Horse Inn North Street Driffield East Riding Of Yorkshire YO25 6AS
DESCRIPTION: Change of use from public house to dwelling
DATE ISSUED: 17.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01134/PLF/EASTNN

APPLICANT: Mr Colin Welburn
LOCATION: Wandale Farm 1 Breeze Lane Beeford East Riding Of Yorkshire YO25 8AR
DESCRIPTION: Alterations including raising of floor levels, first floor extension

and erection of 1.8 metre boundary wall to front
DATE ISSUED: 27.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01135/PLB/EASTNN

APPLICANT: Mr Martin Vevers
LOCATION: 51 Sands Lane Barmston East Riding Of Yorkshire YO25 8PQ
DESCRIPTION: Construction of window in wall to rear, removal of glass screen
in lounge, alteration to access to shower room and insulation of lean to roof
DATE ISSUED: 17.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01144/PLF/EASTNN

APPLICANT: Ms Wendy Beagles
LOCATION: Flat 2 10 Belvedere Parade Bridlington East Riding Of Yorkshire
YO15 3LX
DESCRIPTION: Construction of dormer with balcony to front
DATE ISSUED: 20.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01145/PLF/EASTNN

APPLICANT: Mr & Mrs S & T Schram
LOCATION: Red House Farm 66 Sands Lane Barmston East Riding Of Yorkshire
YO25 8PG
DESCRIPTION: Erection of attached garage to side (renewal of planning permission
07/02018/PLF)
DATE ISSUED: 13.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01196/PLF/EASTNN

APPLICANT: Mr R I Sanderson
LOCATION: 12 Poplar Drive Bridlington East Riding Of Yorkshire YO16 6TF
DESCRIPTION: Erection of a conservatory to rear
DATE ISSUED: 13.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01174/PLF/EASTNN

APPLICANT: JSR Farms Ltd
LOCATION: Highfield House Southburn Road Hutton Cranswick East Riding Of Yorkshire YO25 9AF
DESCRIPTION: Erection of extension to existing outbuilding to create double garage with new pitched roof
DATE ISSUED: 24.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01179/PLF/EASTNN

APPLICANT: Mr And Mrs Frewin
LOCATION: 15 Lamplugh Road Bridlington East Riding Of Yorkshire YO15 2JU
DESCRIPTION: Erection of a garage extension to side, conservatory to rear and detached summer house following demolition of existing
DATE ISSUED: 18.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01185/PLF/EASTNN

APPLICANT: Mr And Mrs Steve Milner
LOCATION: 19 Spring Lane Bempton East Riding Of Yorkshire YO15 1HQ
DESCRIPTION: Erection of single storey extension to rear and installation of 1no. roof light and 2no. solar heating panels to roof at front
DATE ISSUED: 18.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01352/PLF/EASTNN

APPLICANT: Mr And Mrs E P Bartlett
LOCATION: The Conifers West Promenade Driffield East Riding Of Yorkshire YO25 6TZ
DESCRIPTION: Erection of a single storey extension at the rear following demolition of existing conservatory
DATE ISSUED: 26.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01354/PLF/EASTNN

APPLICANT: Mr Stephen Mitchell
LOCATION: Lilac Cottage Main Street Boynton East Riding Of Yorkshire YO16 4XJ
DESCRIPTION: Erection of two storey extension to rear and installation of a first floor window to side elevation

DATE ISSUED: 01.06.2010
DECISION: Approve

APPLICATION NO: DC/10/01402/PLF/EASTNN

APPLICANT: Mr Harrison
LOCATION: 50 Manorfield Road Drifffield East Riding Of Yorkshire YO25 5JE
DESCRIPTION: Erection of single storey extension to rear
DATE ISSUED: 24.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01442/PLF/EASTNN

APPLICANT: Mr M Dooks
LOCATION: 5 Maple Road Bridlington East Riding Of Yorkshire YO16 6TE
DESCRIPTION: Erection of single storey extensions to front and rear
DATE ISSUED: 28.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01544/PLF/EASTNN

APPLICANT: Mrs Elizabeth Brown
LOCATION: East Garth 28 Spring Lane Bempton East Riding Of Yorkshire YO15 1HG
DESCRIPTION: Erection of conservatory to rear
DATE ISSUED: 28.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01583/PLF/EASTNN

APPLICANT: Maritime And Coastguard Agency
LOCATION: H M Coastguard Lime Kiln Lane Bridlington East Riding Of Yorkshire YO15 2LX
DESCRIPTION: Installation of 8 cycle storage lockers
DATE ISSUED: 28.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01619/AGNOT/EASTNN

APPLICANT: T A T Megginson
LOCATION: Land South Of Kirkburn Grange Craike Road Garton On The Wolds

DESCRIPTION: East Riding Of Yorkshire
Construction of water storage reservoir
DATE ISSUED: 14.05.2010
DECISION: Prior Approval Not Required

APPLICATION NO: DC/10/01714/AGNOT/EASTNN

APPLICANT: Mr David Allbutt
LOCATION: Ashby Dale Langtoft Road Kilham East Riding Of Yorkshire YO25
3TX
DESCRIPTION: Erection of a livestock building
DATE ISSUED: 25.05.2010
DECISION: Prior Approval Not Required

APPLICATION NO: DC/10/01793/AGNOT/EASTNN

APPLICANT: Mr Steve Savile
LOCATION: Raven Hill Farm Langtoft Road Kilham East Riding Of Yorkshire
YO25 3EE
DESCRIPTION: Erection of an agricultural livestock building
DATE ISSUED: 27.05.2010
DECISION: Prior Approval Not Required

APPLICATION NO: DC/10/00042/PLF/EASTSE

APPLICANT: Mr Steven Clarke
LOCATION: Bridge Garage 310 Hull Bridge Road Tickton East Riding Of Yorkshire HU17 9RT
DESCRIPTION: Change of use to A1 retail (Country Store) and erection of single storey extension to form entrance following demolition of existing canopy
DATE ISSUED: 17.05.2010
DECISION: Approve

APPLICATION NO: DC/10/00329/PLB/EASTSE

APPLICANT: Mr Liam Murphy
LOCATION: 73 Keldgate Beverley East Riding Of Yorkshire HU17 8HU
DESCRIPTION: Replacement of UPVC window with french doors at rear
DATE ISSUED: 01.06.2010
DECISION: Approve

APPLICATION NO: DC/10/00366/PLB/EASTSE

APPLICANT: Mrs Sandra Ryan
LOCATION: 106 Walkergate Beverley East Riding Of Yorkshire HU17 9BT
DESCRIPTION: Installation of new front door and internal doors
DATE ISSUED: 14.05.2010
DECISION: Approve

APPLICATION NO: DC/10/00436/PLB/EASTSE

APPLICANT: Mr Corrigan
LOCATION: 17 North Bar Without Beverley East Riding Of Yorkshire HU17 7AG
DESCRIPTION: Retention of single storey extension to rear (Amended scheme of Ref: 09/02172/PLB)
DATE ISSUED: 20.05.2010
DECISION: Approve

APPLICATION NO: DC/10/00469/PLF/EASTSE

APPLICANT: Mr J Morgan And Mrs K Brown
LOCATION: 1 Chapel Mews Abbey Lane Preston East Riding Of Yorkshire HU12 8TA
DESCRIPTION: Loft conversion, dormer extension including raising of ridge level and extension to conservatory
DATE ISSUED: 24.05.2010

DECISION:

Approve

APPLICATION NO: DC/10/00661/PLF/EASTSE

APPLICANT: Village Nurseries (Keyingham) Ltd
LOCATION: Village Nurseries Main Road Thorngumbald East Riding Of Yorkshire
HU12 9NA
DESCRIPTION: Retention of footpaths, package treatment plant, service connections
and use of building for welfare facilities in association with seasonally occupied
workers caravans
and their continued storage outside of seasonal occupation
DATE ISSUED: 20.05.2010
DECISION:

Approve

APPLICATION NO: DC/10/00928/PLF/EASTSE

APPLICANT: Mr Herring
LOCATION: 26 Highgate Beverley East Riding Of Yorkshire HU17 0DN
DESCRIPTION: Erection of single storey extension to rear and construction of
2 no. dormer windows to rear
DATE ISSUED: 20.05.2010
DECISION:

Approve

APPLICATION NO: DC/10/00992/PLF/EASTSE

APPLICANT: Mr Anthony Websdale
LOCATION: Alwoodley House Hunsley Road Walkington East Riding Of Yorkshire
HU17 8SZ
DESCRIPTION: Erection of stable block
DATE ISSUED: 01.06.2010
DECISION:

Approve

APPLICATION NO: DC/10/01094/PLF/EASTSE

APPLICANT: Mr Wayne Dixon
LOCATION: 26 Belis Road Hedon East Riding Of Yorkshire HU12 8QR
DESCRIPTION: Erection of boundary fence
DATE ISSUED: 24.05.2010
DECISION:

Refuse

APPLICATION NO: DC/10/01098/PLF/EASTSE

APPLICANT: Mr & Mrs Francis
LOCATION: 6 Greyfriars Crescent Beverley East Riding Of Yorkshire HU17 8LR
DESCRIPTION: Erection of single storey extension to side and rear following demolition of existing conservatory
DATE ISSUED: 13.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01113/REG4/EASTSE

APPLICANT: Beverley Town Trail Committee
LOCATION: Land East Of 38 Flemingate Beverley East Riding Of Yorkshire
DESCRIPTION: Erection of a sculpture
DATE ISSUED: 27.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01115/PLF/EASTSE

APPLICANT: Mrs And Mrs G Hart
LOCATION: Crow Tree Farm Main Street Arram East Riding Of Yorkshire HU17 7NR
DESCRIPTION: Change of use from storage and erection of a first floor extension and other alterations to existing outbuilding to form two self contained holiday flats
DATE ISSUED: 19.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01118/PLF/EASTSE

APPLICANT: Mr And Mrs Allsup
LOCATION: 37 West End Walkington East Riding Of Yorkshire HU17 8SX
DESCRIPTION: Conversion of outbuilding to form additional living accommodation with the creation of link extension from existing house and the erection of shed to rear of existing garage
DATE ISSUED: 27.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01119/PLB/EASTSE

APPLICANT: Mr And Mrs Allsup
LOCATION: 37 West End Walkington East Riding Of Yorkshire HU17 8SX
DESCRIPTION: Conversion of outbuilding to form additional living accommodation with the creation of link extension from existing house and the erection of shed to rear of existing

garage
DATE ISSUED: 27.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01125/PLF/EASTSE

APPLICANT: D J Prescott (Builders) Ltd
LOCATION: 1A King Street Woodmansey East Riding Of Yorkshire HU17 0TE
DESCRIPTION: Retention of 1 no. dwelling as built (Amendment to 08/03352/PLF)
DATE ISSUED: 28.05.2010
DECISION: Refuse

APPLICATION NO: DC/10/01136/PLF/EASTSE

APPLICANT: Mr Steven Holowkiewicz
LOCATION: Land North Of The Beck Beck Street Easington East Riding Of Yorkshire
DESCRIPTION: Erection of dwelling and detached garage (AMENDED PLAN)
DATE ISSUED: 25.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01159/PLF/EASTSE

APPLICANT: Mr And Mrs Alan O'Keane
LOCATION: 25 Hambling Drive Molescroft East Riding Of Yorkshire HU17 9GD
DESCRIPTION: Retention of internal and external alterations to create games room/study
DATE ISSUED: 13.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01181/PLF/EASTSE

APPLICANT: Mr N Gillett
LOCATION: 45 Park Avenue Withernsea East Riding Of Yorkshire HU19 2JX
DESCRIPTION: Erection of extension to rear and removal of 2 no. chimney stacks following demolition of existing extension and conservatory
DATE ISSUED: 18.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01233/PLF/EASTSE

APPLICANT: Mr And Mrs Snow
LOCATION: 83 South Parade Leven East Riding Of Yorkshire HU17 5LJ
DESCRIPTION: Erection of two-storey extension to rear
DATE ISSUED: 20.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01308/PLF/EASTSE

APPLICANT: Bar Within Properties Limited
LOCATION: 3 North Bar Within Beverley East Riding Of Yorkshire HU17 8AP
DESCRIPTION: Change of use to a public house, construction of extractor flue to rear and use of first and second floor as a residential unit
DATE ISSUED: 26.05.2010
DECISION: Refuse

APPLICATION NO: DC/10/01331/PLF/EASTSE

APPLICANT: Mr & Mrs P & C Wright
LOCATION: Whinhill Bungalow Daisy Hill Burstwick East Riding Of Yorkshire HU12 9HD
DESCRIPTION: Erection of single storey extensions to side and rear, alterations to increase roof height and construction of 3 no. dormer windows
DATE ISSUED: 27.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01343/PLF/EASTSE

APPLICANT: Mr D Watkins
LOCATION: Virginia House 19 Highgate Cherry Burton East Riding Of Yorkshire HU17 7RR
DESCRIPTION: Erection of single storey extension to rear following demolition of existing
DATE ISSUED: 01.06.2010
DECISION: Approve

APPLICATION NO: DC/10/01368/PLF/EASTSE

APPLICANT: BP Chemicals Ltd
LOCATION: BP Chemicals Site Saltend Lane Preston East Riding Of Yorkshire HU12 8EB
DESCRIPTION: Erection of extension to existing control room building
DATE ISSUED: 27.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01409/PLF/EASTSE

APPLICANT: Mr K Edwards
LOCATION: 44 Egroms Lane Withernsea East Riding Of Yorkshire HU19 2LZ
DESCRIPTION: Erection of a single storey extension at rear
DATE ISSUED: 01.06.2010
DECISION: Approve

APPLICATION NO: DC/10/01443/PLF/EASTSE

APPLICANT: Mr D Hobson
LOCATION: 8 Rigby Close Molescroft East Riding Of Yorkshire HU17 9GH
DESCRIPTION: Erection of two storey extension to rear
DATE ISSUED: 28.05.2010
DECISION: Approve

APPLICATION NO: DC/10/01542/AGNOT/EASTSE

APPLICANT: Mr David Grayson
LOCATION: Town Farm Main Street Tunstall East Riding Of Yorkshire HU12 0JF
DESCRIPTION: Erection of an extension to an agricultural building for storage of machinery
DATE ISSUED: 13.05.2010
DECISION: Planning Permission Req'd-Prior Approvals

APPLICATION NO: DC/10/01808/AGNOT/EASTSE

APPLICANT: Hull Trinity House Charity
LOCATION: Longsight Farm Neat Marsh Road Preston East Riding Of Yorkshire HU12 8TP
DESCRIPTION: Construction of a new vehicular access road
DATE ISSUED: 28.05.2010
DECISION: Prior Approval Not Required

