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Stephen Hunt Head of Planning and Development Management

Mrs J Roberts
Clerk To Woodmansey Parish Council
Juniper Cottage,
Millington,
East Riding Of Yorkshire,
YO42 1TX

Date: 12 April 2017
Our Ref: 16/02751/PLF
Your Ref:
Case Officer: Mrs Karen Abba
Telephone: (01482) 393842

Dear Mrs J Roberts

TOWN & COUNTRY PLANNING ACT 1990

Proposal:	Change of use of domestic outbuildings to form 2 holiday cottages
Location:	Manor Farm 36 Thearne Lane Woodmansey East Riding Of Yorkshire HU17 0SA
Applicant:	Mrs Catherine Barker

You wrote to me about the above application, and I confirm that your views were taken into consideration when the application was discussed.

After taking all relevant issues into consideration, the Council has resolved to grant planning permission subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

This condition is imposed in order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The holiday cottages hereby permitted shall only be operated/managed by a person(s) occupying the dwelling known as Manor Farm, Thearne Lane, Woodmansey.

This condition is imposed in the interests of residential amenity as it is considered there would be a conflict between the business and the residential occupancy of the existing dwelling on the site were they to be in separate occupancy due to their proximity and interrelationship with each other.

3. The holiday cottages shall be occupied for holiday purposes only.

This condition is imposed to ensure that the approved holiday cottages are not used for unauthorised permanent residential occupation. The demands of permanent residents for services are greater than those of holiday makers and the use of the site as a permanent residential site would therefore place a greater burden on services.

4. The holiday cottages shall not be occupied as a person's sole, or main place of residence.

This condition is imposed to ensure that the approved holiday cottages are not used for unauthorised permanent residential occupation. The demands of permanent residents for services are greater than those of holiday makers and the use of the site as a permanent residential site would therefore place a greater burden on services.

5. The site owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the holiday cottages hereby approved on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Authority.

This condition is imposed to ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

6. The development hereby permitted shall be carried out in accordance with the approved flood risk assessment (FRA) by Griffin Toomes Consulting Engineers (GTCE) referenced J2227 received 17 January 2017 and the following mitigation measures detailed within the FRA:

1. There shall be no ground floor sleeping accommodation.
2. Finished floor levels shall be set no lower than 3.23AOD.
3. Flood proofing shall be incorporated as per the recommendations on page 12 of the FRA to include:
 - o External flood proofing to 600mm above the finished floor level
 - o Electrical and flood sensitive equipment shall be raised to 600mm above finished floor level
4. A place of safety shall be provided on an upper floor, accessible via a permanently available and unobstructed internal staircase.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may be subsequently agreed in writing by the local planning authority.

This condition is imposed to reduce risk of flooding to the proposed development and future occupants and to provide a place of safety on an upper floor.

7. One bat box such as a Schwegler 1FF or 1FFH bat box and one bird nesting box such as a Schwegler 17A swift nest box, 2H robin box or sparrow terrace 1SP (or direct woodcrete equivalents of the above) shall be erected on the site in accordance with the manufacturer's installation recommendations, prior to first use of the building hereby permitted and shall thereafter be retained for the lifetime of the development.

This condition is imposed to comply with the National Planning Policy Framework (NPPF) and the Natural Environment and Rural Communities Act (NERC) 2006.

8. The existing vehicle parking facilities as shown on the submitted drawing shall be retained at all times and not used for any other purpose.

This condition is imposed in order to ensure that the demand for vehicle parking and servicing can be met within the site as vehicles having to park, load or un-load or manoeuvre on the public highway would adversely affect the safety of other highway users.

9. The development hereby approved shall not be first occupied until the works for the disposal of foul water have been provided on site in accordance with the submitted plans.

This condition is imposed in order to ensure that foul and surface water drainage can be disposed of in a manner which does not cause risks of pollution or injury to public health, or increase the risk of surface water flooding to the surrounding area.

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

Drawing Numbers:

1605T 4B - Location plan and roof/block plan (received 27/10/2016)

1605T 1E - Proposed Plans (Unit A) (received 16/02/2017)

1605T 2B - Existing and proposed floor plans (Unit B) (received 25/10/2016)

J2227 Flood Risk Assessment (Griffin Tooms dated 12/01/17) (received 15/02/2017)

This condition is imposed for the avoidance of doubt and to ensure that the development hereby permitted is carried out in accordance with the approved details in the interests of the character and amenity of the area and the provisions of the development plan.

Please inform me if you require further details or an explanation of this decision.

Yours sincerely



Head of Planning and Development Management

Did you know?

There is an e-form facility for feeding back your experience as a customer relating to the service received from the local planning authority during the consideration of the above application. Please click on the link below if you wish to offer any feedback.

<http://www.eastriding.gov.uk/corp-survey/snapform/planning/survey.htm>