



EAST RIDING

O F Y O R K S H I R E C O U N C I L

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www.eastriding.gov.uk

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: 17 January 2017
Our Ref: 16/03761/PLF
Your Ref: PP-05323868
Case Officer: Mr Tim Williams
Telephone: (01482) 393731

Dear Mrs J Roberts

TOWN & COUNTRY PLANNING ACT 1990

Proposal:	Erection of workshop building with staff amenities following demolition of existing buildings
Location:	T A Bartlett Pallet Repairer Ferry Lane Thearne East Riding Of Yorkshire HU17 0SD
Applicant:	Mr & Mrs Watson

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. One bird nesting box such as a Nest Box 1B, 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 secure biodiversity enhancements within the development as required within relevant policies within the East Riding Local Plan, the National Planning Policy Framework (NPPF) and the Natural Environment and Rural Communities Act (NERC) 2006.

3. The development hereby approved shall not be commenced until details of the works for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The development shall then not be first occupied until these works have been carried out in accordance with these approved details and the system is



Alan Menzies Director of Planning and Economic Regeneration

fully operational.

This condition is imposed to ensure the development is provided with satisfactory means of surface water drainage and to reduce the risk of flooding to the surrounding area.

4. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by T W G Litten, reference L488/F.R.A. dated July 2016, and the flood proofing/mitigation measures detailed within sections 3, 4 and 6. The mitigation measures shall be fully implemented prior to occupation and thereafter retained.

This condition is imposed to reduce the risk and impact of flooding to the proposed development and future users.

5. No development shall take place above damp course level until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

This condition is imposed because the submitted application did not specify the materials to be used in the proposed development or the specified materials were not considered acceptable. It is considered that the use of inappropriate materials could be harmful to the appearance of the area and that the Council therefore needs to retain a measure of control

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

Drawing Numbers:

L488/01 - Location plan (received 22.11.2016)

L488/02 - Existing and proposed floor plans, elevations, section and block plan (received 23.11.2016)

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>