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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: 17 January 2017
Our Ref: 16/03961/PLF
Your Ref: PP-05649152
Case Officer: Miss Danielle Kearney
Telephone: (01482) 393847

Dear Mrs J Roberts

TOWN & COUNTRY PLANNING ACT 1990

Proposal:	Retention of 24 dog kennel/boarding facility and erection of 11 dog kennel/boarding facility
Location:	Happy Hounds West View Long Lane Woodmansey East Riding Of Yorkshire HU17 0RN
Applicant:	Happy Hounds

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 materials to be used in the construction of the external surfaces of the proposed building hereby permitted shall match those used in the construction of the external surfaces of the existing building retained.

For avoidance of doubt the approved materials are:

- o Bricks - Crest Cavendish (OHR)
- o Roof - Graphite Grey Sheeting
- o Rainwater Goods - Black uPVC
- o Timber Cladding - Sikkens H2.10.20.t colour finish
- o Windows and Doors - Black uPVC

This condition is imposed because if the external surfaces of the new building were to consist of materials, which did not match the existing building, the development would

detract from the appearance of the area.

3. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by GTCE Civil and Structural Engineers, referenced J1434 and dated March 2014, and the following mitigation measures detailed within the FRA:
 - o Finished floor levels shall be set no lower than 300mm above average site levels or adjacent road frontage, whichever is greatest;
 - o Flood proofing shall be provided to a level 600mm above finished floor levels.

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 subsequently be agreed, in writing, by the Local Planning Authority.

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

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

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

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

5. The additional building hereby approved shall not be first brought into use until the works for the disposal of foul and surface 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.

6. All hard and soft landscape works shall be carried out in accordance with the approved details on Drawing No.160/P1 Rev A. The works shall be carried out during the next

available planting season.

This condition is imposed because a well designed landscaping scheme can enhance the living environment of future residents, reduce the impact of the development on the amenities of existing residents and help to integrate the development into the surrounding area.

However, for the landscaping scheme to achieve these objectives, it is necessary to impose a condition, which will ensure that it is implemented.

7. If within a period of 5 years from the date of the planting of any tree or shrub that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective) another tree or shrub of the same species, size and maturity as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

This condition is imposed as landscaping works can enhance a development, both for its own sake and for the benefit of the wider area. Trees and shrubs can fail as a result of a number of causes and it is important that, if the landscaping scheme is to succeed there is provision for replacement planting.

8. The means of animal waste shall be collected and bagged up and stored within bins located within the bin store. Waste collection will occur fortnightly and will be collected by the East Riding of Yorkshire Council.

This condition is imposed in order to ensure that all animal waste produced on the site is stored and disposed of in a manner which does not cause risks of pollution or injury to public health.

9. There shall be no outside storage of any kind anywhere on the site associated with the use hereby permitted.

This condition is imposed in the interests of the visual amenities of the area.

10. The use of the building hereby permitted shall only be operated by a person or persons occupying the dwelling known as West View, Long Lane, Woodmansey.

This condition is imposed because if the dwelling known as West View was occupied by persons not involved in the use hereby permitted it would result in harm to their residential amenities.

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

Drawing No.	Description	Date Received
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151/LP 2016	Location Plan	23rd	November
151/01 2016	Existing Site Plan	23rd	November
160/P1 Rev A	Proposed Site Plan	11th January 2017	
160/P2 2016	Proposed Floor Plan (Original Building)	23rd	November
160/P3 2016	Proposed Elevation Plan (Original Building)	23rd	November
160/P4 2016	Proposed Floor Plan (Proposed Building)	23rd	November
160/P5 2016	Proposed Layout Plan (Proposed Building)	23rd	November

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>