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Stephen Hunt Head of Planning and Development Management

North Dalton Parish Council

Date: 10 December 2019

Our Ref: 19/02015/PLF

Your Ref:

Case Officer: Mr Peter Robinson

Telephone: (01482) 393720

Dear North Dalton Parish Council

TOWN & COUNTRY PLANNING ACT 1990

Proposal:	Refurbishment of existing agricultural building and erection of a single storey extension to rear
Location:	Caleys Barn Main Street North Dalton East Riding Of Yorkshire YO25 9XA
Applicant:	Miss Nichola Thompson

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, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and in order to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2. During the course of development should any rebuilding or replacement of brickwork on the north and west elevations be required, then a sample panel of brickwork demonstrating the brick, bond and mortar mix specification and pointing technique shall be provided on site, for the approval in writing of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

This condition is imposed in accordance with policy ENV3 of the East Riding Local Plan and in order to ensure that the proposed works can be undertaken without detriment to the special architectural and historic interest of the conservation area.

3. The existing roof tiles to the barn shall be re used in the north facing roofslope of the barn to protect the historic character of the existing barn within the streetscene.

This condition is imposed in accordance with policy ENV3 of the East Riding Local Plan and in order to ensure that the proposed works can be undertaken without detriment to the special architectural and historic interest of the conservation area.

4. No development shall take place unless in strict accordance with all of the recommendations for mitigation set out in the Environmental Assessment with Method Statement (Julian Hall Environmental Resource Management, November 2019) as submitted with the application in all respects. Any variation thereto shall be agreed in writing by the local planning authority before such change is made.

This condition is imposed to ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

5. Within one month of commencement of the development hereby permitted, a Wildlife Enhancement Plan (WEP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be restricted to the details provided in the Environmental Assessment with Method Statement (Julian Hall Environmental Resource Management, November 2019). The scheme, which must be over and above any avoidance, mitigation and compensation measures required to neutralise the impacts of the development on wildlife, shall improve the ecological condition of the development site after the development is complete. The plan shall include a detailed drawing specifying the precise location of enhancement measures. The enhancement features shall be installed before first use of the development and be retained thereafter.

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

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

Location Plan received 14.06.2019

Proposed Barn Elevations and Floor Plan 280319/2 received 22.11.2019

Hard and Soft Landscaping 280319/3 received 14.06.2019

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and 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

Stephen Hunt

Head of Planning and Development Management