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Stephen Hunt Head of Planning and Development Management

North Dalton Parish Council

Date: 5 September 2019

Our Ref: 19/02033/VAR

Your Ref:

Case Officer: Mr Peter Robinson

Telephone: (01482) 393720

Dear North Dalton Parish Council

TOWN & COUNTRY PLANNING ACT 1990

Proposal:	Variation of Condition 8 (Landscaping Scheme) of planning permission 18/00208/VAR - Reconstruction and alterations to existing agricultural building to form a dwelling (plot 1) and conversion of existing agricultural building to form a dwelling (plot 2) - to allow for a 2m high wall on the southern boundary
Location:	Caleys Barn Main Street North Dalton East Riding Of Yorkshire YO25 9XA
Applicant:	Mr & Mrs D A 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. In the event that contamination is found at any time when carrying out the approved development 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 the 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 the 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.

2. The development hereby approved shall not be first occupied until the works for the disposal of foul water to the public foul sewer and surface water to soakaway systems

have been provided on site in accordance with the submitted plans. Any variation to these details shall only be undertaken with the written permission of the Local Planning Authority.

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

3. The development hereby permitted shall be implemented in strict accordance with the mitigation and avoidance measures to avoid impacts on birds and bats as set out in Section H (Conclusions and Recommendation) of the Environmental Assessment (Buildings at Dalton House, North Dalton, Julian Hall Environmental Resource Management, July 2014) submitted with the application in all respects and 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 2010.

4. No development shall take place between October and March inclusive in any year unless and until a Hibernation Survey for the presence of any bat species at the site has been carried out, submitted to and approved in writing by the Local Planning Authority. The survey shall be carried out by a suitably qualified person. If evidence of bats is found, then the report shall include provisions for the timing of the approved works, measures for the protection of bats during the development and arrangements for the retention of existing or provision of alternative roost spaces.

This condition is imposed to protect species of conservation concern and comply with the requirements of the Habitats Regulations.

5. Should more than 12 months pass from the date of the submitted Environmental Assessment before development commences on site, a new bats and nesting birds survey of the entire site (to include all buildings) shall be undertaken, submitted, and approved in writing by the Local Planning Authority. The survey should determine the presence or absence of protected species and should be conducted by a suitably qualified ecologist. The development shall only take place in accordance with the recommendations and mitigation measures contained within the approved ecological survey.

This condition is imposed in the interests of ecology and to ensure that protected species would not be harmed by the re-development of this site.

6. One bat box such as Schwegler 2F, 1FQ or 1FW bat boxes (or direct woodcrete equivalent) and one artificial nest for small birds such as Schwegler 1FB bird box, 2H robin box, Schwegler bird houses or sparrow terraces (or direct woodcrete equivalents of the above) shall be erected on the site in accordance with the manufactures

recommendations, prior to first use of the building hereby permitted and shall be retained for the lifetime of the development.

This condition is imposed in order to secure biodiversity enhancements within the development to comply with the National Planning Policy Framework (NPPF) and the Natural Environment and Rural Communities Act (NERC) 2006.

7. No dwelling shall be occupied until the vehicular access has been provided in accordance with the approved details, and space has been laid out within the curtilage of that dwelling for motor cars to be parked and to enable vehicles to turn so that they may enter and leave the site in forward gear. Provision shall thereafter be retained for the parking and turning of these motor cars.

This condition is imposed in order to ensure satisfactory vehicular access and to ensure that reasonable and adequate space is provided within residential curtilages to meet normal parking demands and avoid the need for vehicles to park on the highway where they could adversely affect the safety of other highway users.

8. The hard and soft landscaping shall be carried out in accordance with the details as shown on Drawing No. 993/04 Rev B received 16.06.2019

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.

9. The external joinery details shall be carried out in accordance with the details shown on Drawing No. 993/06, 993/07 and 993/09 received 03.08.15.

This condition is imposed because it is considered that the use of inappropriate details would be harmful to the character and appearance of these buildings which are considered to be undesignated heritage assets, and the appearance of the area, and the Planning Authority therefore needs to retain a measure of control.

10. The guttering to the development hereby permitted shall be fixed to the external walls of the building and no fascia boarding shall be used unless otherwise agreed in writing by the Local Planning Authority.

This condition is imposed in order for details to reflect the character and appearance of the existing buildings.

11. The rainwater goods utilised in the development hereby permitted shall be metal and coloured black and thereafter so maintained unless otherwise agreed in writing with the Local Planning Authority.

This condition is imposed in order for details to reflect the character and appearance of

the existing buildings.

12. The roof lights used in the development hereby approved shall be centre pivot Velux conservation style roof lights as detailed in the correspondence received 14.09.15. The roof lights shall be installed in accordance with the approved details and thereafter so maintained.

This condition is imposed in order for details to reflect the character and appearance of the existing building and that of the surrounding area.

13. Notwithstanding the provisions of Class A, B, C and E of Part 1 and Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the dwellings hereby permitted shall not be altered through the installation of additional window or door openings, nor extended, nor shall any free standing buildings or walls/fences be constructed within their curtilages unless otherwise agreed in writing by the Local Planning Authority.

This condition is imposed in the interests of the visual amenities of the area, to retain the rural character of the buildings, and the residential amenities of neighbouring occupiers.

14. The first-floor window on the eastern elevation of the dwelling on plot 1 serving bedroom 1, and the sections that are below 1.7 metres above the internal first-floor level of the first-floor window to dressing room of the master bedroom on the north elevation of the dwelling in plot 1 shall be fixed (non-opening) and installed with obscure glazing before the development hereby permitted is first brought into use and shall not be removed without the prior express consent in writing of the Local Planning Authority. (Replacement of the glass with glass of an identical type would not necessitate the Council being notified.)

This condition is imposed because the Local Planning Authority consider that if plain glass and opening windows were to be used in this location, the amenities of the adjacent dwelling(s) would be adversely affected due to overlooking.

NB. Obscure glazing to satisfy this condition should be a minimum of Pilkington Privacy Level 3 or equivalent.

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

3260/1 - Location plan (received 31.03.2015)
993/01 Rev B - Plot 1 floorplans (received 27.06.2016)
993/04 - Proposed site plan (received 31.03.2015)
993/12 - Plot 1 and Garage as built (received 16.01.2018)

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

A handwritten signature in black ink that reads "Stephen Hunt". The signature is written in a cursive style with a long horizontal stroke at the end.

Head of Planning and Development Management