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Stephen Hunt Head of Planning and Development Management

Preston Parish Council  
The Parish Office  
Preston Community Hall  
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PRESTON  
East Riding Of Yorkshire  
HU12 8SA

**Date:** 9 June 2020  
**Our Ref:** 18/03925/PLF  
**Your Ref:** PP-07459251  
**Case Officer:** Mr Tim Williams  
**Telephone:** (01482) 393731

Dear Preston Parish Council

## TOWN & COUNTRY PLANNING ACT 1990

<b>Proposal:</b>	Erection of 9 dwellings, garages and construction of access road (ADDITIONAL INFORMATION)
<b>Location:</b>	Land East And South Of Abbey House Abbey Lane Preston East Riding Of Yorkshire HU12 8TA
<b>Applicant:</b>	Hurd Homes and Development

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. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The scheme shall provide for:

- i) the proper identification and evaluation of the extent, character and significance of archaeological remains within the application area
- ii) an assessment of the impact of the proposed development on the archaeological remains

- iii) The programme for post investigation assessment and proposals for the preservation in situ, or for the investigation, recording and recovery of archaeological remains and the publishing of the findings, it being understood that there shall be a presumption in favour of their preservation in situ wherever feasible.
- iv) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- v) Provision to be made for archive deposition of the analysis and records of the site investigation
- vi) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

No demolition/development shall take place other than in accordance with the approved Written Scheme of Investigation.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

This pre-commencement condition is imposed in accordance with policy ENV3 of the East Riding Local Plan in order to provide a reasonable opportunity to record the history of the site which site lies within an area of archaeological interest within the medieval settlement of Preston, in an area where previous archaeological work has identified evidence of medieval buildings.

3. No development shall take place until full details of the works for the disposal of foul and surface water from the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall then be first occupied until the drainage works have been carried out and thereafter retained and maintained in accordance with these approved details.

This pre-commencement condition is imposed in accordance with policies ENV1 and ENV6 of the East Riding Local Plan in order to ensure that a complete and operational drainage system is installed prior to any building being occupied so 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 flooding to the site and surrounding area.

4. With the exception of the road and footpath, no building or other obstruction including landscape features shall be located over or within 3 (three) metres either side of the centre line of the public rising main i.e. a protected strip width of 6 (six) metres, that crosses the site, as shown on the approved site layout plan drawing. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

This condition is imposed in accordance with policies ENV1 and ENV6 of the East Riding Local Plan in order to allow sufficient access for maintenance and repair work to the rising main at all times.

5. 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 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 in accordance with policies ENV1 and ENV6 of the East Riding Local Plan 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.

6. No development shall take place on the site until an appropriate Construction Emissions Management Plan (CEMP) to address the environmental impact during the development of all phases of the site shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall identify the steps and procedures that will be implemented to minimise the creation and impact of air pollution and dust resulting from the site preparation, groundwork and construction phases of the development. Appropriate measures such as the use of agreed routes to and from site during the construction works and allocating arrival times for construction vehicles and suppliers shall be considered along with setting minimum emission standards for construction vehicles operating on, and those delivering to, the site. Development shall then be carried out in accordance with the agreed CEMP.

This pre-commencement condition is imposed in accordance with policies ENV1 and ENV6 of the East Riding Local Plan to prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of pollution.

7. No development shall take place unless in strict accordance with all of the recommendations for mitigation to safeguard protected species as set out in Section 4 of the Preliminary Ecological Appraisal Report (Curtis Ecology, June 2017) as submitted with the application in all respects.

This condition is imposed in accordance with policies ENV1 and ENV4 of the East Riding Local Plan 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.

8. No development shall take place above damp-proof level until a Wildlife Enhancement Plan (WEP) has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include but not be restricted to the enhancement prescriptions set out in 4.3.2 (bat boxes) and section 4.3.4 (bird boxes) of the Preliminary Ecological Appraisal Report (Curtis Ecology, June 2017). The WEP shall provide full details of the biodiversity enhancement measures, a detailed plan that shows specific locations of the features, and a timetable for implementation. The scheme shall be implemented in accordance with the approved details and timetable.

This condition is imposed in accordance with policies ENV1 and ENV4 of the East Riding Local Plan in the interests of improving habitats, biodiversity and the nature conservation value of the site and its surroundings to comply with the National Planning Policy Framework (NPPF) and the Natural Environment and Rural Communities Act (NERC) 2006.

9. Notwithstanding any details shown on the submitted plans and forms, no development shall take place above damp proof level until details of the materials to be used in the construction of the external surfaces of the walls, roof, windows, boundary treatments and areas of hardstanding for the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

This condition is imposed in accordance with policies ENV1, ENV2 and ENV3 of the East Riding Local Plan and because 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.

10. No development shall take place until details of the layout, drainage, construction, services and lighting of the proposed residential streets within the site as shown on the submitted plans, including the junction with Abbey Lane have been submitted to and approved in writing by the Planning Authority. The development shall not be first occupied until the works required to complete the approved details have been completed.

This pre-commencement condition is imposed in accordance with policies ENV1 and EC4 of the East Riding Local Plan in order to secure the provision of a development constructed to standards that will enable the infrastructure to be adopted as publicly maintainable highway, be constructed to the principles and initiatives of Manual for Streets, and to ensure that a safe access to the development is provided in the interest of road safety.

11. No dwelling on the site shall be occupied until the pedestrian access linking the site to the public right of way (Nun Lane) to the south of the site has been provided in accordance with the approved plans. Provision shall thereafter be retained for this pedestrian access to the development.

This condition is imposed in accordance with policies S8 and ENV1 of the East Riding Local Plan and policy PRES-A within the East Riding Local Plan Allocations Document to provide a pedestrian link through the site between Abbey Lane and the public right of way to improve local connectivity.

12. No dwelling on the site shall be occupied until that part of the street which provides access to it has been constructed and lit from the junction with the public highway in accordance with the approved plans, and thereafter retained in accordance with the approved details.

This condition is imposed in accordance with policies S8 and ENV1 of the East Riding Local Plan in order to secure the provision of an adequate access to occupied dwellings.

13. No development shall take place until the passing place on Abbey Lane has been provided in accordance with details on the approved plans. The passing place shall thereafter be retained.

This pre-commencement condition is imposed in accordance with policies S8 and ENV1 because it is considered that the existing public highway Abbey Lane is single lane width so passing bays/localized widening will assist with the movement of the additional traffic the development will generate together with the construction traffic.

14. No dwelling shall be occupied until the vehicular access to it from the new road has been provided and space has been laid out within the curtilage of that dwelling or the site for motorcars to be parked in accordance with the approved plans. Provision shall thereafter be retained for the parking of these motorcars and not used for any other purpose.

This condition is imposed in accordance with policies EC4 and ENV1 of the East Riding Local Plan in order to ensure satisfactory vehicular access and to ensure that reasonable and adequate space is provided within residential curtilages or the site 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.

15. No development shall take place until details showing the provision of temporary vehicle parking, loading, off-loading and manoeuvring facilities for the contractors carrying out building and construction works on the development have been submitted to and approved in writing by the Local Planning Authority, and no other building or construction works shall be commenced until the temporary vehicle parking, loading, off-loading and manoeuvring facilities have been provided and used by contractors in accordance with the approved details. The approved vehicle parking, loading, off-loading and manoeuvring facilities shall be retained and used by contractors during the construction of the buildings on the development.

This pre-commencement condition is imposed in accordance with policies ENV1 and EC4 of the East Riding Local Plan to secure adequate parking, servicing, manoeuvring, loading and off-loading facilities within the site during the construction period of the development for contractors' vehicles in the interest of road safety.

16. No development shall take place until wheel cleaning facilities have been provided within the curtilage of the site in accordance with details which have been submitted to and approved in writing by the Local Planning Authority and this facility shall be retained and used by vehicles leaving the site for the duration of the construction works.

This pre-commencement condition is imposed in accordance with policy ENV1 of the East Riding Local Plan in order to assist in preventing detritus and other material being deposited on the publicly maintainable highway to the detriment of other road users.

17. No development shall take place above damp proof course level until a noise survey has been conducted to determine noise levels at the site from the nearby commercial enterprise of Cranswick Country Foods to the west. The results of the noise survey shall be submitted to and approved in writing by the Local Planning Authority along with proposals for a sound insulation scheme and measures to bring internal and external noise levels within the proposed dwellings to an acceptable level if noise levels are found to be of a level where disturbance to future occupants would be likely. The development shall then be carried out in accordance with any agreed mitigation measures which shall thereafter be retained.

This pre-commencement condition is imposed in accordance with policy ENV1 of the East Riding Local Plan in the interests of the residential amenities of future occupants of the development.

18. No development shall commence until details of the proposed floor levels of the dwellings in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

This pre-commencement condition is imposed in accordance with policy ENV1 and ENV6 of the East Riding Local Plan and to ensure that there is a satisfactory relationship between the proposed development and existing properties/surroundings and avoid a potential conflict with existing residential amenities/privacy. Ground levels are required to ensure that neighbouring properties are not adversely affected by difference in levels and surface water run-off.

19. Notwithstanding the submitted details, no development above damp course level shall take place on site until full details of both hard and soft landscape works for the whole site together with a programme of implementation have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved prior to the occupation of any part of the development or as detailed within the

programme of implementation. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

The landscaping scheme should include:

- o Indications of all existing trees and hedgerows on land including species, spread and maturity
- o Details of any retained trees together with measures for their protection during the course of the development
- o Planting plans to also include additional landscape buffer planting to the western and southern borders of the site
- o Written specifications (including cultivation and other operations associated with plant and grass establishment
- o Schedules of plants, noting species, plant sizes and proposed numbers / densities
- o A scheme for the future maintenance of the areas not included within private curtilages.

This pre-commencement condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and 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. The existing trees and hedgerows around and adjacent to the site also contribute positively to the character and appearance of the area and provide habitat opportunities for wildlife. It is therefore important that they are retained within the development. Additional planting is required to the western and southern boundaries of the site to soften the visual impact of the development and help integrate it into the surrounding area, and to provide a buffer to commercial development further to the west, as required under policy PRES-A within the East Riding Local Plan Allocations Document.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Class B (additions to the roof) shall take place on the dwellings hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

This condition is imposed in accordance with policies ENV1 and ENV3 of the East Riding Local Plan and in the interests of the amenity of the area and the setting of heritage assets, and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

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

018/078/lp - Location plan - received 30.11.2018  
018/078/TS - Topographical survey - received 30.11.2018  
018/078/SL/B - Site layout - received 03.10.2019  
018/078/BT717 - B717 house type - received 30.11.2018  
018/078/BT804H - House type B717 handed - received 11.01.2019  
018/078/BT804 - House type 804 - received 11.01.2019  
018/078/BT804H - House type B804 handed - 11.01.2019  
018/078/BT1032 - House type B1032 - received 30.11.2018  
018/078/GD1 - Single and double garage - received 06.12.2018  
018/078/GD2 - Double single garage - received 06.12.2018  
1800-102 - Overview of proposals (passing place) - received 22.04.2020  
1800-103 - Proposed construction (passing place) - received 22.04.2020  
1800-104 - Proposed kerbing (passing place) - received 22.04.2020  
1800-105 - Construction and typical details (passing place) - received 22.04.2020  
1800-106 - Vehicle tracking (passing place) - received 22.04.2020

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan 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, appearing to read "Stephen Hunt". The signature is written in a cursive, slightly slanted style.

Head of Planning and Development Management