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Stephen Hunt Head of Planning and Development Management

Woodmansey Parish Council
Juniper Cottage,
Millington,
East Riding Of Yorkshire,
YO42 1TX

Date: 21 May 2018
Our Ref: 17/02647/STPLF
Your Ref: PP-06277216
Case Officer: Mr Matthew Sunman
Telephone: (01482) 393735

Dear Woodmansey Parish Council

TOWN & COUNTRY PLANNING ACT 1990

Proposal:	Change of use of land for the siting of 127 caravans for holiday use with associated access roads and landscaping (REVISED FLOOD RISK ASSESSMENT)
Location:	Lakeminster Park Hull Road Woodmansey East Riding Of Yorkshire HU17 0TA
Applicant:	Lakeminster Park Limited

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

Drawing No	Description	Date Received
FLA10-57-001 Rev B	Location Plan	22.09.2017
C401-1	Existing Site Layout Plan	02.10.2017
C401-2 Rev 1	Proposed Site Layout Plan	27.03.2018

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.

3. The caravans on the site shall be occupied for holiday purposes only and no caravan shall be occupied on a permanent basis.

This condition is imposed in the interests of restricting the use of the accommodation to a temporary holiday use only. The Council acknowledges that these sites fulfil an important social function by providing holiday accommodation. It also acknowledges that tourism has an important part to play in the economy of the area and that these sites are important in this respect. However, these considerations must be set against policies S1, S2, S3 and S4 of the East Riding Local Plan which seek to restrict residential development in the open countryside to that which is essential in order to protect the countryside for its own sake, to avoid placing demands on services, and in the interests of sustainability. The demands of permanent residents for services are greater than those of holiday makers and the use of the site as a permanent residential site would therefore place a greater burden on services. In addition, if the site were to be used as permanent residential accommodation, additional land would have to be used in order to meet the needs of tourism, resulting in the likely loss of productive agricultural land and spoiling the appearance of the open countryside.

4. The caravans shall not be occupied as a person's sole or main place of residence.

This condition is imposed in the interests of restricting the use of the accommodation to a temporary holiday use only. The Council acknowledges that these sites fulfil an important social function by providing holiday accommodation. It also acknowledges that tourism has an important part to play in the economy of the area and that these sites are important in this respect. However, these considerations must be set against policies S1, S2, S3 and S4 of the East Riding Local Plan which seek to restrict residential development in the open countryside to that which is essential in order to protect the countryside for its own sake, to avoid placing demands on services, and in the interests of sustainability. The demands of permanent residents for services are greater than those of holiday makers and the use of the site as a permanent residential site would therefore place a greater burden on services. In addition, if the site were to be used as permanent residential accommodation, additional land would have to be used in order to meet the needs of tourism, resulting in the likely loss of productive agricultural land and spoiling the appearance of the open countryside.

5. The site owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Authority.

This condition is imposed in the interests of restricting the use of the holiday cottages to a temporary holiday use only. The Council acknowledges that these sites fulfil an important social function by providing holiday accommodation. It also acknowledges that tourism has an important part to play in the economy of the area and that these sites are important in this respect. However, these considerations must be set against policies S1, S2, S3 and S4 of the East Riding Local Plan which seek to restrict residential development in the open countryside to that which is essential in order to protect the

countryside for its own sake, to avoid placing demands on services, and in the interests of sustainability. The demands of permanent residents for services are greater than those of holiday makers and the use of the site as a permanent residential site would therefore place a greater burden on services. In addition, if the site were to be used as permanent residential accommodation, additional land would have to be used in order to meet the needs of tourism, resulting in the likely loss of productive agricultural land and spoiling the appearance of the open countryside.

6. Prior to commencement of the development, an intrusive investigation and risk assessment of land contamination shall be completed by competent persons and a report of the findings submitted to and approved in writing by the local planning authority. This shall include the results of sampling and monitoring to assess the thickness and suitability of soil cover in landscaped areas, and further assessment of the risks from ground gas. Where unacceptable risks are identified, an appropriate scheme of remediation to make the site suitable for the intended use must also be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed scheme, and appropriate written verification submitted to and approved in writing by the local planning authority. If during further development works any contamination is encountered which was not previously identified, the local planning authority shall be notified immediately.

This pre-commencement 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.

7. No development shall take place on site until a scheme for the discharge of surface water from the site, incorporating a sustainable drainage system and associated management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul and surface water drainage have been constructed in accordance with the approved scheme, and shall be managed and maintained in accordance with the approved plan.

This pre-commencement condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and to prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal.

8. No development 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 may be otherwise agreed in writing by the Local Planning Authority. 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.

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.

9. No development shall take place on the site until details of any above/below ground services have been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or of any Order revoking and re-enacting or amending that Order with or without modification), no services shall be dug or laid into the ground other than in accordance with the approved details.

This pre-commencement condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and to enable the Local Planning Authority to have an opportunity to consider the effects of serviced on the appearance of the area, tree root systems and overhanging trees.

10. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use, or occupation of the final dwelling on the site to be occupied.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard (3998 Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size, species and maturity, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

This condition is imposed as the Council is under a statutory obligation when considering planning applications to consider whether it is necessary to take steps to preserve existing trees. There are trees within or near the site and these contribute to the character and appearance of the area. If these trees are to be retained it is important that they are protected from accidental damage during construction work. It is considered that the above details are required in accordance with policy ENV1 of the East Riding Local Plan and are necessary to enable the Council to consider the effect of the proposed development on these trees.

11. No development shall take place on site (including site clearance works and any other preparatory works) until the trees shown for retention in the arboricultural statement reference CW/8819-as1 dated 20 February 2018 have been protected by protective fencing. The protective fencing shall be maintained during the whole period of site excavation and construction.

The area within the protective fencing shall remain undisturbed during the course of the works, and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials, vehicles or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed;
4. No materials or waste shall be burnt or liquid disposed of; and.
5. No excavation of services, without the prior written consent of the Local Planning Authority.

This pre-commencement condition is imposed because the Council is under a statutory obligation when considering planning applications to consider whether it is necessary to take steps to preserve existing trees. There are existing trees within or in the vicinity of the site and these contribute to the character and appearance of the area. It is considered that the above details are required in accordance with policy ENV1 of the East Riding Local Plan as it is important that they are protected from damage before, during and after construction works.

The Council expects that the fencing should comprise a vertical and horizontal framework of scaffolding or post and rail fencing, to a height of 1.5 metres, well braced to resist impacts and supporting either cleft chestnut pale or chain link fencing and sited at a minimum distance from the tree equivalent to the crown spread.

12. There shall be no storage of any materials including soil adjacent to the bank top of the watercourse and no development, including building, filling, tree planting, or any other permeant obstruction, located over or within 6 metres measured from either outside edge of the pipe forming a culverted watercourse.

This condition is imposed to prevent the watercourse from becoming blocked by debris stockpiles or bank slipping due to increased loading of the bank and to prevent damage and ensure access to the culvert for maintenance purposes.

13. A permanent 4 metre wide undeveloped strip shall be made across the site adjacent to Beverley Parks Sewer New Cut.

This condition is imposed to allow access to the watercourse for maintenance purposes.

14. The development shall be carried out in accordance with the details shown on the submitted Flood Risk Assessment w3071-130509-FRA prepared by Waterco Consultants (report May 2013), unless otherwise agreed in writing with the Local Planning Authority.

This condition is imposed in the interests of satisfactory and sustainable drainage.

15. The development shall be carried out in accordance with the details contained in the Extended Phase 1 Habitat Survey (Rachel Hacking Ecology, December 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. Any variation thereto shall be agreed in writing by the local planning authority before such change is made.

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

16. All of the caravans that are hereby approved to be sited on the site shall fall within the definition of a caravan under Section 29(1) of the Caravan Sites and Control of Development Act 1960 as amended in 1968 and 2006 (or of any Act revoking and re-enacting or amending that Act with or without modification).

This condition is imposed to ensure the caravans remain temporary structures and fall within the definition of a caravan.

17. The development hereby permitted shall not be commenced until a site specific flood warning and evacuation plan has been submitted to, and approved in writing by, the Local Planning Authority.

This pre-commencement condition is imposed to meet the requirements of the Planning Practice Guidance to the National Planning Policy Framework.

18. No raising of ground levels shall take place within Flood Zone 3, as shown on the Environment Agency Flood Map for Planning.

This condition is imposed to ensure that flood risk elsewhere is not increased.

19. Finished floor levels shall be set at a minimum level of 3.396m AOD or 150mm above adjacent ground level (whichever is higher) as recommended on page 12 of the flood risk assessment.

This condition is imposed to minimise risk of flooding to future occupants.

20. All mobile homes shall be anchored to the ground using appropriate fixings.

This condition is imposed to minimise the risk of flooding to future occupants and reduce the risk of increase risk elsewhere.

21. Electrics served shall be from a supply above 3.72m AOD.

This condition is imposed to minimise the risk of flooding to future occupants.

Please inform me if you require further details or an explanation of this decision.

Yours sincerely



Head of Planning and Development Management

