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Stephen Hunt Director of Planning and Development Management

Middleton On The Wolds Parish Council  
The Grange  
Main Street  
Thwing  
East Riding Of Yorkshire  
YO25 3DY

**Your ref:**  
**Our ref:** 22/04056/PLF  
**Enquiries to:** Mrs Mandy Cooper  
**E-mail:** mandy.cooper@eastriding.gov.uk  
**Telephone:** (01482) 3901482 393838  
**Date:** 27 July 2023

Dear Middleton On The Wolds Parish Council

**TOWN & COUNTRY PLANNING ACT 1990**

<b>Proposal:</b>	Change of use of agricultural land for the construction of of 5 holiday lodges, construction of vehicular access, works to existing access track, and associated landscaping
<b>Location:</b>	Land South West Of Eastfield Farm Lund Road Middleton On The Wolds East Riding Of Yorkshire YO25 9TR
<b>Applicant:</b>	Mr And Mrs Tatlock

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:

21042/001 V02 - Location Plan and Existing Block Plan as received on 10.01.2023  
01 - Location Plan (Wider area) as received on 10.01.2023  
21042/030 V02 - Proposed Site access Plans as received on 10.01.2023  
21042/010 REV V04 - Proposed Block Plan as received on 24.03.2023  
21042/011 REV V04 - Proposed Site Plan as received on 24.03.2023  
21042/020 REV V04 - Proposed Site Elevations as received on 24.03.2023  
21042/021 REV V04 - PROPOSED CABIN - Elevations, Floor Plan & Roof Plan as received on 24.03.2023

Alan Menzies  
Executive Director of Planning and Economic Regeneration

This condition is imposed in accordance with policies 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. Prior to the 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 WEP shall be compiled by a suitably qualified ecologist and include:

- o A timetable for implementation;
- o A detailed plan showing the locations and specification of the enhancement measures;
- o The enhancement measures outlined in the Proposed Site Plan (21042/011 V04, id architecture), Proposed Block Plan (21042/010 V04, id architecture) and section 1.11 of the Design and Access Statement.
- o Detailed landscape proposals to incorporate the habitats proposed in the Proposed Site Plan (21042/011 V04, id architecture) and Proposed Block Plan (21042/010 V04, id architecture) with wildlife friendly landscaping throughout the site utilising appropriate native species of local provenance wherever possible.
- o A 25% bird box to building ratio;
- o A 25% bat box/tube to building ratio;
- o Details of the means of enclosure to demonstrate that boundary treatments will not result in a loss of habitat connectivity through the development, by creating hedgehog highways which provide holes under boundary features for hedgehogs to pass through;
- o Hedgehog friendly garden features including hedgehog houses which should be positioned round the site within hedge bases;
- o Insect boxes, log piles and habitat piles to increase the habitat for local biodiversity.

The development shall be carried out in accordance with the approved details and the enhancement measures thereafter retained unless otherwise agreed in writing by the Local Authority.

This condition is imposed to comply with the National Planning Policy Framework (NPPF), the Natural Environment and Rural Communities Act (NERC) 2006 and ERLP Strategy Document policy ENV4.

4. The widening of the existing access and construction of the proposed access track shall not result in the removal of any part of the hedgerow of trees, unless a detailed Ecological Appraisal has been submitted and approved in writing by the Local Planning Authority prior to the works taking place. Any development shall be carried out in accordance with the approved Ecological Appraisal thereafter.

This condition is imposed to ensure that the development proposal does not have an adverse impact in terms of local ecology, as required by policy ENV4 of the East Riding Local Plan.

5. Notwithstanding any details shown on the submitted plans and forms, no development shall take place until full details of the colour and materials to be used in the construction of the external surfaces of the lodges (walls, roof, windows, doors and flues) hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

This condition is imposed in accordance with policies ENV1 and ENV2 of the East Riding Local Plan and because it is considered that the use of inappropriate materials could be harmful to the character of the area and that the Council therefore needs to retain a measure of control.

6. No development shall take place on site until a scheme for the discharge of foul and 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/brought into use until foul and surface water drainage has been constructed in accordance with the approved scheme and shall be managed and maintained in accordance with the approved details.

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 foul and surface water disposal.

7. The holiday lodges shall not be occupied until the vehicular access from Kilnwick Road (referred to as Wilfholme Road on application plans) been widened and improved and the access road provided in accordance with the details hereby approved (Ref plans Proposed Site Access (Dwg. No. 21042/030 Rev V02) and Existing Location and Block Plan (Dwg. No. 21042/001 Rev V02) and also that space has been laid out for the parking of at least 1 car for each of the lodges and to enable vehicles to turn so that they may enter and leave the site in forward gear in accordance with the details hereby approved (Ref plans Proposed Block Plan (Dwg. No. 21042/010 Rev V03 Proposed Site Plan (Dwg. No. 21042/011 Rev V03)). The vehicle access, parking and turning facilities shall thereafter be retained.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and in order to secure satisfactory access to the proposed development in the interests of road safety and to ensure that reasonable and adequate space is provided for each lodge 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 and to allow them to enter and leave the highway in a forward gear, thus minimising the risk to other road users.

8. Any gates to the vehicular access off Kilnwick Road shall be set back a minimum distance of 6 metres from the highway boundary.

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting or amending that Order with or without modification), no vehicular or pedestrian access or egress shall be made either directly, or through Eastfield Farm, off the B1248 (Lund Road).

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

10. Development shall be carried out in accordance with the approved written scheme of investigation (Titled: Land Southwest of Eastfield Farm, Lund Road, Middleton on the Wolds, East Riding of Yorkshire: Written scheme of investigation for archaeological observation, investigation and recording (watching brief); Site Code: WB2023.004; dated: 21/03/2023) that has been submitted with the application.

This condition is imposed in accordance with policy ENV3 of the East Riding Local Plan and the relevant guidance within the National Planning Policy Framework.

11. There shall be no installation of external lighting unless otherwise approved in writing by the Local Planning Authority. The lighting scheme shall specify the design and location of all external permanent lighting units and the measures to be taken to minimise glare and light

spillage from the site. The development shall be carried out in accordance with the approved scheme.

This condition is imposed in accordance with policies ENV1, ENV4, ENV5 and ENV6 of the East Riding Local Plan in the interests of protecting and enhancing biodiversity and in the interest of the visual amenities of the area and in order to ensure there would not be unacceptable light pollution within the dark night-time rural landscape or to neighbouring properties.

12. All soft landscaping comprised in the approved plans shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

This 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.

13. The Lodges hereby permitted shall be used as a holiday let/accommodation occupied for holiday purposes only and shall not be occupied on a permanent basis.

This condition is imposed in accordance with policies S3 and ENV1 of the East Riding Local Plan and in the interests of restricting this element of 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, in this case although the use of the structure for holiday purposes can be deemed to be a sustainable form of use, this has to be balanced against the impact that such a use may have upon surrounding visual and residential amenity. The accommodation is sited in a position where the Local Planning Authority, having regard to the character of the area, reasonable standards of residential amenity, access, and other planning policies pertaining to the area, would not permit a wholly separate dwelling.

14. The Lodges hereby permitted shall not be occupied as a person's sole, or main place of residence.

This condition is imposed in the interests of restricting this element of 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, in this case although the use of the structure for holiday purposes can be deemed to be a sustainable form of use, this has to be balanced against the impact that such a use may have upon surrounding visual and residential amenity. The accommodation is sited in a position where the Local Planning Authority, having regard to the character of the area, reasonable standards of residential amenity, access, and other planning policies pertaining to the area, would not permit a wholly separate dwelling.

15. The site owners/operators shall maintain an up-to-date register of the names of all owners and occupiers of the Lodges hereby permitted when it is used as a holiday let, and of their main

home addresses, and shall make this information available at all reasonable times to the Local Authority.

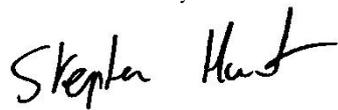
This condition is imposed in the interests of ensuring the use of the lodges is restricted to a temporary holiday use only.

16. The holiday site hereby permitted shall only be operated by a person/persons occupying the adjacent dwelling known as Eastfield Farm, Lund Road, Middleton on the Wolds, YO25 9TR.

This condition is imposed in accordance with policies S4, ENV1, EC2 and ENV6 of the East Riding Local Plan in the interests of residential amenity due to the close relationship between this dwelling and the development.

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 of the name.

Stephen Hunt MRTPI  
Director of Planning and Development Management