

ETTON PARISH COUNCIL

<p>Chair: John Holmes, Whitehouse Barn, Main Street, Etton East Riding of Yorkshire HU17 7PG Telephone: 01430 810797 Email: holmesja@btinternet.com</p>	<p>Clerk: Alan Bravey, 3 Ruskin Way, Brough, East Riding of Yorkshire HU15 1GW Telephone: 01482 662292 Email: ettonpc@outlook.com</p>
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21st November 2019

To: All Members of the Parish Council

Dear Councillor,

I hereby give notice that a special meeting of Etton Parish Council will take place at **7:00pm, MONDAY, 25th November 2019** in the Village Hall, Main Street, Etton, HU17 7PG. The Agenda is as set out below.

Members of the public and press are welcome to attend and may raise issues with the Council in the Public Participation period, which will take place before the meeting starts.

Yours sincerely



Clerk to the Parish Council

AGENDA

Public Participation - To receive any questions / issues from the public

1. To receive any apologies for absence.
2. To record declarations of pecuniary and non-pecuniary interests by any member of the Council in respect of the agenda items below.
3. To receive and sign the Minutes of the Parish Council Meeting, held on Monday 11 November 2019, as a true and correct record.
4. To consider planning application 19/03765/PLF, Erection of a detached dwelling, land East of 40 Main Street, Etton.

ETTON PARISH COUNCIL

11 November 2019

PRESENT: Councillors Holmes (Chair), Armstrong, Bell, Gibbs, Widd, Wright and Yeo.

Ward Councillors Beaumont and Greenwood.

Apologies were submitted from Councillor Sleight

Clerk: Alan Bravey.

There were 6 members of the public present.

The meeting was held at the Village Hall, Etton.

Public Questions

A resident asked for clarification on a planning matter. A resident asked for improved signage as the existing white finger post sign directing to Etton from the B1248 was very difficult to see in the dark. A resident asked that the plaque at the War Memorial be updated to reflect all Etton residents who service in the forces during World War 2.

80/19 DECLARATIONS OF INTEREST – There were no declarations made.

81/19 MINUTES OF PREVIOUS MEETING – Resolved – that the minutes on the meeting held on the 9th September should be approved as a correct record and signed by the Chairman.

82/19 MAIN STREET HOUSING DEVELOPMENT PROPOSAL – This item was deferred to a future date.

83/19 WARD COUNCILLOR UPATE – Councillors Beaumont and Greenwood advised that they continued to speak to officers regarding the hazard on the B1248, but the officers remained of the view that there were no further works that could be undertaken at the junction. Cllr Holmes advised that residents would be encouraged to record near misses and collisions on a form on the Council's website. It was reported that the slip road into Etton had been resurfaced, and the meeting discussed the issue of people parking up on the slip road. ERYC officers had advised that further warnings or double yellow lines could not be installed, as this behaviour was considered as driver error and not controllable by additional measures.

84/19 CLERK UPDATE – ERYC had concluded its consultation on installing three new bus stops in the village. There had been objections to a new stop by the Light Dragoon, but no comments on Main Street outside the Village Hall or opposite 110 Main Street. Confirmation of next steps would shortly be put into writing to the Parish Council.

85/19 COUNCILLOR UPDATES – The Parish Council discussed the closure of the Light Dragoon and agreed to write the brewery underlining the importance of the pub to local village life. Councillor Armstrong asked when the recycling bins in the Light Dragoon Car Park would be removed, now that the recycling credit scheme had come to an end.

86/19 CORRESPONDENCE – Resolved – i) that the following correspondence should be received by the Council:

- a) CHCP, Offering free defibrillator training
- b) Humberside Police, Newsletter.

- c) Humberside Police, Information on Community Speedwatch Scheme
- d) ERYC, Jetting of drains on Cherry Burton Road completed
- e) ERYC, 5 year review of polling station locations.
- f) ERYC, Review of Town and Parish Council Allowances
- g) ERYC, Approval of Planning - Snilsworth Cottage, 93 Main Street, Etton
- h) ERYC, Unable to place signs/double yellows on the B1248 Etton slip road to prevent parking.
- i) ERYC, Approval of Planning for Erection of boundary wall, St Marys Lodge Main Street Etton
- j) ERYC, Inviting topics for Scrutiny Committee
- k) Bruno Peake, 75 Year VE Day Celebration – 8 May 2020
- l) Approval of Planning for Variation of Conditions, High Farm 113 Main Street Etton
- m) ERYC, Positive Activities Grant
- n) ERYC, Cabinet Newsletter

87/19 VILLAGE POND PROJECT– Councillor Gibbs advised that a pre-bid application had been submitted to the Heritage Lottery Fund for replacing the willow trees, planting flora, removing silt and installation of information boards and habitat areas at the pond. The bid had received positive feedback, with advice that the successful bids had to demonstrate community engagement, a significant heritage angle and the ability to deliver the project, usually through the appointment of a project manager. A meeting had been held to discuss the next steps, which would include a further leaflet drop to the village with drawings of the proposed scheme, which would be prepared by Councillor Stott, and wider promotion. Following this, a much more detailed application form would be submitted. It was also proposed to dig a test pit near to the pond to help determine the geology of the area and so judge the appropriate depth of silt removal.

Resolved – i) that thanks be given to the project group for its work to date ii) that the Parish Council endorse the project plan and approve funding for a test pit and similar activities to enable the project.

88/19 FLOOD RISK - Councillor Wright reported that residents had asked whether enough was being done to clear and maintain ditches and dykes at the West of the village, in order to channel rainfall and prevent water running down the road and into the village. The Chair advised that the Council had previously written to landowners but with little effect.

Resolved –that the Parish Council would write again to land owners.

89/19 INFORMING RESIDENTS OF PLANNING APPLICATIONS - Councillor Yeo commented that many residents were unaware of the planning applications submitted in the village because of the change in approach by East Riding of Yorkshire Council on advertising applications. ERYC used to write to all neighbours, but now just posted a single public notice, which could be easily missed.

Resolved –i) that Councillor Yeo and a community volunteer would receive a copy of all planning applications and promote as considered necessary ii) that all planning applications would be advertised on Facebook and that a newsletter article would invite residents to join a mailing list to receive applications.

90/19 VILLAGE CHRISTMAS TREE – Resolved – That Councillor Holmes should purchase a village Christmas Tree and seek support from Councillors and residents to collect and install.

91/19 NEWSLETTER DELIVER ROUTES – Resolved – That the updated newsletter distribution plan proposed by Councillor Holmes should be adopted.

92/19 ACCOUNTS FOR PAYMENT - Resolved – that the following accounts should be approved for payment:

Description
Alan Bravey, Salary November £53.96
Alan Bravey, Reimbursement of Defibrillator pads £74.28
HMRC, PAYE November£35.60
HMRC, PAYE December £35.60
Alan Bravey, Salary December £53.96
Etton Village Hall, Room Hire 2019/20 £99
Cartridge Save, Printer Ink – £125.18

93/19 FUTURE AGENDA ITEMS - The next meeting of the Parish Council would take place on the 13th January 2019 at 7:30 pm.

Signed: _____

Dated: _____



DESIGN & ACCESS STATEMENT

**In Support of a Full Planning Application for the erection of 1 no.
detached dwelling**

at

**Land adjacent to 40 Main Street
Etton
East Riding of Yorkshire,
HU17 7PQ**

NORTHERN PLANNERS

NOVEMBER 2019

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1 INTRODUCTION

This Design and Access Statement has been prepared in support of a full planning application for the erection of 1 no. detached dwelling on land adjacent to 40 Main Street, Etton. The purpose of this Statement is to set out the design aspects of the proposed development and explain how these were arrived at with reference to the site's features, the characteristics of its surroundings and the opportunities and constraints that these present along with other considerations.

This Statement should be read alongside the following design material, survey works and technical studies which have been prepared to inform the evolution of the scheme and meet the Council's local validation criteria:

-  Design and Access Statement;
-  Contaminated Land Screening Assessment Form;
-  Arboricultural Assessment;
-  Preliminary Ecological Appraisal;
-  Great Crested Newt eDNA survey;
-  Location Plan (ref:2819-3);
-  Proposed Site Plan, Elevations, Sections, Floorplan and Roofplan (ref: 2819-2);

2 ASSESSMENT OF SITE AND CONTEXT

The site to which this application relates is located along the northern edge of Etton village, along Main Street and covers approximately 0.1 hectares. Its location is illustrated on the Location Plan that accompanies the Planning Application.

The site currently forms part of the garden curtilage of the residential property of 40 Main Street which lies directly to the west. Photographs of the site are provided at Appendix A.

In addition to the residential property of no. 40, the site also lies adjacent to The Light Dragon Public House. Agricultural fields lie to the north of the site and access to the site is currently gained from Main Street to the south via the existing gated driveway to residential property of no. 40.

In planning terms, the site of the proposed dwelling lies within the development limits of Etton with the rear garden located outside the limits (see figure 1 below). Etton is identified as a 'Village' in East Riding's 2016 Local Plan Strategy Document where residential development, usually comprising a single dwelling, is supported where it does not detract from the character and appearance of the village.

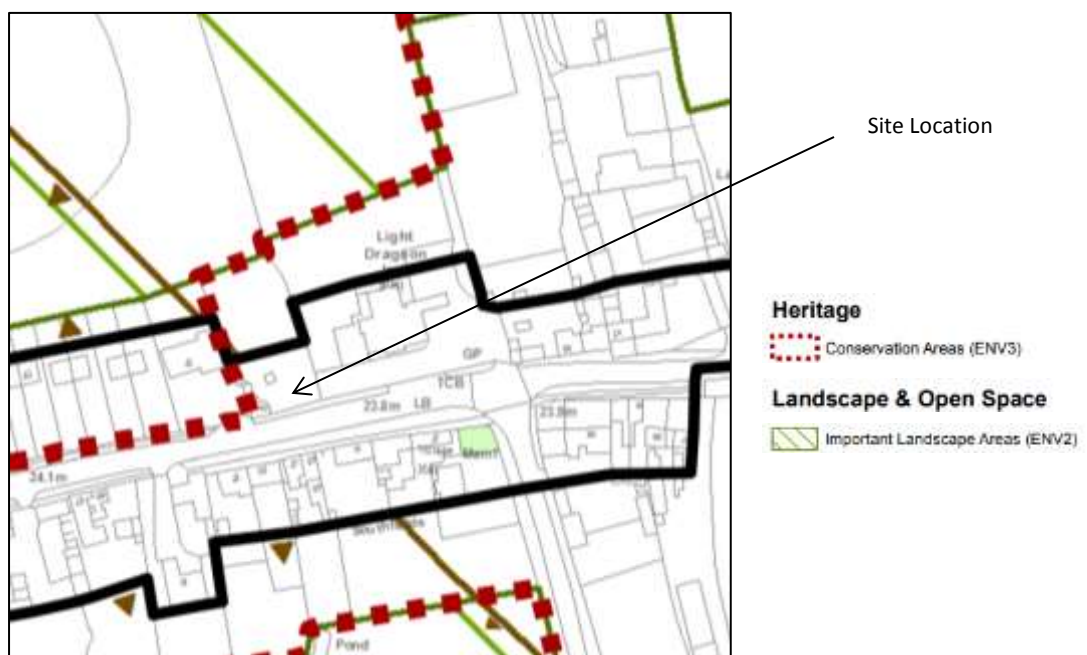


Figure 1: Extract from East Riding Local Plan Policies Map for Etton

The site also lies within Etton Conservation Area and adjacent to the Yorkshire Wolds Important Landscape Area. In addition to this, a Grade II Listed Building is located in relatively close proximity to the site (approximately 25m away to the south west on the southern side of Main Street). A number of other Listed Buildings are also located within Etton,

3 DESIGN PROCESS AND PRINCIPLES

The various assessments undertaken together with the feedback from pre-application enquiry (reference DC/19/10752/PREP), have revealed the site's various constraints and opportunities in design terms. Analysis of this information has guided the development of the following design principles for the full Planning Application proposals, reflected in the Proposed Site Plan, Elevational Drawings and other supporting material:

- ✚ respect the immediate residential surroundings in terms of building height, plot ratio and landscaping/boundary treatments;
- ✚ respect Etton Village in design terms, taking cognisance of its identified 2 distinct characters;
- ✚ access the Site from the Main Street;
- ✚ seek to maintain or enhance Site biodiversity as far as possible;
- ✚ ensure the new development does not cause unacceptable impacts on the amenity of occupants of adjacent residential properties;
- ✚ preserve or enhance the character or appearance of Etton Conservation Area, and;
- ✚ preserve and protect the special architectural / historic interest of the Grade II Listed Building (no. 57 Main Street) and its setting

4 DISCUSSION OF DESIGN SOLUTION

The Proposed Site Plan, Elevational Drawings and other supporting material illustrate the proposed dwelling in detail.

Use/Amount

The proposed dwelling falls within the C3 (dwellinghouse) use class and comprises approximately 130 square meters of internal floorspace.

Scale¹

The residential property is 1 ½ storeys with a ridge height of 7m. The property measures 8.7m in width (at its widest point) and 11.6m in length (at its longest point).

Layout²

The site design is straightforward with the residential property set back from the site frontage. 2 car parking spaces are provided to the rear of the property along with sufficient space for vehicles to turn around and leave the site in a forward gear.

Appearance³

The proposed dwelling is a reverse L shaped 1 ½ storey property and is constructed of reclaimed brick with timber windows and clay pantiles etc. The materials are traditional in nature and reflect the local vernacular and ensure that the dwelling compliments and corresponds to the local landscape.

Landscaping⁴

The vast majority of the mature trees on the site will be retained, including the fruit trees. This will help maintain a sense of enclosure to the site and help soften the overall visual impact of development. These areas will be managed and maintained to ensure that they continue to improve an attractive setting for this residential development.

¹ Under the 2015 Development Management Procedure Order (DMPO), “scale” except in the term ‘identified scale’, means the height, width and length of each building proposed within the development in relation to its surroundings.

² Under the 2015 DMPO, “layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

³ Under the 2015 DMPO, “appearance” means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

⁴ Under the 2015 DMPO, “landscaping”, in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

(a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks;

(d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and

(e) the provision of other amenity features.

Whilst the majority of the trees/hedging will be retained on site, there will be the loss of a small number of trees on the site – primarily along the eastern boundary⁵. A small section of the boundary hedge which fronts Main Street will also need to be removed in order to facilitate the proposed dwelling and its access/driveway

Access⁶

The site is currently accessed from the driveway of no. 40 via Main Street.

The proposed site plan illustrates that the existing access/driveway to no. 40 Main Street will remain but will be widened to 6m in order to provide a new access to the west of the proposed dwelling. 2 parking spaces will be provided in the curtilage of the dwelling and there will be sufficient space for vehicles to access and egress the site in a forward gear.

⁵ Annotated as group G17 in the Arboricultural Report submitted with the application.

⁶ Under the 2015 DMPO “access”, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made.

APPENDIX A: SITE PHOTOGRAPHS



Plate 1: Site frontage to Main Street



Plate 2: Application Site (looking north)

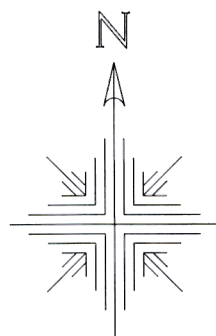
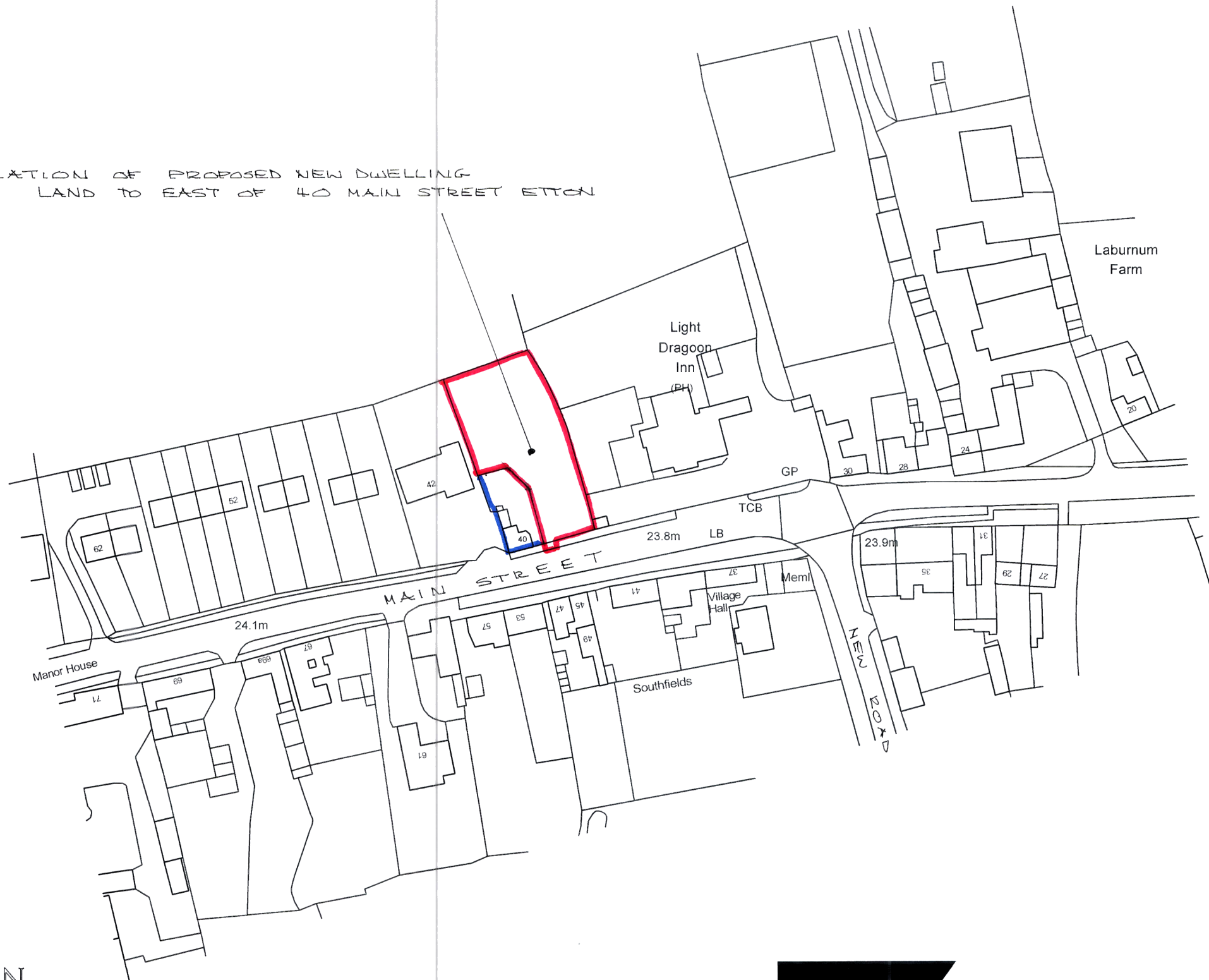


Plate 3: Application Site (looking north from southern boundary)



Plate 4: Application Site (facing south towards Main Street)

LOCATION OF PROPOSED NEW DWELLING
LAND TO EAST OF 40 MAIN STREET ETTON



Scale 1:1250 @ A3



P&N Design, Chartered Architectural Technologists
Unit 34b, Welton Business Park, Wiske Avenue,
Brough, East Yorkshire, HU15 1ZQ

Telephone (01482) 665531

email wilson@pandndesign.co.uk

Client: Mr Dorin

Date: 11/10/19

Project: Proposed New Dwelling

Scale: 1:1250 @ A3

Site: 40 Main St, Etton

Drg.No. 2819-3

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PLANNING & HERITAGE STATEMENT

**In Support of a Full Planning Application for the erection of 1 no.
detached dwelling**

at

**Land adjacent to 40 Main Street
Etton
East Riding of Yorkshire,
HU17 7PQ**

NORTHERN PLANNERS

NOVEMBER 2019

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APPENDIX A: PRE-APPLICATION ENQUIRY RESPONSE (5TH JULY 2019)

1 INTRODUCTION

This Statement has been prepared in support of a full planning application for the erection of 1 no. detached dwelling and on land adjacent to 40 Main Street, Etton. It explains the proposal and its merits in relation to the premises and material planning issues.

This Statement should be read alongside the following design material, survey works and technical studies which have been prepared to inform the evolution of the scheme and meet the Council's local validation criteria:

-  Design and Access Statement;
-  Contaminated Land Screening Assessment Form;
-  Arboricultural Assessment;
-  Preliminary Ecological Appraisal;
-  Great Crested Newt eDNA survey;
-  Location Plan (ref:2819-3);
-  Proposed Site Plan, Elevations, Sections, Floorplan and Roofplan (ref: 2819-2 A);

2 THE SITE, ITS CONTEXT AND THE PROPOSAL

The site to which this application relates is located along the northern edge of Etton village, along Main Street and covers approximately 0.1 hectares. The site currently forms part of the garden curtilage of the residential property of 40 Main Street which lies directly to the west.

The site of the proposed dwelling lies within the development limits of Etton with the rear garden located outside the limits (see figure 1 below). Etton is identified as a 'Village' in East Riding's 2016 Local Plan Strategy Document where residential development, usually comprising a single dwelling, is supported where it does not detract from the character and appearance of the village. The site also lies within Etton Conservation Area and adjacent to the Yorkshire Wolds Important Landscape Area.

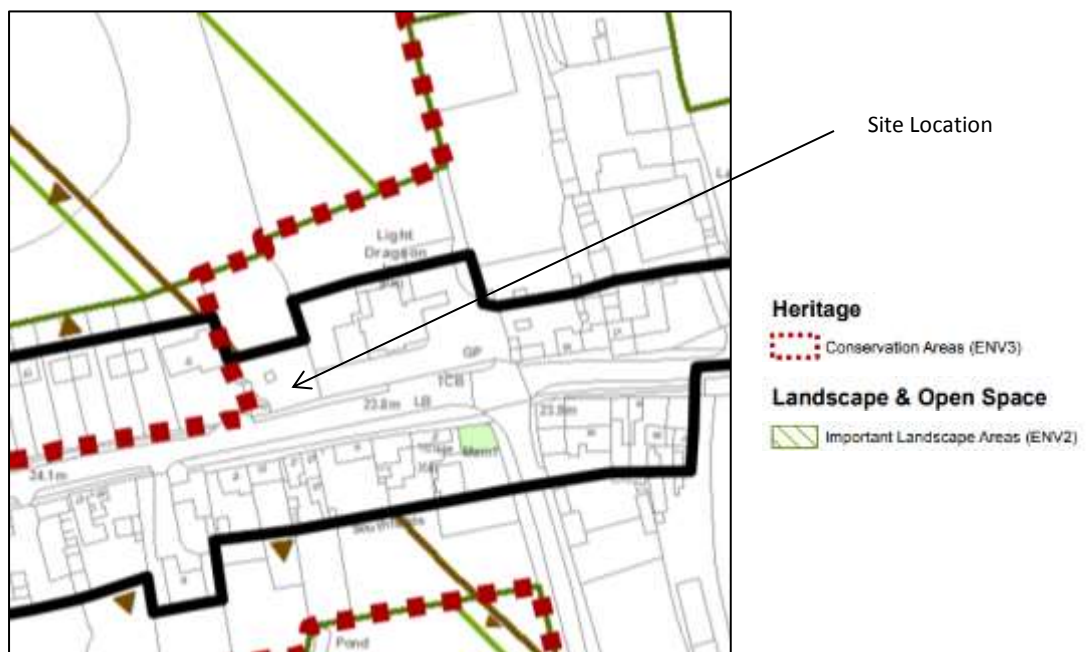


Figure 1: Extract from East Riding Local Plan Policies Map for Etton

In addition to the residential property of no. 40, the site also lies adjacent to The Light Dragon Public House. Agricultural fields lie to the north of the site and access to the site is currently gained from Main Street to the south via the existing gated driveway to residential property of no. 40.

The proposed development comprises the erection of 1 no. dwelling.

3 PLANNING HISTORY

Based on the information available online on East Riding of Yorkshire Council's online planning application database, there is no formal planning history for the site since 1st January 2000.

In May 2019 however, a pre-application enquiry was submitted for the development of the site, which proposed a detached 1 ½ storey dwelling towards the frontage of the plot (but set back slightly) as well as a detached garage (pre-application enquiry reference DC/19/10752/PREP).

Full details of the pre-application enquiry response (dated 5th July 2019) are provided at Appendix A, but in summary the development of a residential property along the frontage of the plot was considered acceptable in principle subject to development proposal satisfying other relevant material planning considerations. Comments regarding local landscape character, residential amenity, trees and landscaping and highway matters were also provided – all of which have been taken on board in the development of this application.

4 PLANNING POLICY

The East Riding Local Plan (ERLP) Strategy Document is the overarching planning policy document for the East Riding. It includes a vision statement and a number of objectives for the area, effectively setting out how the local planning authority would like the East Riding to look in 2029. The ERLP was adopted on the 6th April 2016. The following ERLP Policies are considered relevant to this application:

- ✚ Policy S1: Presumption in favour of sustainable development. This policy seeks to support development proposals that improve the economic, social and environmental conditions in the East Riding of Yorkshire.
- ✚ Policy S4: Supporting development in Villages and the Countryside: This policy seeks to support development proposals in village and countryside locations where they help to maintain the vibrancy of the village and where they are of an appropriate scale to their location. This includes new housing (usually comprising a single dwelling) within development limits.
- ✚ Policy S5: Delivering housing development. This policy requires 23,800 (net) dwellings to be provided across the East Riding of Yorkshire between 2012-2029, at an average rate of 1,400 (net) dwellings per annum. In Wetwang, this translates to 70 dwellings over the plan period.
- ✚ Policy H1: Providing a mix of housing and meeting needs. This policy requires new residential development to contribute to the overall mix of housing in the locality, taking into account the housing need, current demand and existing housing stock.
- ✚ Policy H4: Making the most efficient use of land. This policy seeks to secure optimum density levels, depending on local circumstances, in order to make the most efficient use of land.
- ✚ Policy EC4: Enhancing sustainable transport. This policy seeks to increase overall accessibility to new development by sustainable modes of transport.
- ✚ Policy ENV1: Integrating high-quality design. This policy seeks to achieve a high-quality design, safeguarding and reflecting the distinctiveness of the local area, while having regard to the amenity of existing properties.
- ✚ Policy ENV2: Promoting a high-quality landscape. This policy seeks to promote a high-quality landscape, making the most of the opportunities to enhance landscape characteristics and features.
- ✚ Policy ENV3: Valuing our heritage. This policy aims to manage the conflict between the pressure for development and the need to preserve our heritage assets, alongside supporting opportunities to better reveal the significance of assets.

- ✚ Policy ENV3: Conserving and enhancing biodiversity and geodiversity. This policy seeks to protect international, national and locally designated sites from adverse effects as a result of development proposals. This policy states that any mitigation measures should deliver no net loss of biodiversity when developments are implemented, and a net gain in biodiversity should be achieved wherever possible.

- ✚ Policy A1: Beverley & Central sub area – seeks to support the delivery of housing, at a level commensurate with the scale and function of Villages such as Etton.

In national policy terms, the latest National Planning Policy Framework (NPPF) was published in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. At its heart is a presumption in favour of sustainable development.

Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development and development proposals should be approved if they accord with the local Development Plan.

Within Section 5 the Framework reiterates the Government's objective of substantially boosting the supply of homes. Under the sub-heading Identifying land for homes, Paragraph 68 recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, because they are built out relatively quickly, without the need for significant new infrastructure.

Section 16 of the NPPF seeks to conserve and enhance the historic environment. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The Government also seeks to secure well-designed places. Section 12 of the NPPF requires all development to achieve high standards of design to produce visually attractive development. The NPPF also emphasises how good design is a key aspect of sustainable development. Paragraph 127 makes clear that developments should be sympathetic to the local character, function well and add to the overall quality of an area.

5 PLANNING APPRAISAL

Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that all applications are to be determined in accordance with the Development Plan unless there are material considerations that indicate otherwise.

As detailed in section 2 above, the proposed dwellinghouse is located within the development limits of Etton – which is identified as a Village in the East Riding Local Plan. Policy S4 (A) confirms that development in villages is supported where, amongst other matters, it *'is of an appropriate scale to its location taking into account the need to support sustainable patterns of development'*. At point B, the Policy goes on to state that within development limits of villages *'new housing, usually comprising a single dwelling'* will be supported *'where it does not detract from the character and appearance of the village'*.

The proposed development site is located in a sustainable location in close proximity to existing facilities within Etton. Subject to detailed considerations (discussed below), the proposal for a detached residential dwelling here is considered acceptable.

Visual Amenity/Landscape Impact

The proposed site plan submitted with this application illustrates the layout of the site and how the dwelling relates to other built development in the immediate locality.

Thought has been given to the proposed layout and design to ensure that the property is carefully positioned within the site. Whilst the adjacent dwelling (no. 40) sits directly next to the public footpath, the proposed dwelling along with the neighbours opposite are set back slightly within their plots. As stated in the pre-application enquiry response, given the variances in the front building line (particularly to the north of Main Street), the positioning of the proposed dwelling in this way is not considered to adversely impact the visual amenities of the streetscene and could afford some relief from the street and allow soft landscaping to be provided.

In terms of massing/scale, the proposed dwelling has been carefully designed to reflect the existing properties within Etton – particularly the adjacent property (no. 40). The 1 ½ storey design, the pattern of fenestration in terms of the first floor accommodation provided by dormer windows as well as the dwelling's 'L' shape are all details which are sympathetic to the site and its surroundings.

The proposed materials to be used (reclaimed brick, timber windows, clay pantiles etc.) are traditional in nature and reflect the local vernacular ensuring the dwelling complements and corresponds to the local landscape.

In landscaping terms, the existing site is relatively typical of a residential garden with a few mature trees, ponds and hedging. However, it is noted that the Phase 1 Habitat survey undertaken to support the application (see other matters below) identified a number of fruit trees within the site including apple *Malus domestica* and therefore the site may qualify under the Section 41 Habitat of Principal Importance Traditional Orchard.

The pre-application response (see Appendix A) confirms that the site does not comprise any Tree Preservation Orders but mature boundary tree planting is nonetheless afforded protection by the sites location within Etton Conservation Area. As a result, an arboricultural assessment was undertaken on the site – the results of which have been submitted in support of the application.

The arboricultural assessment together with the proposed site plan indicates that the vast majority of the mature trees on the site will be retained, including the fruit trees. This will help maintain a sense of enclosure to the site and help soften the overall visual impact of development. These areas will be managed and maintained to ensure that they continue to improve an attractive setting for this residential development.

Whilst the majority of the trees/hedging will be retained on site, there will be the loss of a small number of trees on the site – primarily along the eastern boundary¹. A small section of the boundary hedge which fronts Main Street will also need to be removed in order to facilitate the proposed dwelling and its access/driveway. However, the loss of these trees is not considered to adversely impact the character of the area/plot nor the immediate streetscene.

The development of the site is therefore considered to comply with ERLP policies, H1, ENV1 and ENV2.

Impact on Residential Amenity

The nearest residential receptors to the site is no. 40 Main Street which sits immediately to the west of the plot (adjacent to the footpath) and no. 42 Main Street which is set back and sits to the north west. The Light Dragon PH lies to the east.

Due to the separation distance between no. 42 Main Street and the proposed dwelling, as well as its set back nature, it is not considered that the residential amenity of this property will be adversely affected by the proposal. Therefore, no. 40 Main Street is regarded as the only property that could be affected by the development.

The proposed plans submitted with this application illustrate a reverse L shaped, 1 ½ storey dwelling, mirroring the layout of no. 40. The western elevation closest to no. 40 (approximately 6m away) contains 1 small window at ground floor level which relates to the kitchen of the property. No windows are proposed on the first floor.

¹ Annotated as group G17 in the Arboricultural Report submitted with the application.

Due to the similar height of the proposed dwelling, its set back nature/orientation as well as the distance from the common boundary it is considered that no.40 would maintain a satisfactory level of amenity in respect of overshadowing, overbearing and overlooking effects.

Whilst the garden space of No. 40 Main Street is reduced, the property retains off-street parking spaces as well as a rear garden area, thus maintaining a private area to any occupants to enjoy. A new timber fence/retaining wall is proposed to delineate the boundary between the properties which corresponds to boundary treatments in the immediate area.

The development of the site is considered to comply with ERLP policy ENV1.

Access/Highway Safety

The site is currently accessed from the driveway of no. 40 via Main Street.

The proposed site plan illustrates that the existing access/driveway to no. 40 Main Street will remain but will be widened to 6m in order to provide a new access to the west of the proposed dwelling.

Whilst it is noted that the Highway control Officers at East Riding Council were not consulted on the pre-application enquiry earlier this year, the comments provided in relation to highway and parking matters have been acknowledged.

2, off street parking spaces for the proposed dwelling have been provided (in accordance with the requirements of the Sustainable Transport SPD) and the proposed site plan shows sufficient room for turning areas within the curtilage of the property to enable vehicles to enter and leave the site in a forward gear.

In terms of visibility, the proposed access is considered acceptable with the bus stop not likely to provide any obstruction. No accidents have been recorded at or close to the site access in the past 5 years².

Accordingly, the proposal is considered to comply with ERLP policy EC4.

Ecology

Due to the sites characteristics a Preliminary Ecological Appraisal was undertaken in order to understand the ecological value of the site.

Full results of the survey are provided in the Preliminary Ecological Appraisal Report submitted with the application but, in summary the proposed development is not predicted to result in any

² Source: crashmap.co.uk

significant effects on any nearby protected sites (within 2km) with the majority of habitats within the site assessed as being of ecological value at the site level only.

In terms of species, the trees on the site were assessed as having negligible bat roost potential but a range of common bird species were observed during the survey.

A number of recommendations have been made in the report (e.g. retention of trees, installation of nest boxes, preservation of a bat box etc.), all of which have been taken on board in the development of the proposal.

With regards to GCN, a desk top study identified five waterbodies within 500m of the site. Habitat Suitability Index (HSI) surveys were undertaken on two ponds within 500 m of the site during the initial ecological walkover.

The two garden ponds located within the site (classed as one pond (P1) due to their proximity and connectivity to one another) scored an 'average' HSI and as such further (environmental DNA (eDNA)) surveys were recommended on this pond. Pond 2 (P2) to the south east of the site scored a poor HSI and subsequently no further surveys were recommended on this pond. It was not possible to access P3-P5 due to the ponds being on private property.

The GCN eDNA survey on P1 was recorded to be negative. As the survey did not reveal the presence of GCN, it is concluded that they are likely to be absent from the ponds and subsequently from the development site. Full details of the GCN eDNA survey can be found in the Great Crested Newt eDNA Survey report submitted with this application.

The proposal is therefore considered to comply with ERLP policy ENV2.

Flood Risk

The site is situated in Flood Risk Zone 1 where flooding from rivers and the sea is very unlikely.

Other Matters

It is anticipated that the proposed dwelling will incorporate environmentally friendly features such as an air source heat pump – but such details will be confirmed at a later stage should permission be forthcoming.

6 HERITAGE ASSESSMENT

Site Context

Section 2 above explains that the application site is located along the northern edge of Etton village, along Main Street and covers approximately 0.1 hectares. The site currently forms part of the garden curtilage of the residential property of 40 Main Street which lies directly to the west.

Section 2 also explains that the site lies entirely within Etton Conservation Area. In addition to this, a Grade II Listed Building is located in relatively close proximity to the site (approximately 25m away to the south west on the southern side of Main Street). A number of other Listed Buildings are also located within Etton, but are considered to be a significant distance away as to not be affected by the proposed development.

As a result of the sites proximity to a Listed Building and its location with Etton Conservation Area, it is necessary to have regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

In terms of the Grade II Listed Building (no. 57 Main Street) the architectural significance of the property is considered to relate to the traditional red stretcher and light brown header bricks in Flemish bond as well as the pantiled roof. The 3 bays in symmetrical elevation are also noted along with the 16-pane sashes with sills, all under cambered gauged brick arches.

With regards to the Conservation Area, the Appraisal for Etton refers to two distinctive parts to the Conservation Area with *'very different character which demonstrate the sociological divide of English society in the past centuries. The western part consists mainly of 19th and 20th century village houses, farmsteads and outbuildings with a noticeable unity of form and materials. The eastern part is dominated by detached buildings around the church, such as High and Low Hall and St Marys House.'*

The application site is considered to be located in the eastern part of the Conservation Area.

Appraisal

Cognisance of the proximity of the Listed Building and characteristics of Etton Conservation Area have been taken in the design of the proposed development.

It is noted that the Conservation Appraisal states that new development *'should be in keeping with the historic fabric of the village and pick up on the size and scale or traditional local architecture'*. With reference to recommended materials, the Appraisal states that *'in spite of the different ages of the buildings, there is an overall uniformity within the village as a whole because of the predominance of red-brown brickwork and natural orange/red plain (flat) clay tiles and pan-tiles.'*

Although there are other traditional building materials, this predominant coherence is visually significant.'

The proposed dwelling is set back in its plot and is 1 ½ storeys in height which corresponds to the scale of the residential property of no. 40 immediately adjacent to the site. The cottage style appearance will be read in context with the neighbouring property which help the dwelling assimilate well with its surroundings.

Whilst there are a mixture of materials in the immediate vicinity of the site – including the white and cream painted residential properties to the south east and the Light Dragon PH to the west – the proposed dwelling is constructed of traditional materials in the form of reclaimed brick, timber windows and pantiles. These materials compliment no. 40 Main Street and the local vernacular.

Overall, it is considered that the proposed dwelling is appropriate in its design and scale and is in keeping and sympathetic to both the immediate residential surroundings as well as the wider Conservation Area. The proposed dwelling integrates comfortably into its surroundings and is considered to preserve the character and appearance of Etton Conservation Area. The development is not considered to harm the setting or special architectural / historic significance of the nearby Grade II Listed Building of no. 57 Main Street.

The proposal is therefore considered to accord with the aims of ERLP policy ENV3 as well as Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7 CONCLUSIONS

This application seeks consent for the erection of a detached dwelling on land adjacent to 40 Main Street, Etton.

The scheme as proposed is considered an acceptable form of development within an established residential area in the development limits of Etton. The proposal would not have any significant adverse impacts on the residential amenity of neighbouring properties nor would it have any detrimental impact on the character or appearance of the local area, on the nearby Listed Building or Etton Conservation Area. No adverse highway issues are anticipated.

In summary, the proposal is considered to comply with the relevant East Riding Local Plan Policies and the NPPF. There are no other material considerations that would suggest permission ought not to be granted.

APPENDIX A: PRE-APPLICATION ENQUIRY RESPONSE (5TH JULY 2019)

Please see overleaf.



Miss Sophie Cattlin
Sophie.cattlin@northernplanners.co.uk

05 July 2019

Our Ref: DC/19/10752/PREP
Contact: Mr Daniel Allen
Telephone: (01482) 393845
Email: daniel.allen@eastriding.gov.uk

Dear Miss Cattlin,

Application type: Pre Application Planning Enquiry

Pre Application Planning Enquiry for the erection of a dwelling at 40 Main Street, Etton, East Riding of Yorkshire, HU17 7PQ

I write further to your letter received by this office on 29th May 2019 and can make the following comments:

Summary:

The site of the proposed dwelling is located within the development limits of Etton, identified as a Village within the East Riding Local Plan. The principle of new residential development where it maintains the vibrancy of the Village, and does not detract from its character and appearance, can therefore be supported subject to the development proposals otherwise being found acceptable.

Whilst limited details have been provided, in general terms the scale, form, and layout of the development proposal would be comparable to those in the locality, maintaining an acceptable degree of openness which would remain in-keeping with the streetscene and is considered unlikely to harm the amenities of neighbouring occupiers (subject to further details regarding the fenestration and ancillary outbuilding). A full assessment as to the impacts of the development proposal upon highway safety, trees and landscaping, and drainage matters is subject to the submission of further details and consultation with relevant statutory and internal consultees.

Background:

The pre-application enquiry concerns land within the curtilage of No.40 Main Street. The site is partially located within the defined development limits of Etton, with the whole of the site within the village conservation area. Whilst not comprising a listed building, the site within the setting of the adjacent to a Grade II listed building at No.57 Main Street. The site is within Flood Zone 1, and is not located within a surface water flooding hotspot.

Planning Policy:

The development plan for the area comprises the East Riding Local Plan Strategy Document (ERLP SD). The full policies are available to view online at www.eastriding.gov.uk. The following policies of the ERLP SD are relevant to this development proposal:

- Policy S1: Presumption in favour of sustainable development;

- Policy S4: Supporting development in Villages and the Countryside;
- Policy S5: Delivering housing development;
- Policy ENV1: Integrating high quality design;
- Policy ENV3: Valuing our heritage;
- Policy A1: Beverley & Central sub area.

The guidance contained within the National Planning Policy Framework (NPPF) (2019) is also a material consideration in the determination of planning applications.

Planning Considerations:

Principle of Development

The ERLP SD sets out a defined Settlement Network in order to promote sustainable patterns of development. Whilst the rear portion of the plot is within the designated Countryside, the site of the proposed dwellinghouse and its ancillary outbuilding falls within the development limits of Etton, which ERLP SD Policy S4 identifies as a Village.

Policy S4 (A) supports development proposals which help maintain the vibrancy of Villages and where they are [inter alia] ‘of an appropriate scale to their location taking into account the need to support sustainable patterns of development. Policy S4 (B) adds support in principle for residential development (usually comprising a single dwelling) where it does not detract from the character and appearance of the village.

The principle of one additional dwelling in this location can be considered acceptable, subject to any development proposals according with the other applicable policies within the Council’s development plan and any other material considerations raised.

Character and Appearance

The site is located within the Etton Conservation Area. As such, the development proposals and any future planning application should be determined in accordance with the requirements of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 of the NPPF and Policy ENV3 of the East Riding Local Plan.

In this context, and with the proposals falling within the setting of a listed building, it is advised that any future application be supported by a proportionate heritage assessment, taking into account the statutory duties, and providing an assessment of heritage significance in accordance with the NPPF.

Whilst the pre-application request has not been subject to review by the Council’s Conservation Officers, in general terms the scale, form, and design of the development proposal is considered to remain proportionate to the plot and in-keeping with the pattern of development and vernacular of the village.

The site would be read in context with the immediate neighbour at No.40, which sits tight to the back edge of the footway, and has a traditional ‘cottage’ appearance, one-and-a-half storeys in height with accommodation in the roofspace facilitated by dormers and gable windows.

Whilst no streetscene drawing or side/rear elevations have been submitted, from the indicative floorplan and front elevation provided it appears that the proposed dwelling would reflect the traditional appearance and design detailing of its neighbour, specifically the pattern of fenestration with roofspace accommodation facilitated by two sympathetically scaled dormers. Whilst the dwelling would be set back within its plot in comparison to No.40, given the variances in the front building line to the north of Main Street, this is not considered to adversely impact the visual amenities of the streetscene, and would afford some relief from the street and allowing soft-

landscaping to be provided.

Notwithstanding the above, a full assessment as to whether the proposals are acceptable with regard to visual amenity impacts and meeting the statutory duties in preserving or enhancing the conservation area will be subject to the submission of further details to include streetscene drawings, detailed elevations, proposed boundary treatments, materials details (including any hard-surfacing), and landscaping.

Residential Amenity

Insufficient information has been provided with the submission to provide an informed response in respect of the quality of accommodation for future occupiers provided by the development.

The east of the site abuts the boundary with The Light Dragon PH, with the site also considered to be sufficiently setback from No.42 Main Street (to the north west) so as not to demonstrably harm the amenities of this neighbouring occupier. With regard to the immediate neighbour, No.40, to the west, whilst set further back within its plot, the mirroring of the 'L' shaped floorplan together with the proposed dwellings setback from the common boundary, would likely retain a satisfactory standard of amenity for this occupier in respect of overshadowing or overbearingness. Moreover the siting and orientation of the windows would not afford any adverse opportunities for overlooking toward No.40.

The indicative details provided suggests that an ancillary outbuilding with dual-pitched roof would be located to the rear of the plot, abutting the common boundary with No.40. No details of the scale, of this structure have been provided, and care should be taken to ensure that this addition would not affect the enjoyment of the rear garden of this neighbour through adverse outlook or overshadowing.

Therefore, subject to further detailing, the development proposals may be found acceptable in respect of neighbouring amenity impacts. The final assessment in this respect however would be subject to an Officer site visit and statutory consultation with neighbouring properties and other third parties during the course of any future application.

Highways and Parking

Whilst Highway Control Officers have not been consulted on this request, you are advised that sufficient space should be maintained within the plot to enable the provision of two off-street parking spaces, along with access and egress to the site in forward gear. Given the provision of a new access to the dwelling, and in light of the proximity of the plot to the existing bus shelter on Main Street, acceptable visibility splays will need to be achieved in accordance with Highway standards. Further information is required prior to any additional comment on highways matters.

Trees and Landscaping

Whilst the site does not comprise any Tree Preservation Orders, mature boundary tree planting is nonetheless afforded protection by the sites conservation area designation. In seeking to retain the soft-landscaped, verdant, character of the plot its village setting, it is advised that any future application include details of both hard and soft landscaping to be retained and enhanced as part of the development proposals.

Other Matters:

As any future application is likely to be subject to review by Yorkshire Water and the Council's Land Drainage Team, it is advised that any future planning application provide clear details as to the means for the disposal of both foul and surface water.

I must advise you that the contents of this letter are the informal opinion of an Officer and cannot

prejudice the outcome of a formal application for planning permission. Planning applications are subject to consultation processes and any responses have to be taken into consideration prior to a decision being made. I trust that this information is satisfactory, should you wish to discuss these matters further please do not hesitate to contact this office.

Yours sincerely

Daniel Allen

on behalf of
Stephen Hunt
Head of Planning and Development Management
e-mail: planning@castriding.gov.uk



Miss Sophie Cattlin
Sophie.cattlin@northernplanners.co.uk

05 July 2019

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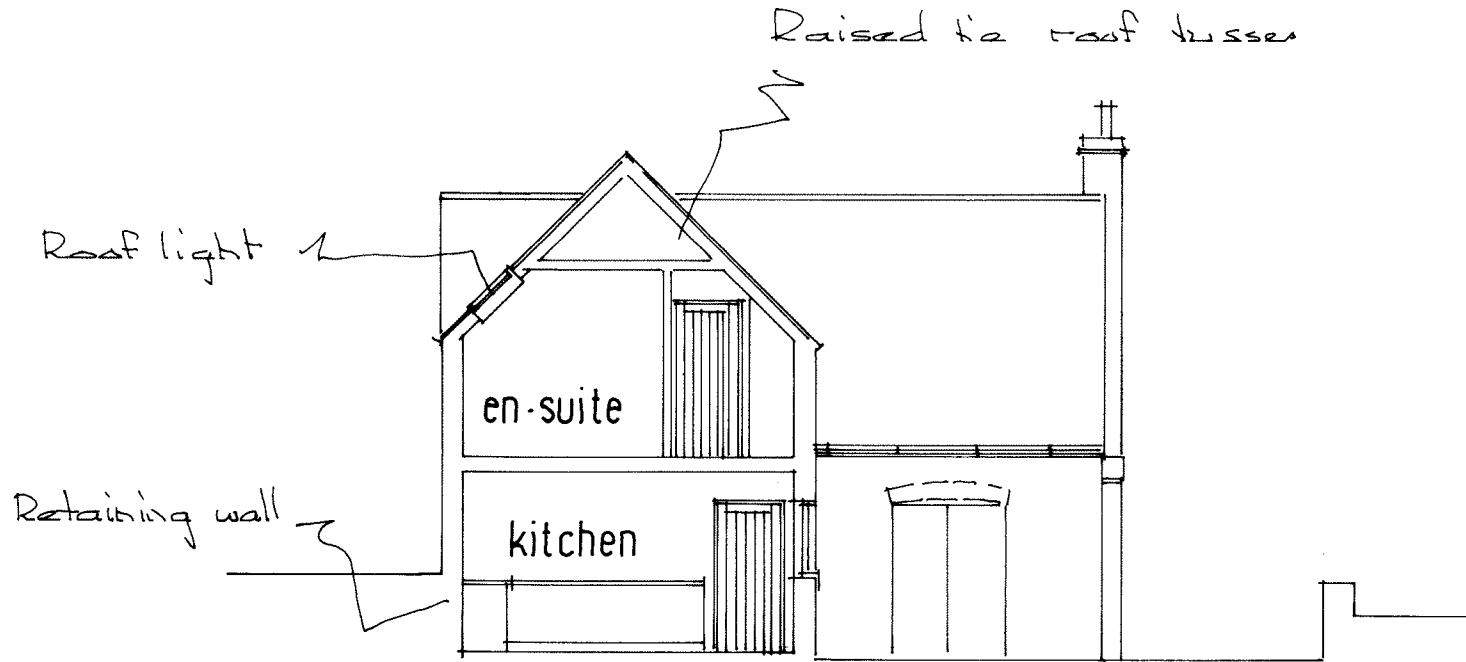
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Yours sincerely

Daniel Allen

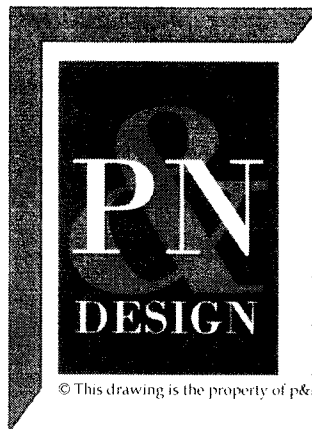
on behalf of
Stephen Hunt
Head of Planning and Development Management
e-mail: planning@castriding.gov.uk



Section Y-Y

see dra 2819-2B
for location of section

1:100 SCALE AT A4 SIZE



P&N Design, Chartered Architectural Technologists
Unit 34b, Welton Business Park, Wiske Avenue,
Brough, East Yorkshire, HU15 1ZQ

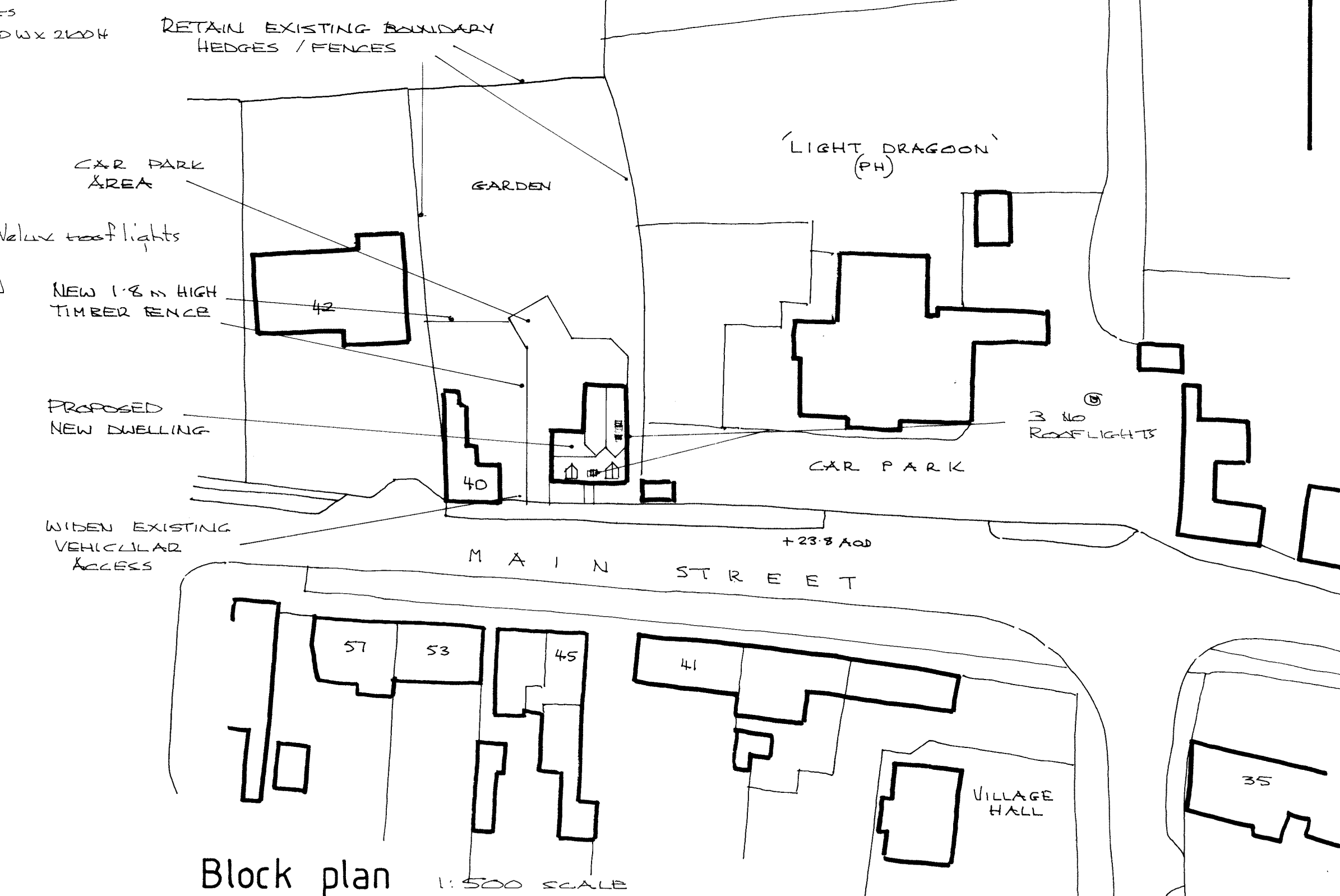
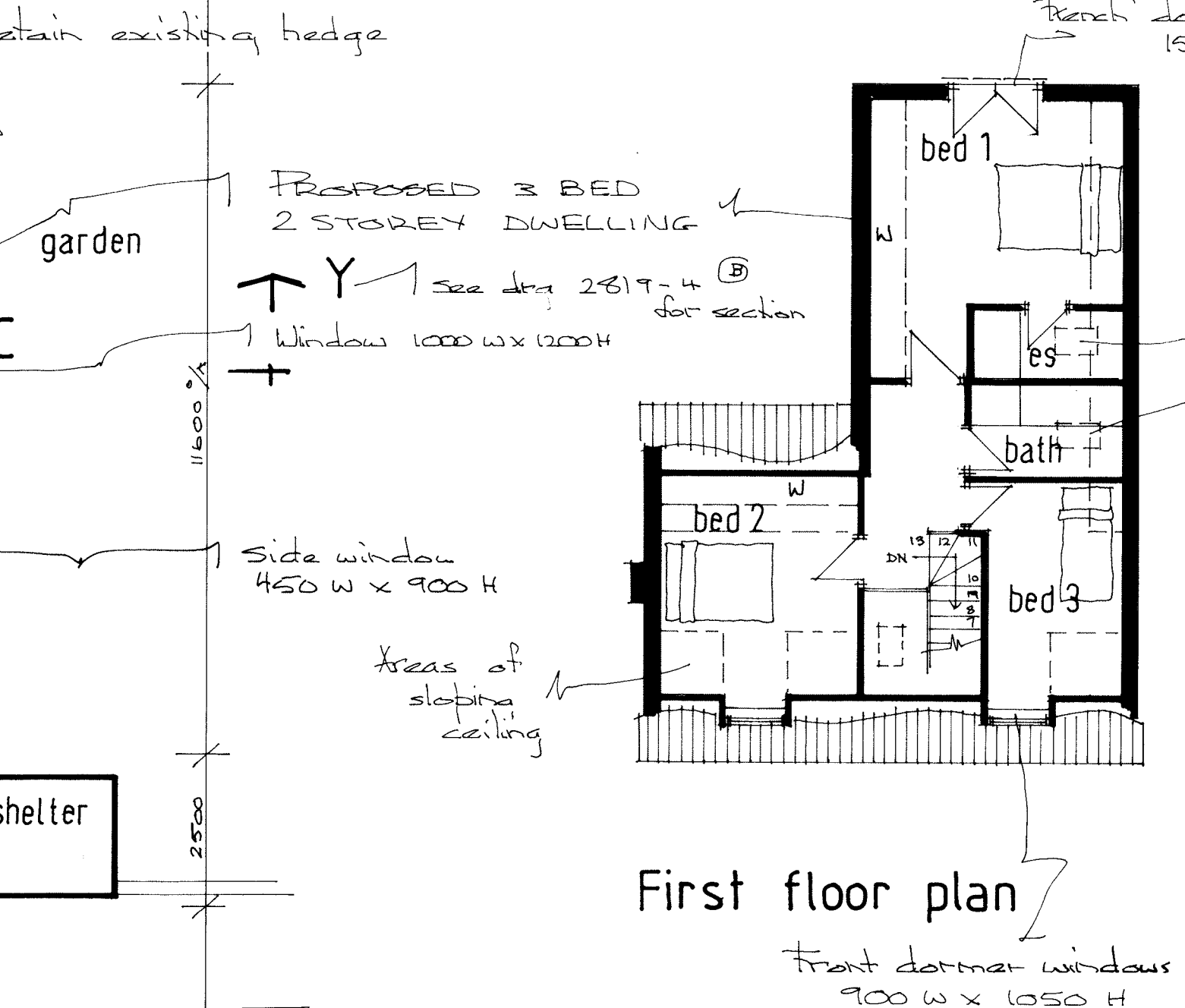
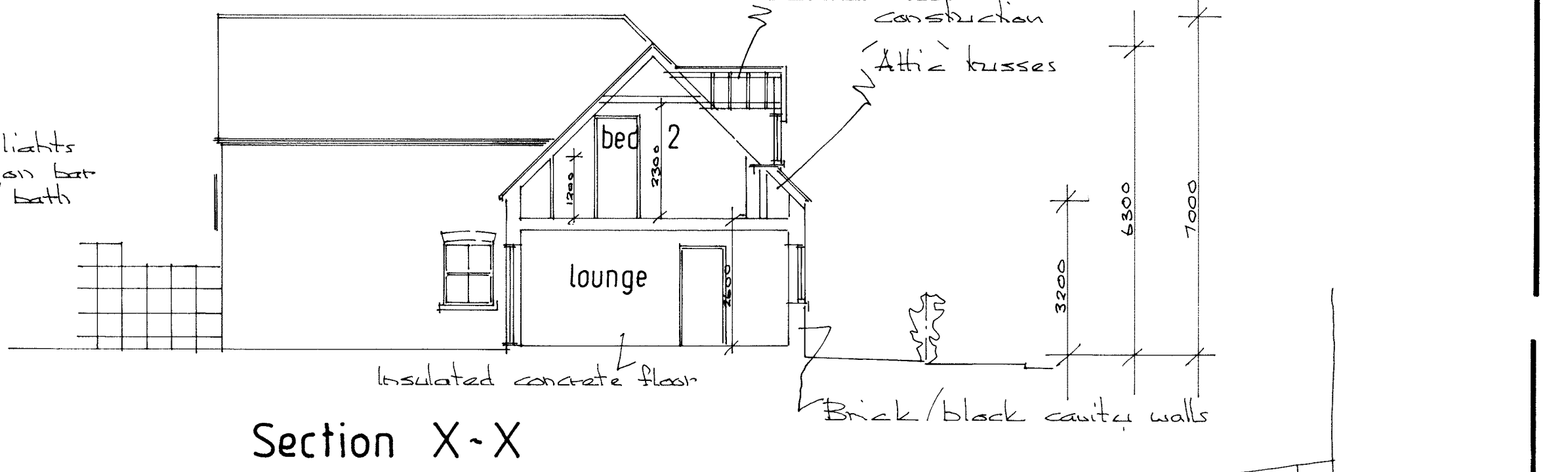
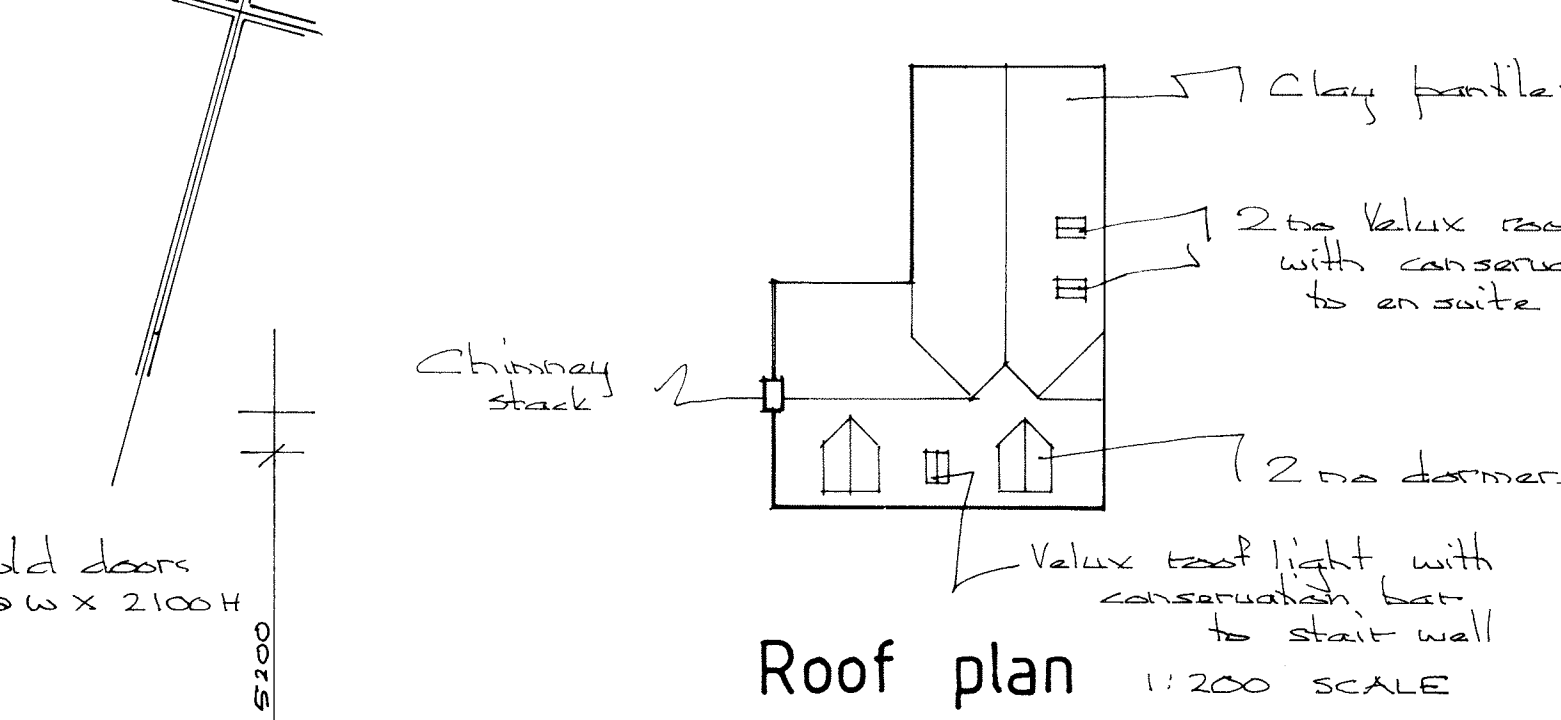
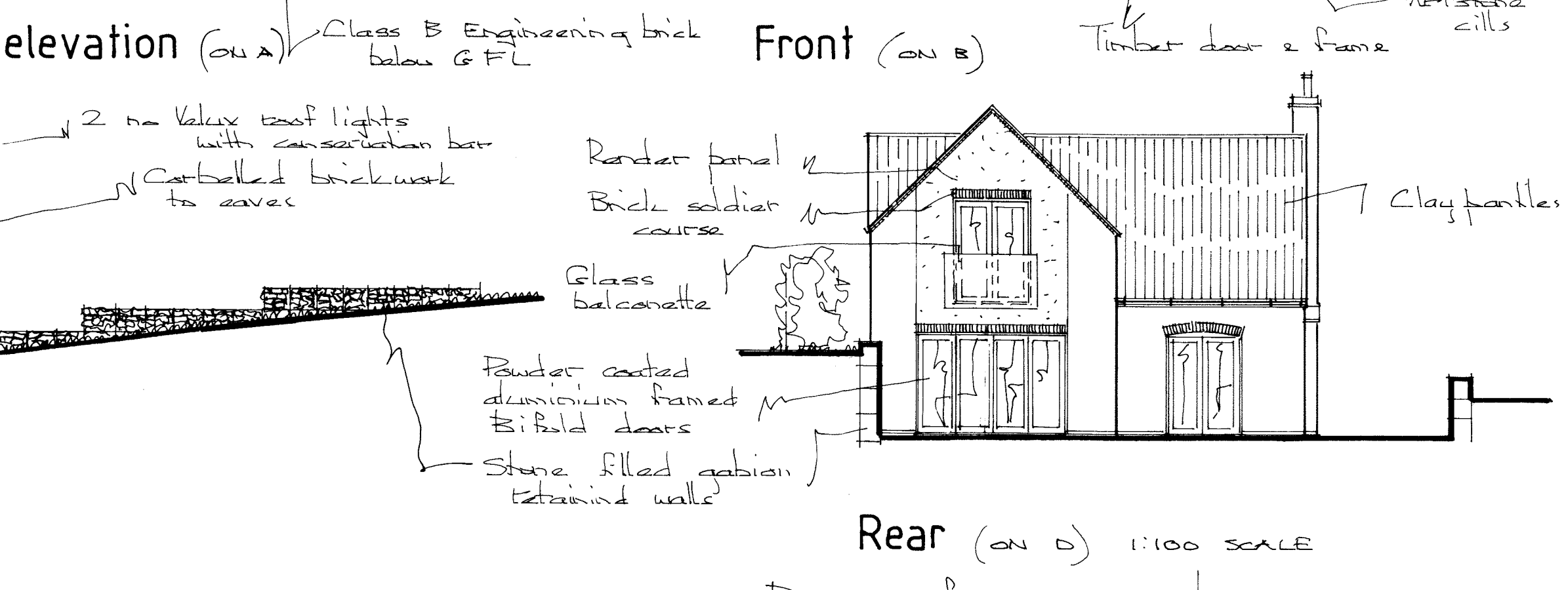
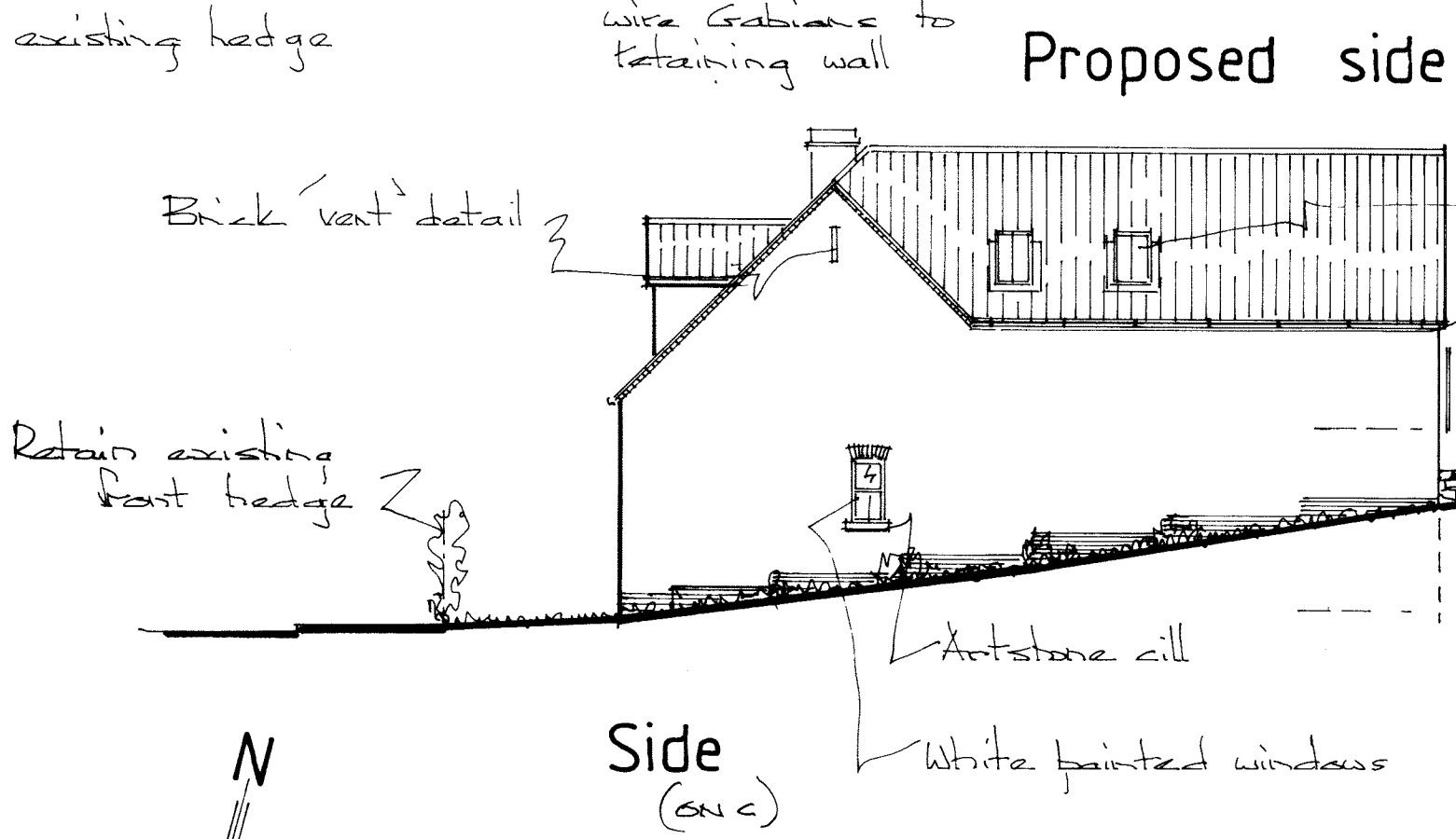
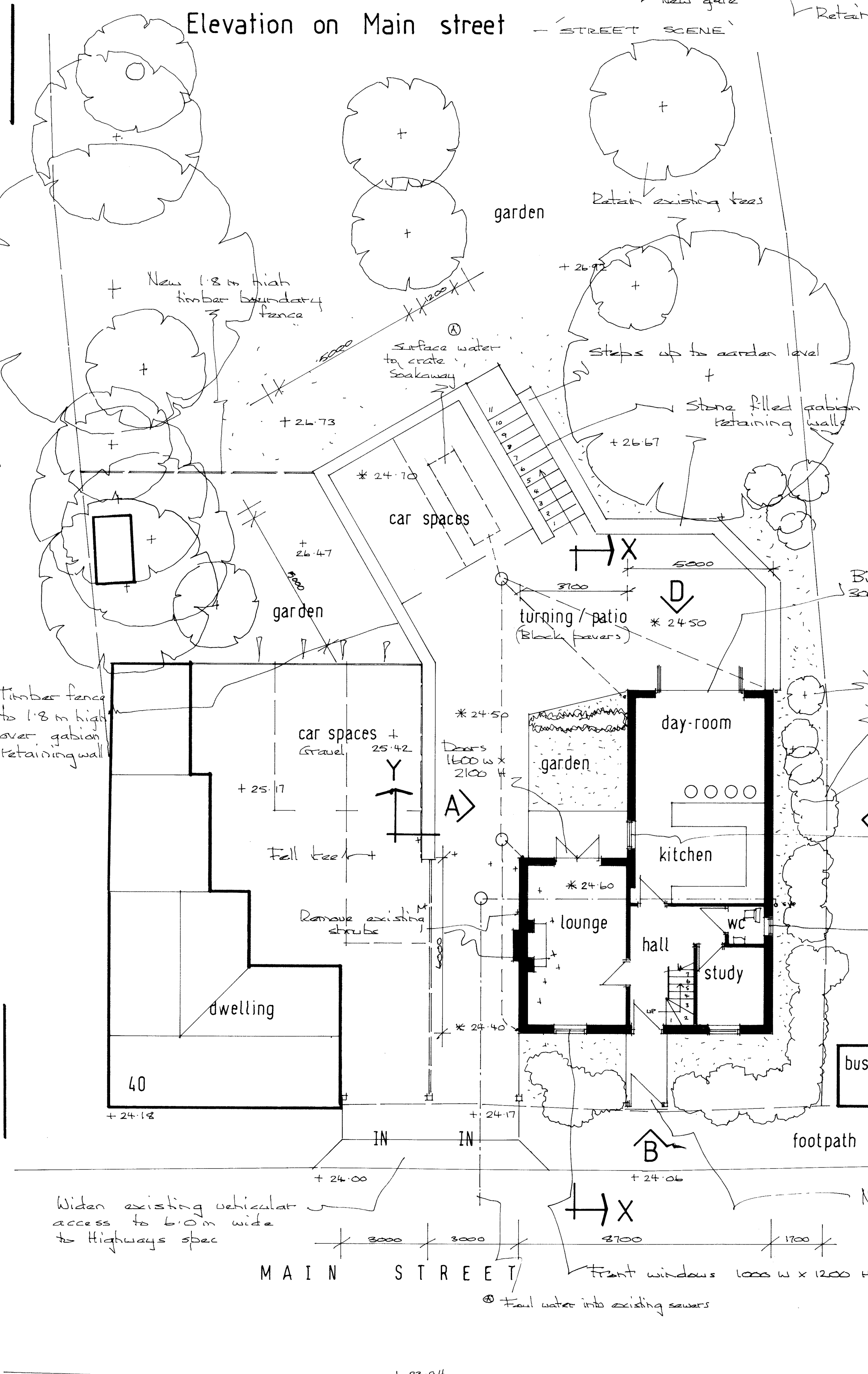
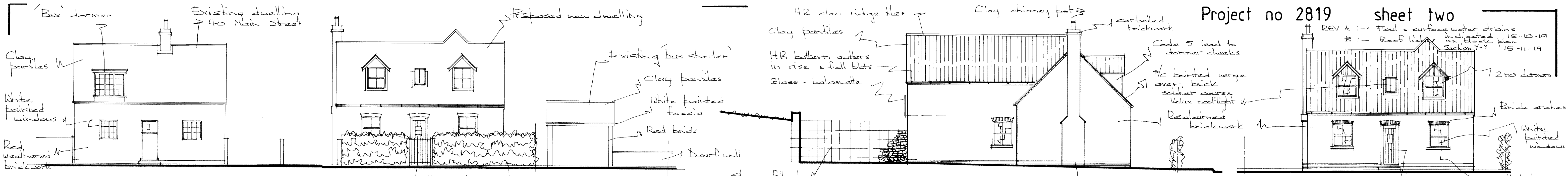
Telephone (01482) 665531 email wilson@pandndesign.co.uk

Client: Mr & Mrs DORIN Date: 15-11-19

Project: Proposed new dwelling Scale: 1:100

Site: 40 Main street ETTON Drg.No. 2819-4

2819-4-



Proposed ground floor plan 1:100 SCALE

P&N Design, Chartered Architectural Technologists
 Unit 34b, Welton Business Park, Wiske Avenue,
 Brough, East Yorkshire, HU15 1ZQ
 Telephone (01482) 665531 email wilson@pandndesign.co.uk
 Client: K & DORIN Date: 11-10-19
 Project: Proposed new dwelling Scale: 1:100 1:200 1:500
 Site: 40 Main Street ETTON Drg.No. 2819-2-B