

ETTON PARISH COUNCIL

Chair: John Holmes, Whitehouse Barn, Main Street, Etton East Riding of Yorkshire HU17 7PG Telephone: 01430 810797 Email: holmesja@btinternet.com	Clerk: Alan Bravey, 3 Ruskin Way, Brough, East Riding of Yorkshire HU15 1GW Telephone: 01482 662292 Email: ettonpc@outlook.com
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3rd September 2024

To: All Members of the Parish Council

Dear Councillor,

I hereby give notice that a meeting of Etton Parish Council will take place at **7:30pm, MONDAY, 18 November 2024** at the Village Hall, Main Street, Etton, HU17 7PG. The Agenda for the Parish Council meeting is as set out below.

Members of the public and press are welcome to attend and may make representation to the Council in the Public Participation period, which will be at the start of the meeting.

Yours sincerely



Clerk to the Parish Council

A G E N D A

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 agree to sign the Minutes of the Parish Council Meeting, held on Monday 9 September 2024 and the Special Meeting held on Monday 30 September 2024
4. To respond to the planning application for Erection of two storey extension to rear with associated works, following demolition of single storey extensions to side and rear, and detached garage, Location: The Light Dragoon 34 Main Street Etton East Riding Of Yorkshire HU17 7PQ
5. To note that the Parish Council raised no objections to the planning application to remove 1 no. Norway Spruce tree (T6) due to close proximity to existing building and to give space to allow T7 to develop; Remove 2 no. Apple trees (T9 & T16), 1 no. Plum tree (T10), and 1 no. group of mixed Eucalyptus, Cedar, Spruce trees (G17); Crown lift 2

no. Ash trees (T2 & T4), 1 no. Cherry tree (T3), 1 no. Lime tree (T5), 1 no. Sycamore tree (T7) to 3 metres in height at The Light Dragoon.

6. To raise any issues with / receive updates from Ward Councillors
7. Action Log Update – Clerk
8. To receive any issues / resident's feedback received by Councillors
9. To receive the following correspondence:
 - ERYC, Anti-Social Behaviour Report
 - Resident, Damaged Litter Bin at Pond
 - Resident, Feedback from Enforcement Officer
 - ERYC, Chantry Lane Road Closure for resurfacing – 12/13 December.
 - ERYC, Gov Consultation on permitting elected members to participate in formal council meetings remotely.
 - East Riding Design Code Consultation
 - ERYC, Light Dragoon Planning Application – Removal of Trees in Conservation Area
 - Natural England, Area of Outstanding Natural Beauty Consultation
 - Humberside Police, Newsletter
10. To agree to purchase a Xmas tree, and refreshments for a lighting event
11. To agree to ask the Council's gardener to tidy the pond area
12. To agree the budget and precept for 2025/26
13. To agree accounts for payment
14. To agree agenda items for the Parish Council meeting on 13 January 2025 at 7:30pm

In accordance with Regulation 5(4) of the Local Authority (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, notice is given that at this meeting, The Cabinet will be asked to consider excluding the press and public from the meeting for consideration of the following items on the grounds that they are likely to involve the disclosure of exempt information as defined in paragraph(s) 1 of Part 1 of Schedule 12A of the Local Government Act 1972.

15. To agree to appoint a new Clerk, on NALC Salary Scale 7.

ETTON PARISH COUNCIL MEETING

9 September 2024

PRESENT: Councillor Holmes (Chairman), Bell, Heuck, Sleight, and Williams.

Apologies were received from Councillor Yeo.

Ward Councillor Wilcock was also in attendance.

62/24 DECLARATIONS OF INTEREST – There were no declarations made.

63/24 MINUTES OF PREVIOUS MEETING – Resolved – that the minutes of the Parish Council meeting held on the 8 July should be approved as a correct record and signed by the Chairman.

64/24 PASSING OF FORMER PARISH COUNCILLOR MR BOYD –The Parish Council was saddened to hear of the passing of former Parish Councillor Mr Tom Boyd, and reflected on his long service to the Parish Council, and his contribution to life in the community.

65/24 WARD COUNCILLOR UPDATE – The Village Task Force walkabouts were coming to an end, to be replaced by the new Parish Council Open Door service. ERYC would shortly be promoting a new flood warden and snow watch initiative. The Government were expected to decide about the devolution agreement over the next few days. Councillor Leo Hammond had been appointed as Deputy Police and Crime Commissioner. The Liberal Democrats were planning a motion to discuss winter fuel payments at the next Full Council meeting. The Police and Crime Commissioner was making some part funding available for mobile speed signs. The meeting briefly discussed the Labour manifesto commitment to ban trail hunting, noting the lengthy time period involved in passing any new legislation and that it was still business as usual for the Hunt.

66/24 ACTION LOG UPDATE – There were no action log items not already on the agenda.

67/25 PARISH COUNCILLOR UPDATE – It was noted that a resident had reported fly tipping, hedge trimming and damaged and missing road signs to ERYC, and these had mostly been addressed. A damaged gate was reported and it was agreed to consider this later on the agenda.

68/24 CORRESPONDENCE – Resolved – i) that the following correspondence should be received by the Council:

- i. ERYC, Street Lamp Service Level Agreement
- ii. ERYC, Notification of planning approval, Construction of a vehicular access (dropped kerb), 122 Main Street Etton East Riding Of Yorkshire HU17 7PQ
- iii. ERYC, Town and Parish Council Network Events Dates
- iv. ERYC, Notes of the T&PC Planning Liaison Meeting
- v. Resident – Signs, Hedges and abandoned vehicle
- vi. ERYC, Successful £4,442.87 Grant Application to install lamppost outside of Village Hall.
- vii. Humberside Police, Newsletters
- viii. ERYC, Road closure – 28th October – 30 October (approx.) Etton Westwood
- ix. ERYC, Community Governance Review Update.
- x. ERYC, Parish Council training on casual vacancies and election procedures.
- xi. ERYC, Parish Open Door Newsletter
- xii. ERYC, Road Closure – 4th October – Kiplingcotes

ii) That it be noted that a feeder of Dogger Bank D would run east of Etton Dykes, by means of a compulsory land purchase by SSE iii) that the Parish Council should note the action taken by Bishop Burton Parish Council in objecting to a proposal by East Riding of Yorkshire Council to reduce the size of the conservation area in that parish.

69/24 CLERK RECRUITMENT – The Personnel Committee had reviewed the Parish Clerk job specification and outline, and carried out a job evaluation on the post, in readiness for the recruitment process. It was anticipated that interviews would take place in late October / early November.

70/24 NEW LAMPOST – The Parish Council had been awarded £4,442.87 from the East Riding of Yorkshire Council “Do it for the East Riding” grant fund, in order to pay for the installation costs of a lamppost near to the Village Hall.

Resolved – That the Parish Council would place an order with East Riding of Yorkshire Council for the lamp post installation.

71/24 REPAIR OF CHURCH WALK GATE - Resolved – that Councillor Holmes would arrange for the repair of the Church Walk gate.

72/24 RECRUITMENT OF NEW PARISH COUNCILLORS – Resolved – The Clerk would continue to promote the vacancies on the Council, and Parish Councillors would actively seek new members.

73/24 PUBLIC MEETING TO DISCUSS LIGHT DRAGOON PLANNING APPLICATION - Resolved – i) a public meeting would be arranged for the 18 September with the owner of the Light Dragoon to hear about proposals and plans for the site ii) a flyer would be prepared and distributed.

74/24 ACCOUNTS FOR PAYMENT – Resolved – i) that it be noted that the following accounts had been paid by bank transfer:

- Rackhams – Audit Costs - £306
- Resident - Picnic Costs - £97.73
- Resident – Heritage Open Weekend Printing - £42.38
- Clerk – Expenses - £36.25
- Royal British Legion - Tommy Figure - £201
- Clerk - D-Day / Picnic Newsletter - £21.76

ii) and that the following accounts be approved for payment:

- Clerk - September / October Salary - £107.92
- HMRC – September / October PAYE - £71.20

Signed: _____

Dated: _____

SPECIAL MEETING OF ETON PARISH COUNCIL MEETING

30 September 2024

PRESENT: Councillor Holmes (Chairman), Bell, Heuck, Sleight, and Williams.

Apologies were received from Councillor Yeo.

Ward Councillor Wilcock was also in attendance.

There were 31 members of the public present

Public Forum – Member of the public present discussed the planning application for the Light Dragoon.

75/24 DECLARATIONS OF INTEREST – There were no declarations made.

76/24 PLANNING APPLICATION 24/02190/PLF - ERECTION OF 4 DWELLINGS, A DETACHED DOUBLE GARAGE AND NEW VEHICULAR ACCESSES; ERECTION OF A NEW PUBLIC HOUSE AND 1.8M HIGH BRICK BOUNDARY WALL FOLLOWING DEMOLITION OF EXISTING PUBLIC HOUSE AND GARAGE, SITING OF 6 HOLIDAY/PUBLIC HOUSE ACCOMMODATION UNITS, ERECTION OF 4 CARPORTS AND ASSOCIATED INFRASTRUCTURE AND LANDSCAPING, THE LIGHT DRAGOON 34 MAIN STREET ETON EAST RIDING OF YORKSHIRE HU17 7PQ – Resolved - by a vote of 4-1 to a) object to the application on the following grounds:

- i. Loss of Public visual amenity - The Parish Council is of the view that the Light Dragoon is prominent landmark and a significant part of the fabric of the village and of the conservation area. It has a very distinctive building with its white elevations, which stands prominently on the approach to the village from Cherry Burton. The Parish Council considers that any development on the site should be required to retain and refurbish at least part of the original building.
- ii. Design and appearance - The design of the properties and micro pub are not in keeping with the design and appearance of other properties in the conservation area (for example gabled ends, double garages), and would detract the overall impact of the conservation zone and the nearby listed buildings. There has been no attempt to match the design and appearance of the setting. Other successful development in the area, for example, nearby barn conversions, have gone to great lengths to blend in with the surrounding environment. The glamping units would be visible from Main Street are not in keeping with the surrounding environment. The Parish Council would like to support the comments made by the Conservation Officer. This scheme does not conserve or enhance the historic environment.
- iii. Layout and density of buildings - The Parish Council considers that it is important that the pub remains in the centre of the plot (in the middle of the plot and set back from the road, as is currently the case) to reduce impact on neighbouring properties. The current layout has the pub abutting the neighbouring property in order to accommodate additional properties on the site. The Parish Council considers this to be an over development of the site.
- iv. Overlooking and loss of privacy - The micro pub is far too close to the neighbouring property. The seating area in the beer garden is only a few feet away from the property

and will directly into their window and this will represent a significant loss of privacy. We anticipate that the neighbouring property will be affected by disturbance from smells from people smoking at the beer garden, and from smells from the kitchen due to this proximity.

- v. Noise and disturbance - The Light Dragoon is in the centre of the plot. Building a pub closer to neighbouring properties can only increase the noise and disturbance nuisance to them. The Parish Council is also concerned that there could be additional noise from the glamping units beyond what would normally be associated with public house opening times.
- vi. Overshadowing - We understand from the drawings and elevation that the two storey structure of the micro pub will be 2.5 meters taller than the highest ridge tile of the neighbouring property. This will significantly overshadow neighbouring properties.
- vii. Inadequate parking and servicing - The micropub can accommodate 50 people seating and 100 people standing, but there are only a handful of parking spaces. These spaces will be reduced further if disabled bays and EV charging units are installed as requested by Highways. This will inevitably lead to a significant increase in on street parking close to the busy and potentially hazardous Cherry Burton junction, leading to concerns about safe access and egress and highways safety in general. It should be noted that there are significantly sized agricultural vehicles that use this stretch of road. The Parish Council supports the Highways Officer's concern about lack of detail on servicing, and considers this to be reflective of an over development of the site.
- viii. Flood risk - Etton is in a valley and suffers from surface water flooding during periods of heavy rain. East Riding of Yorkshire Council is currently preparing a flood investigation report into flooding during the Winter of 2023/24. The development will increase the impermeable area on site, and therefore increase the surface water run off, and it is not clear from the plans how this will be mitigated. Failure to do so would inevitably increase the flood risk in the village. If the glamping pods are fully occupied, there would be at least 11 extra accommodation units on this site, and the drainage scheme is not clear how the additional strain on the sewage system would be accommodated.
- ix. Risk of creating a precedent - A strong feature of Etton and its conservation area is the linear nature of buildings. There is a concern that building glamping pods will create a precedent that will allow these units to be converted to further housing in the future

b) request that if the planning officer was minded to approve this application, that it should be considered by the Planning Committee, and that the Committee should carry out a site visit before considering the application and c) that it should be noted that the Parish Council would be keen to work with the owner on a proposal that involves a pub at the centre of the plot, on a less developed site, ideally retaining the existing building, or with new development more in keeping with the

Signed: _____

Dated: _____

Planning, Heritage, Design and Access Statement in Support of the Partial Demolition, Extension and Renovation of The Light Dragoon, Etton.

October 2024



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Planning, Heritage, Design and Access Statement in Support of the Partial Demolition, Extension and Renovation of The Light Dragoon, Etton.

Client: Richmond Properties

Content Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Signed
1	0	Draft	03.10.24	SST
1	0	Review	03.10.24	LJ

Reference: E1104.C1.Rep02

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1.0 Introduction and Summary

- 1.1 This Planning, Heritage, Design and Access Statement is written in support of a planning application for the demolition of the poor quality single-storey side and rear elements of The Light Dragoon Public House in Etton, and their replacement with a modest two-storey extension to the rear of the property. These alterations will improve the character of the property and the surrounding area.
- 1.2 The Public House has been closed since 2019 and is in a poor state of repair. It is a large, sprawling building which has not been viable for several years. Despite being marketed by a specialist Agent, the Public House has not been bought or leased and has not been re-opened. This is likely due to its large size, which requires a significant amount of upkeep. This application seeks to remove the unattractive single-storey elements of the building.
- 1.3 The site is within the Etton Conservation Area. The proposed changes will improve its appearance and will provide a visual improvement to the Conservation Area. The new rear extension and the replacement doors and windows will utilise traditional materials to preserve local character.
- 1.4 These changes will improve the external appearance of the building which will have a positive impact on the Conservation Area and the surrounding village.

2.0 Description of the Application Site, Heritage, Planning History, and the Proposed Development

Description of the Application Site

- 2.1 The application site is in the centre of Etton. It comprises The Light Dragoon Public House. To the south, east and west of the building, are hard-surfaced areas which form the car park and beer garden. To the rear of the site is an area of grass and trees.
- 2.2 The building and the land to the front is entirely within the defined development limits for the village of Etton.
- 2.3 The Public House is a white-painted brick and tile building. It has a central two-storey section and single-storey wings to each side and rear.
- 2.4 The surrounding area to the south, east and west is predominately residential. To the south of the application site is the Village Hall and War Memorial. The buildings are a mix of single and two-storeys. The predominant materials are brick with some buildings painted white with red/orange pantiles.
- 2.5 To the south of the application site, on the south side of Main Street, the buildings are close to the road, other buildings nearby to the east and west are set further back giving the village a mix of building lines.
- 2.6 A brick-built bus stop and shelter is located at the southwestern corner of the site.
- 2.7 The road known as Main Street runs through the village. The buildings along Main Street front the road giving the village a linear character.
- 2.8 The application site is not subject to any ecological designations. The site is within the Environment Agency Flood Zone 1 making it suitable for housing and other development.
- 2.9 The location of the application site can be seen in Figure 2.1.

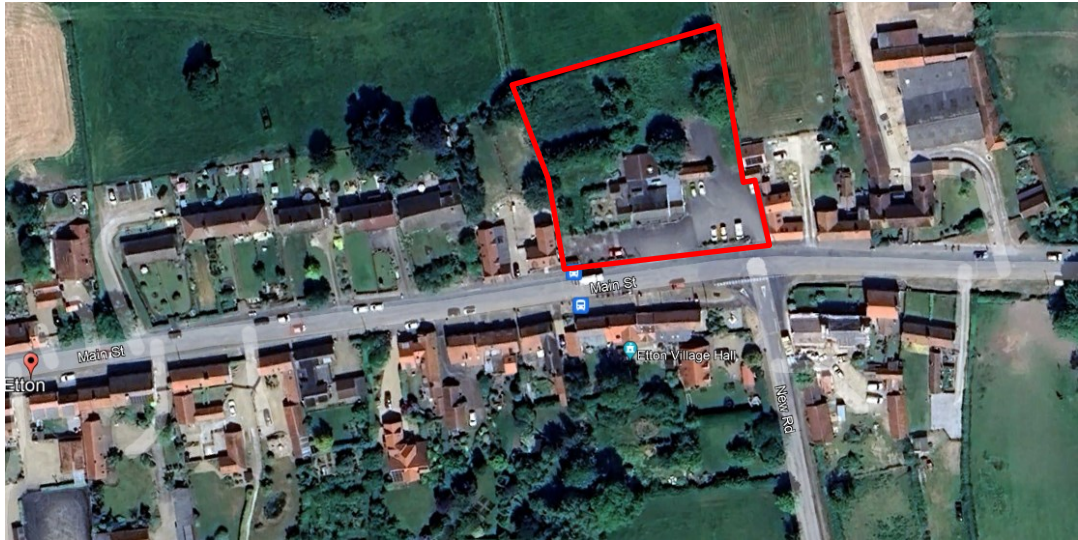


Figure 2.1: The Application Site.

Conservation Area and Listed Buildings

- 2.10 The application site is within the Etton Conservation Area. There is a 2007 Conservation Area Appraisal (CAA) prepared by East Riding of Yorkshire Council.
- 2.11 The CAA states; *‘The character and appearance of the Conservation Area at Etton is not uniform. There are two distinctive parts, with very different character, which demonstrate the sociological divide of English society in the past centuries. The western part consists mainly of 18th and 19th-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 Mary’s House’.*
- 2.12 The Light Dragoon is mentioned in the Conservation Area Appraisal because of its prominence within a large car park and because of its white-painted exterior.
- 2.13 Figure 2.2 below depicts the Etton Conservation Area in light blue and highlights the application site in red.

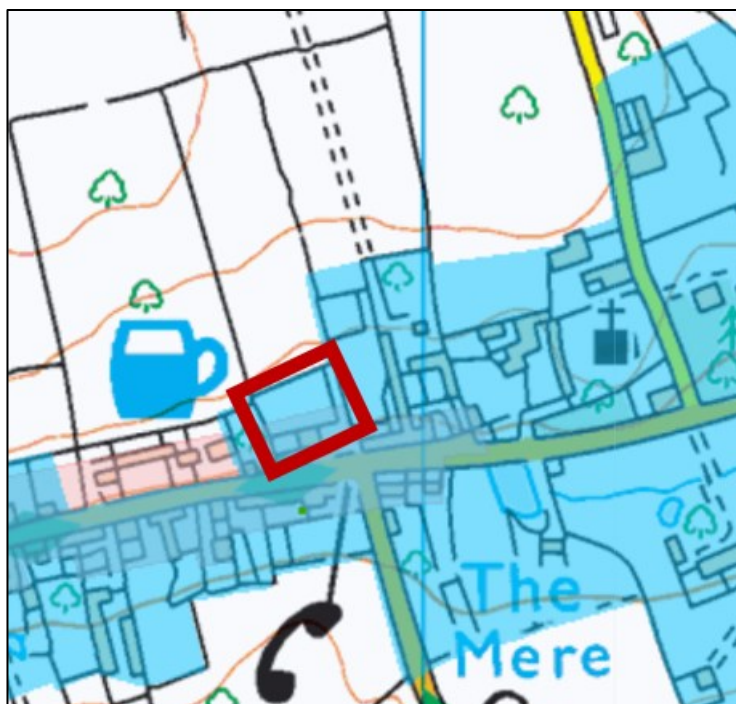


Figure 2.2: Conservation Area.

2.14 As can be seen in Figure 2.3 below, there are four Listed Buildings or Structures to the south of the application site.

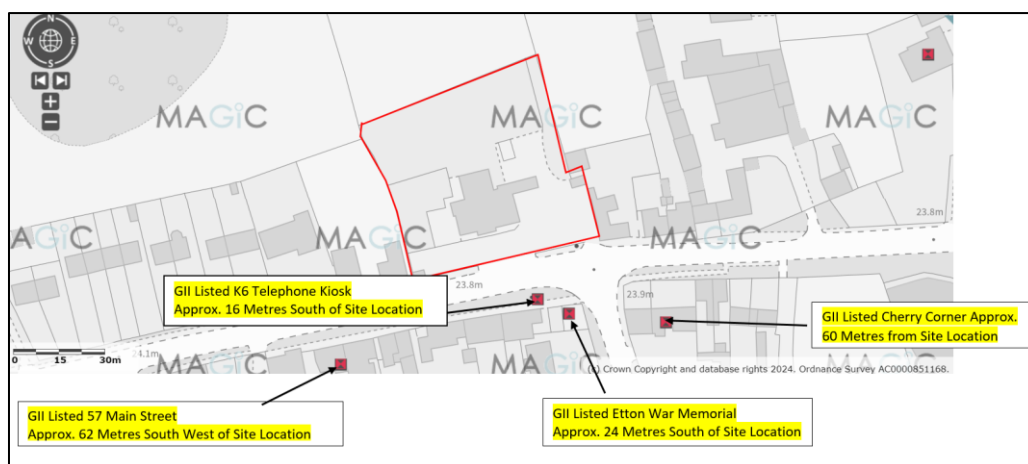


Figure 2.3: Nearby Listed Buildings.

Planning History

2.15 The planning history of the site comprises three applications for the public house. These were all approved and were for an extraction flue, advertisements, and a beer garden.

Proposed Development

- 2.16 The Public House has been closed since 2019. The property is in a poor state of repair. It currently comprises three large dining or drinking areas, a kitchen, a store, and living accommodation on the first floor.
- 2.17 As shown in the submitted plans, this application proposes that the low-quality and unattractive single-storey ground floor elements on the sides and to the rear of the building be demolished. It is also proposed that the lightweight single detached garage is demolished.
- 2.18 The main central part of the building, which is two-storey, will be retained as this is the most attractive part. It is proposed that a modest two-storey extension be constructed to the rear. The extension will be constructed of matching brickwork and tiles and will form an attractive twin gable to the rear of the building.
- 2.19 New doors and windows are proposed for the front building as well as tiling the porch which is currently painted bright green. The new door and windows created in the sides and rear of the property will be high-quality sash windows, and bi-fold doors will provide direct access into the garden at the rear.
- 2.20 These changes will have a positive impact on the Conservation Area as the outlook and appearance of The Light Dragoon.

3.0 Planning Policy and Design Analysis

- 3.1 The principle relevant Planning Policy is contained in The National Planning Policy Framework December 2023 (NPPF), and in the East Riding Strategy Document (SD), adopted in April 2016.

Principle of Development

- 3.2 The application site is within the development limits for Etton which is categorised as a Village. SD Policy S4 relates to development in Villages and the Countryside. SD Policy S4 states that *‘developments including new and enhanced local services and facilities, and economic development will be supported where it does not detract from the character and appearance of the village’*.
- 3.3 This application seeks to improve the appearance of The Light Dragoon which is currently in a state of disrepair. The proposed changes seek to improve the appearance of the building.
- 3.4 As such, the principle of the proposed changes is supported by Local Planning Policy.

Design

- 3.5 The NPPF supports the creation of high-quality, beautiful and sustainable buildings in Chapter 12.
- 3.6 The East Riding Strategy Document Policy ENV 1 requires that development will *‘contribute to safeguard and respect the diverse character and appearance of an area through the design, layout, construction and use’*, and goes on to state that development *‘will be supported where it achieves a high-quality design that optimises the potential of the site and contributes to a sense of place’*.
- 3.7 The existing character of the central part of the public house will be retained and improved which is the most visually important part of the building. The unattractive, and poor-quality ground floor extensions will be demolished and replaced by a modest two-storey rear extension.


Heritage Assessment

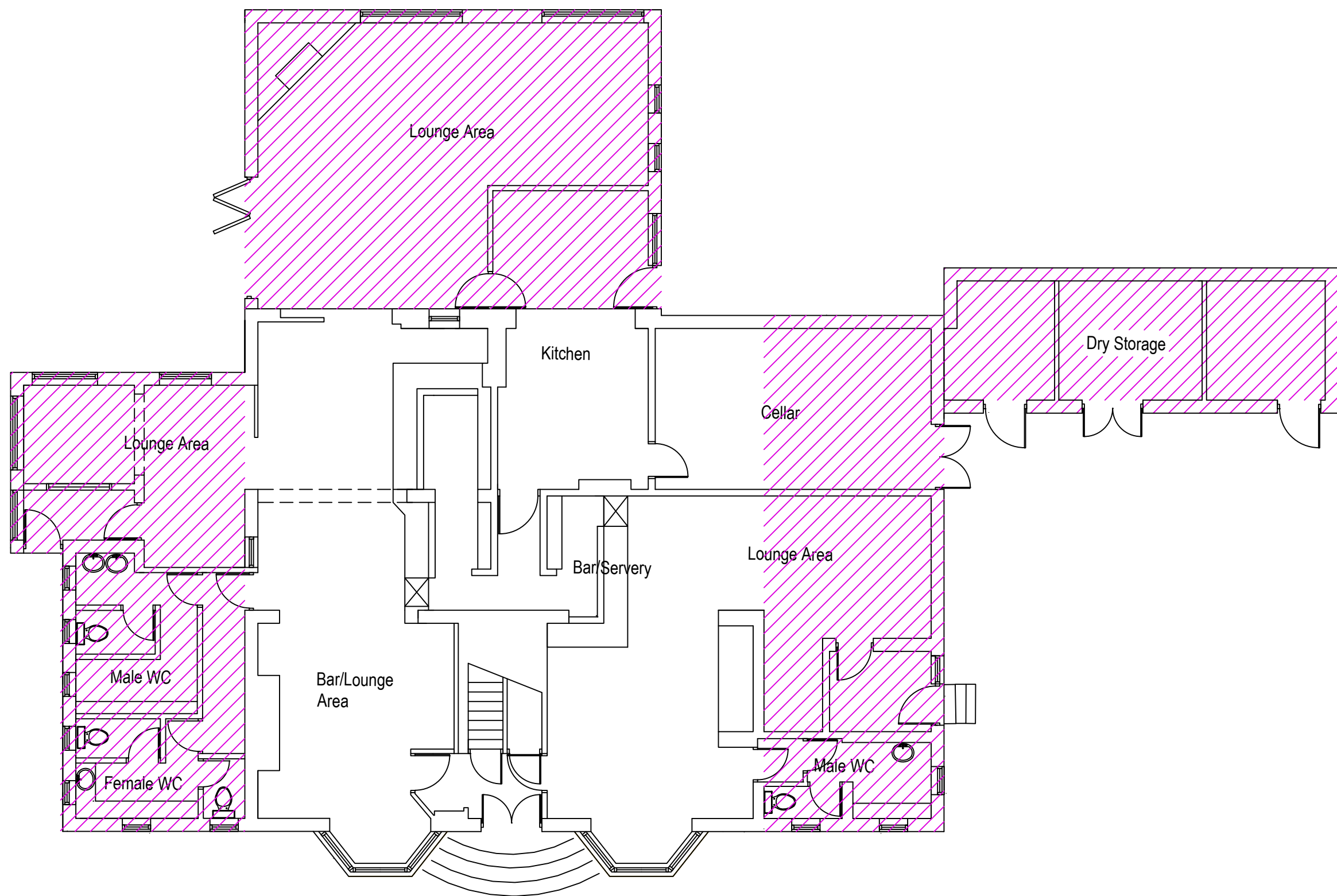
- 3.8 The NPPF in Section 16 outlines national planning policy in relation to the conservation, protection, and enhancement of the historic environment. Paragraph 196 of the NPPF states that; *'in determining planning applications, the Local Planning Authority should take account;c) the desirability of new development making a positive contribution to local character and distinctiveness'*.
- 3.9 The East Riding Strategy Document Policy ENV3 states that; *'The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding's distinctive historic character'*. This includes; *'Those elements that contribute to the special interest of Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal'*.
- 3.10 The CAA states that the public house is prominent because of its large car park, and white painted brickwork. It does not state that the existing public house makes a positive contribution to the character of the Conservation Area. The law requires that development proposals preserve or enhance the character of Conservation Areas. The derelict nature of the existing building harms the Conservation Area.
- 3.11 The improvement works and renovation will make a clear improvement to the Conservation Area. They will tidy up the building and will replace the unattractive single-storey elements with a well-designed rear extension. Therefore, this proposal will improve the Conservation Area and is in keeping with the requirements of planning policy.

4.0 Conclusion

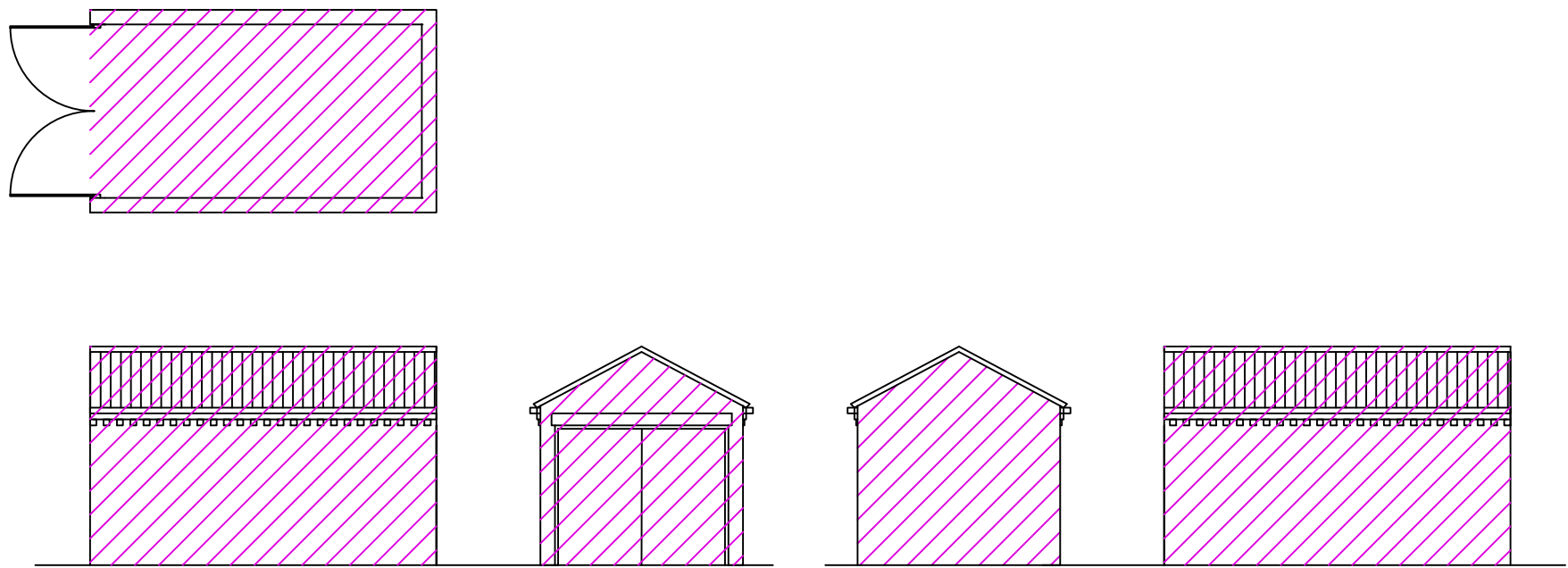
- 4.1 This planning application seeks permission for the removal of the single-storey side and rear elements of The Light Dragoon Public House in Etton, and their replacement with a well-designed two-storey rear extension. This application also seeks permission for improvement works to the building, including replacing the doors and windows, as well as tiling the front porch.
- 4.2 The proposed works will improve the visual impact of the building on the Conservation Area and will make it a more attractive part of the village.
- 4.3 Local Planning Policy supports development which will have a beneficial impact on the character and appearance of a village and where it will help to support the vibrancy of villages. This application seeks to improve the external appearance of a run-down building and restore it to become an attractive part of the Conservation Area.

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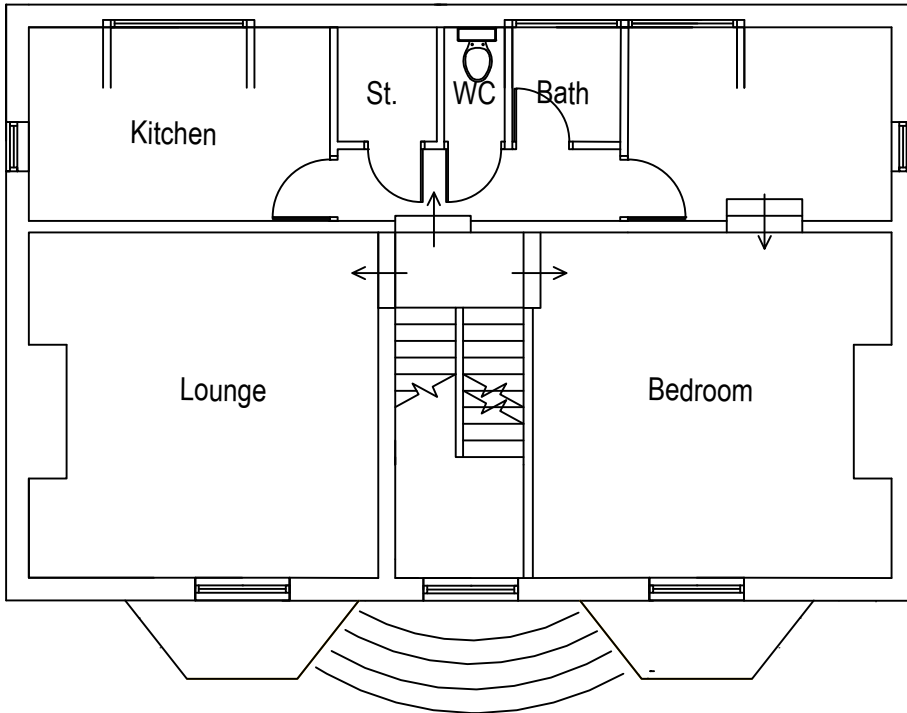
 Buildings to be demolished



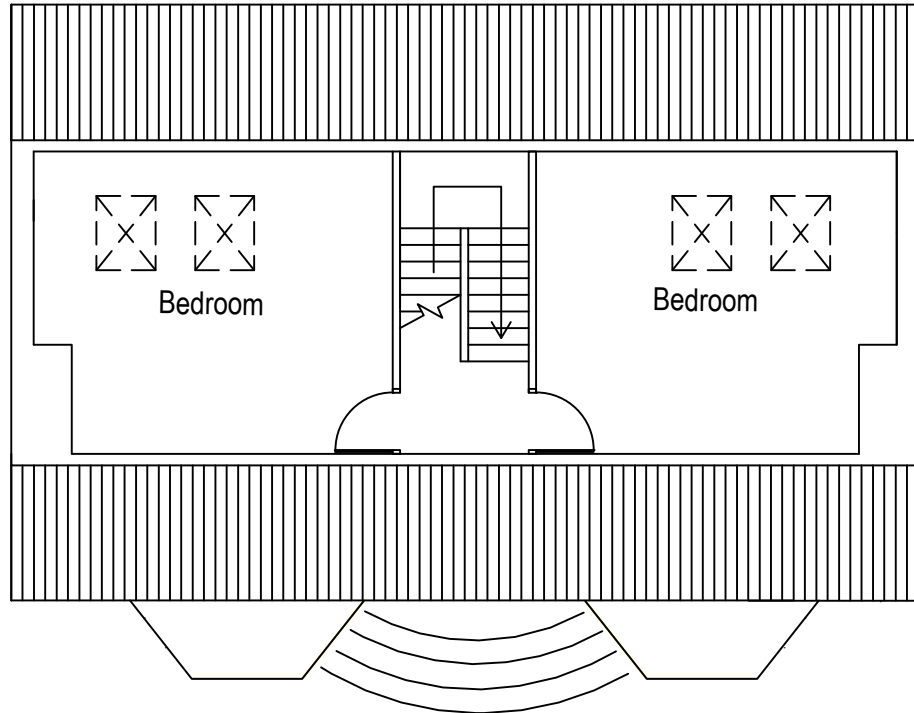
Existing Ground Floor Layout Plan



Existing Garage Plan and Elevations



Existing First Floor Layout Plan



Existing Roofspace Layout Plan



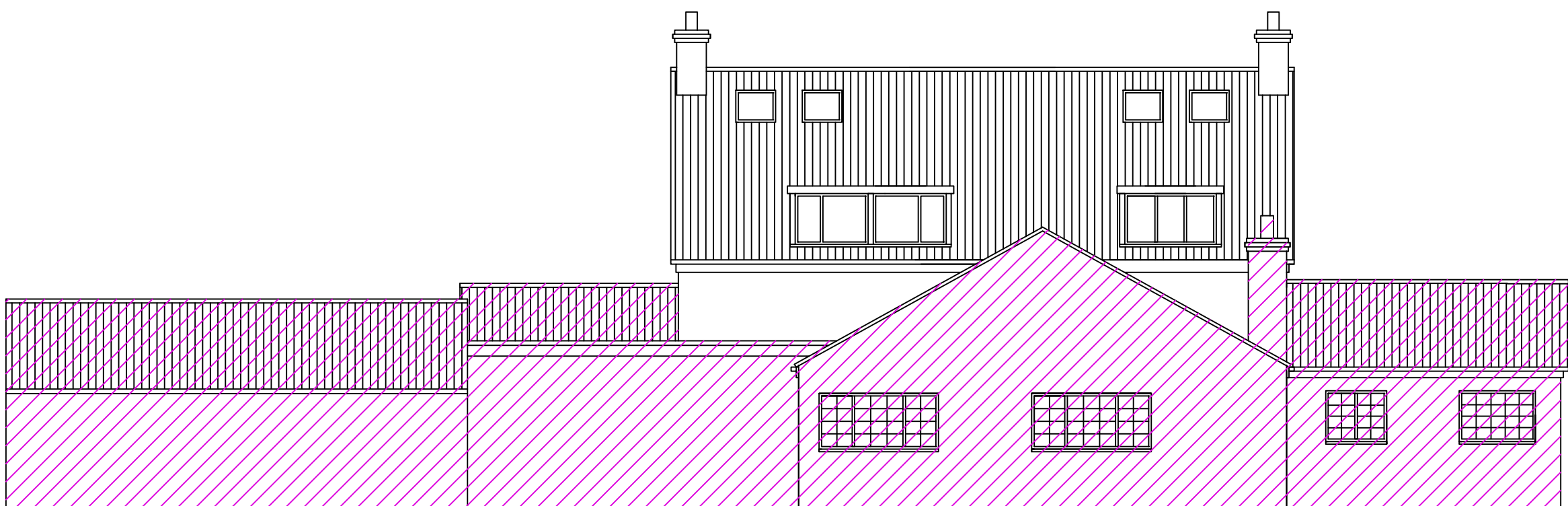
Existing Front Elevation



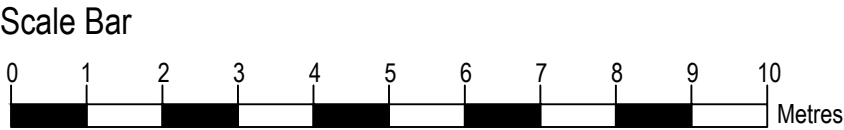
Existing Side Elevation



Existing Side Elevation



Existing Rear Elevation



A		
	Date	Revisions



Architects ■ Designers ■ Project Managers ■ Planning Supervisors

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Client

Richmond Properties

Job Title

Proposed New Development,
The Light Dragoon, Main
Street, Etton

Drawing Title

Existing Light Dragoon Public
House Plans & Elevations
(Demolition Plans)

Status

Planning

Date

Sept 2024

Scale

1:100 @ A1

Drawn

H.P.

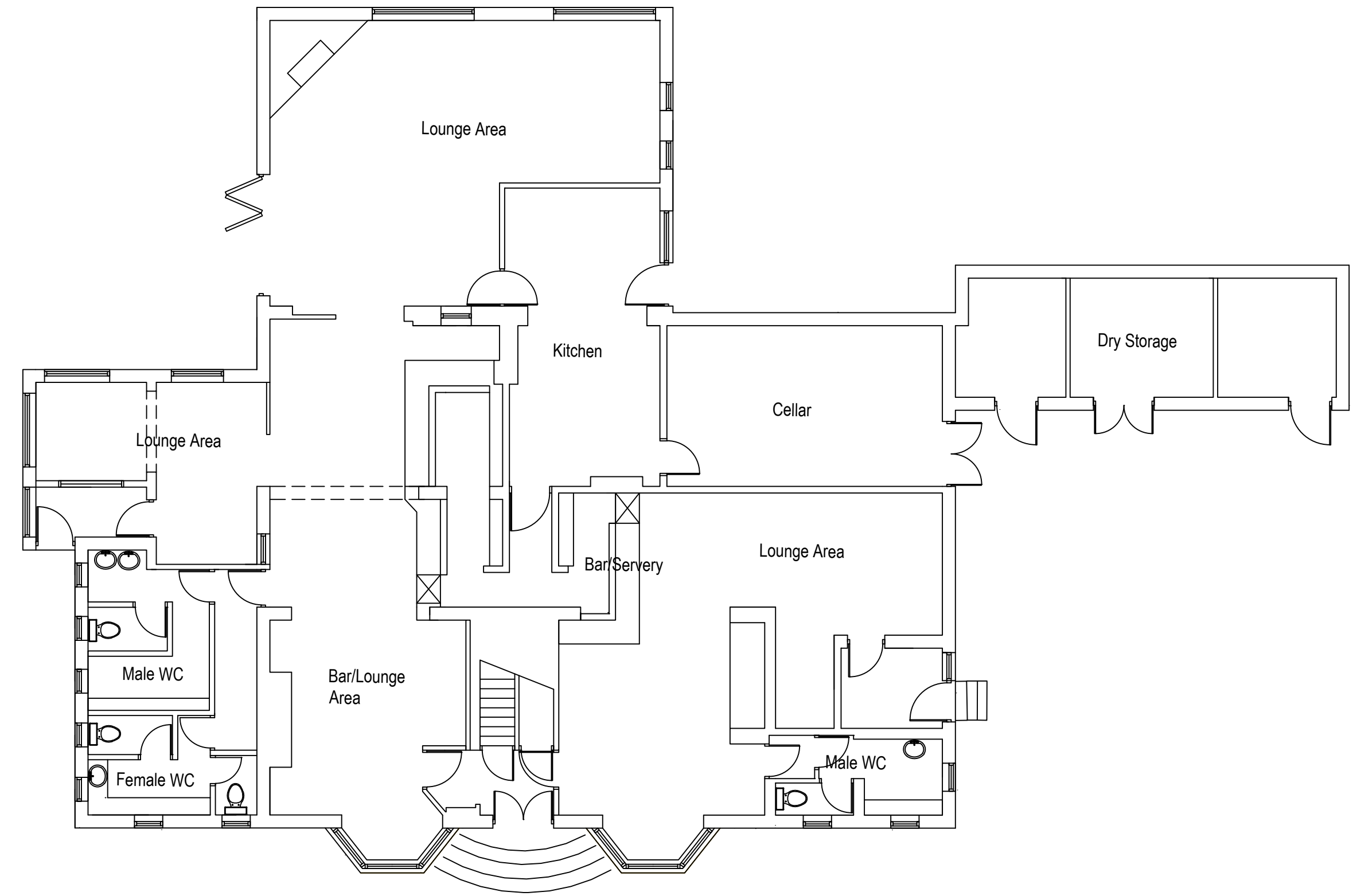
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Approved

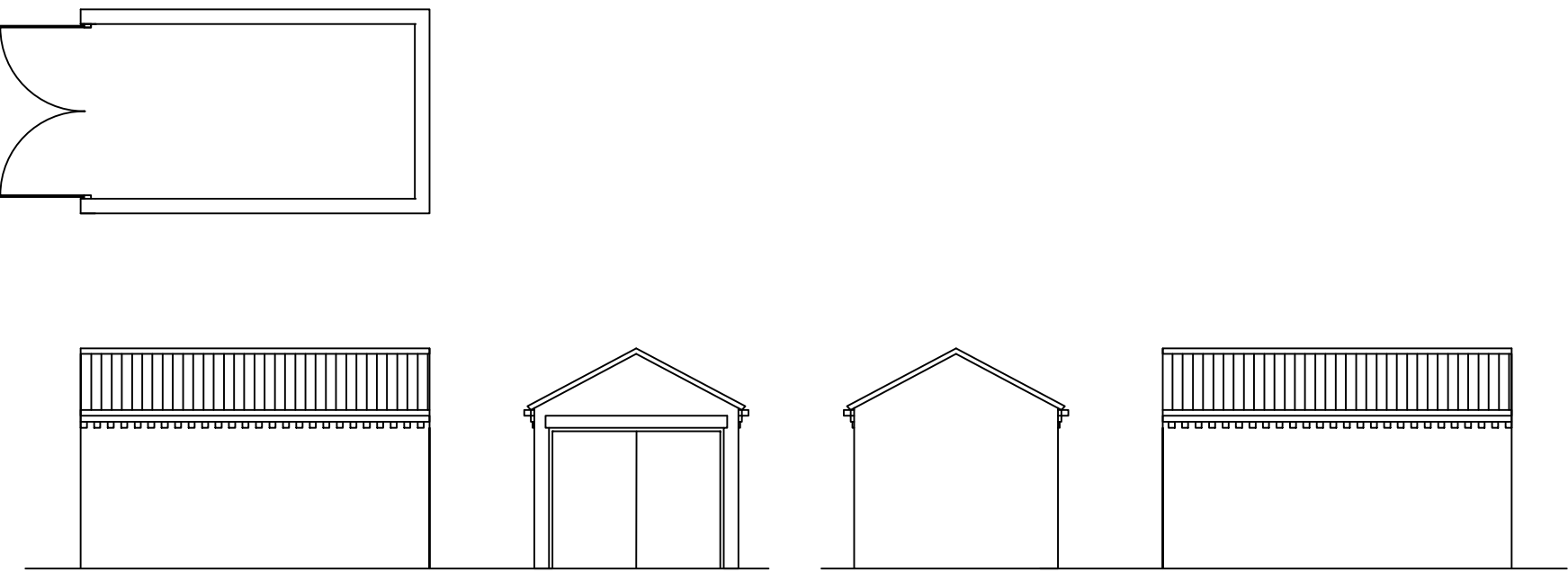
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2024-19/E101

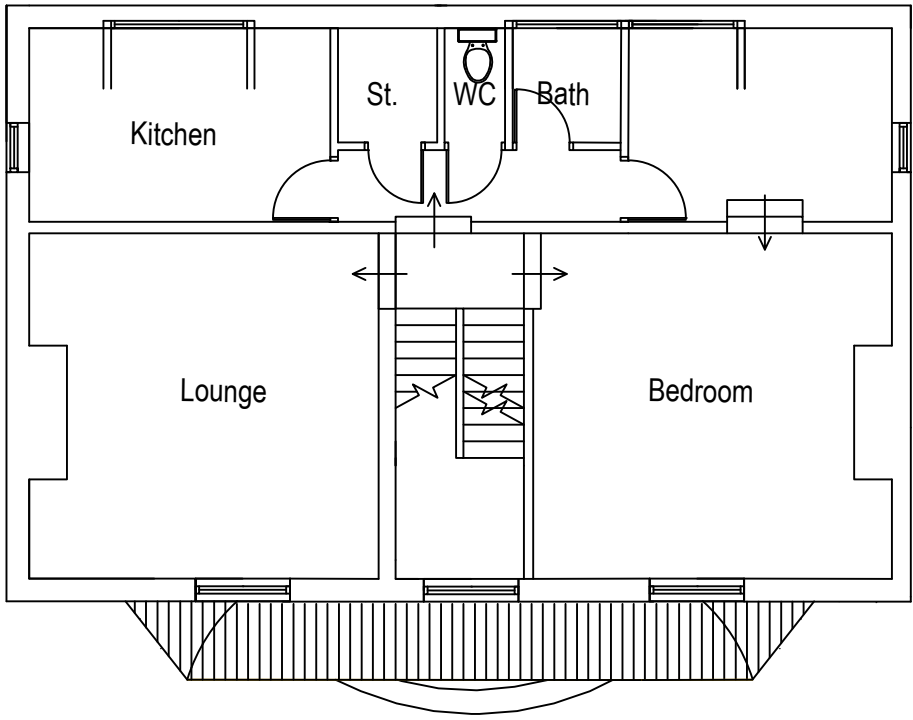
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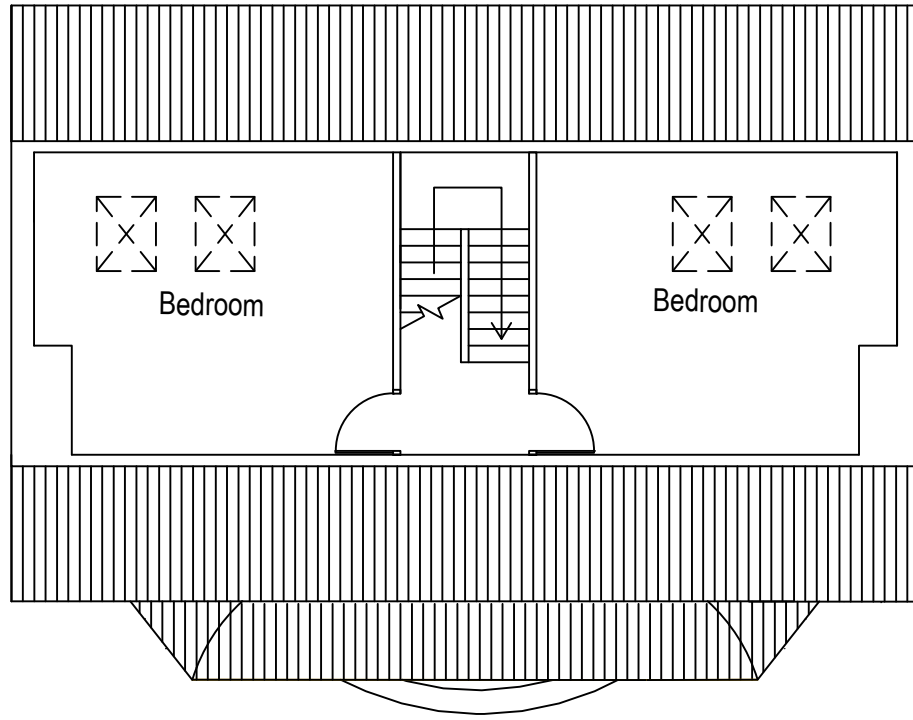
Existing Ground Floor Layout Plan



Existing Garage Plan and Elevations



Existing First Floor Layout Plan



Existing Roofspace Layout Plan



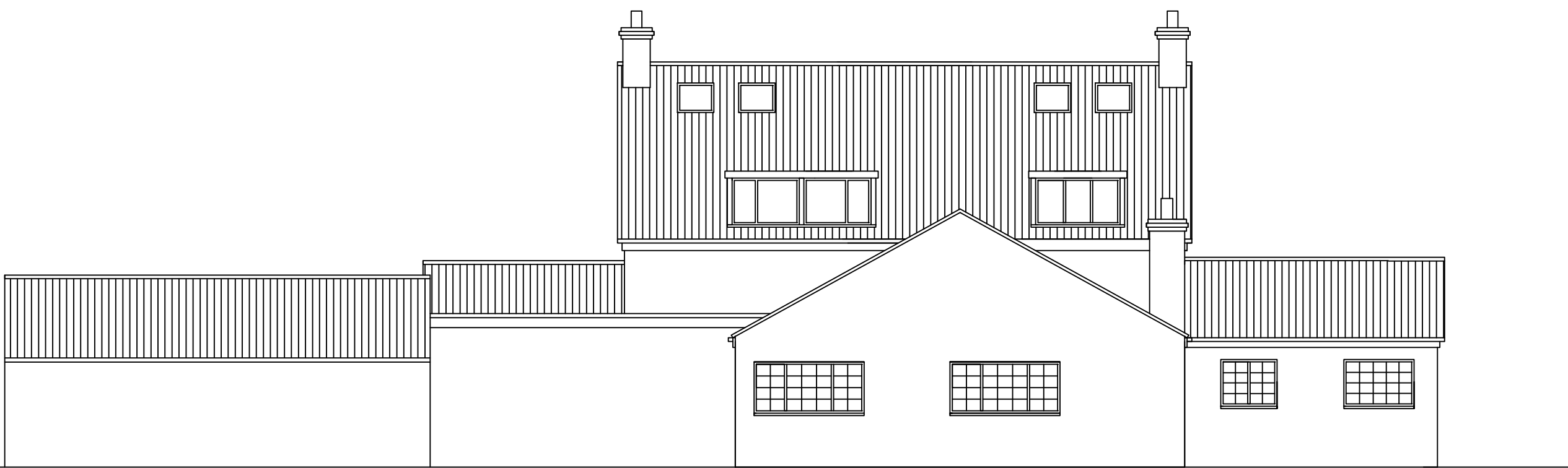
Existing Front Elevation



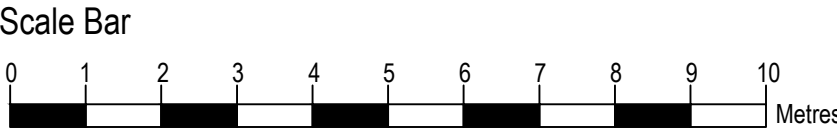
Existing Side Elevation



Existing Side Elevation



Existing Rear Elevation



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A	18.10.2024	Amended to Planning comments
	Date	Revisions

piercy design

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Client

Richmond Properties

Job Title

Proposed New Development,
The Light Dragoon, Main
Street, Etton

Drawing Title

Existing Light Dragoon Public
House Plans & Elevations

Status

Planning

Date

Sept 2024

Scale

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Drawn

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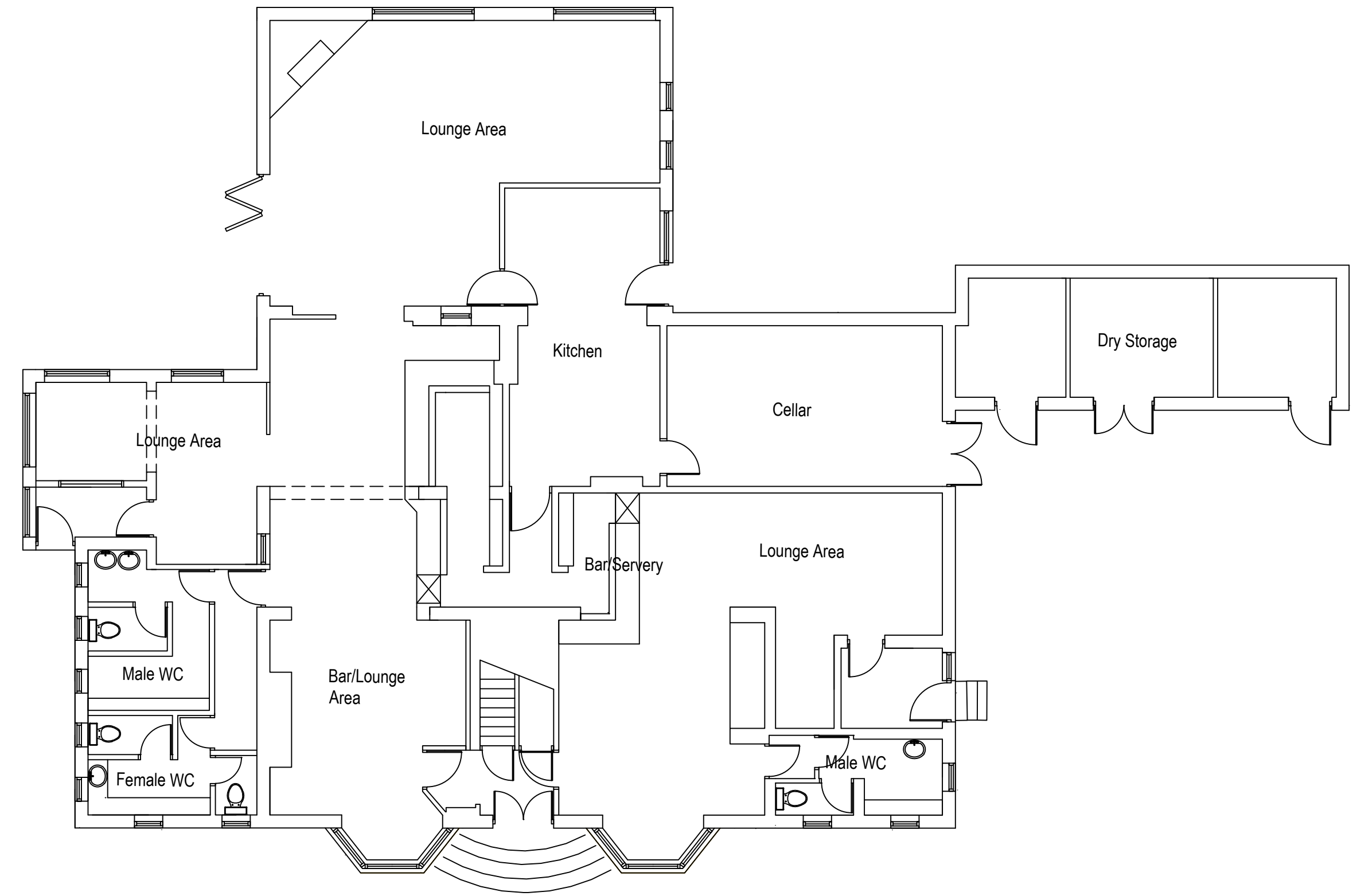
Approved

Dwg No.

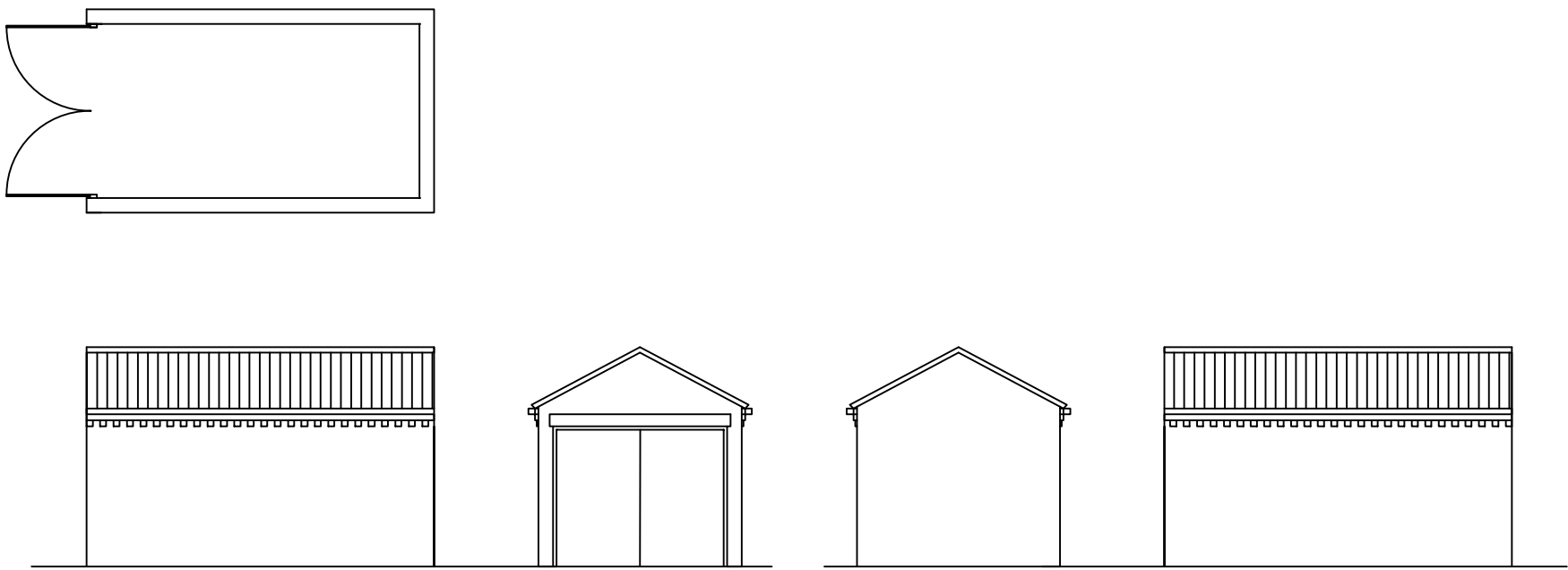
2024-19/E100

Rev.

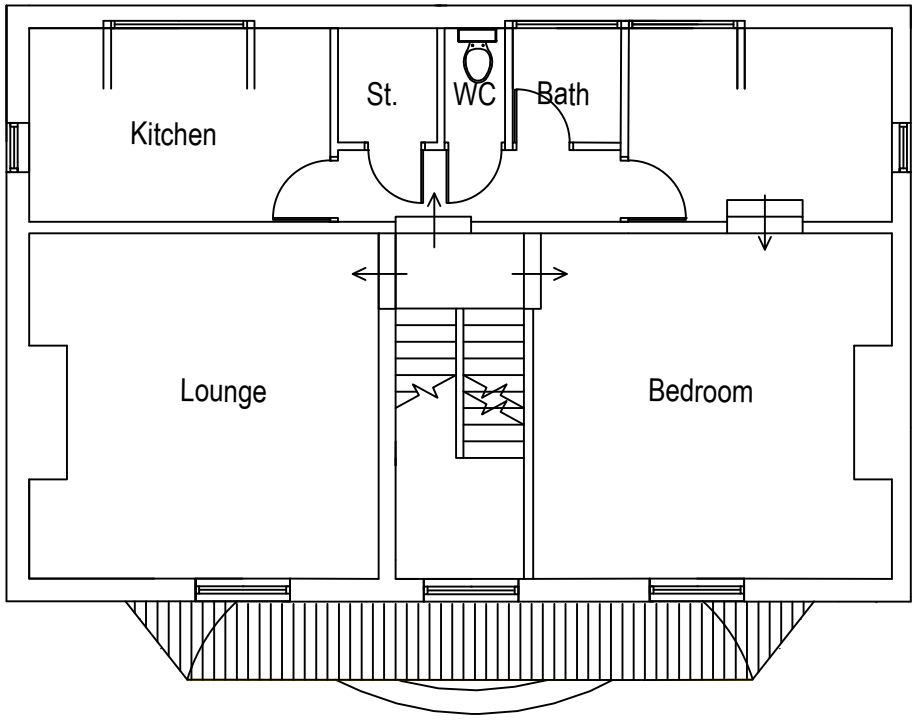
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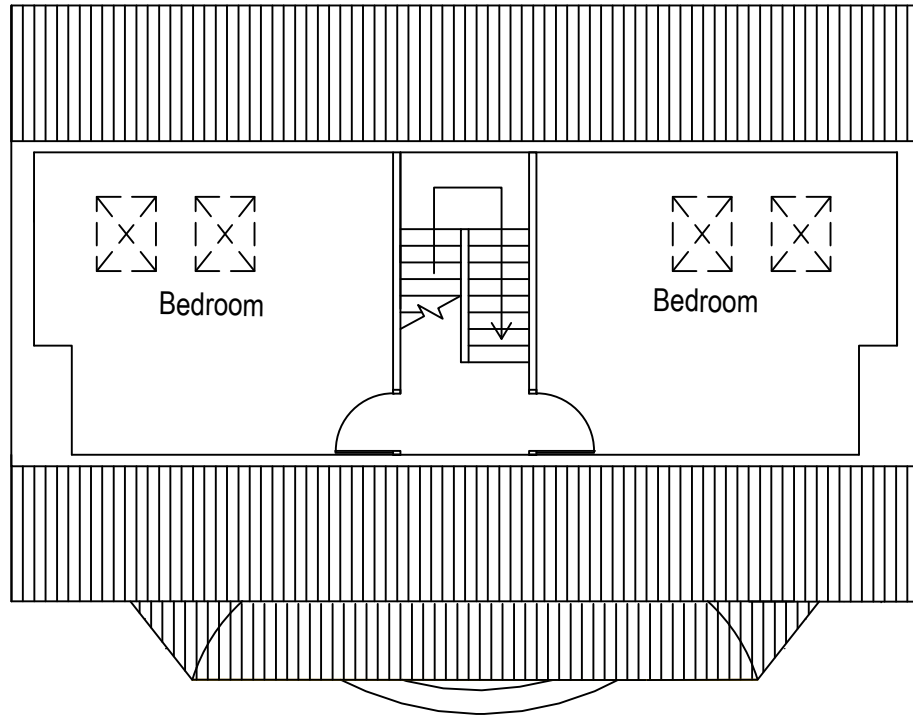
Existing Ground Floor Layout Plan



Existing Garage Plan and Elevations



Existing First Floor Layout Plan



Existing Roofspace Layout Plan



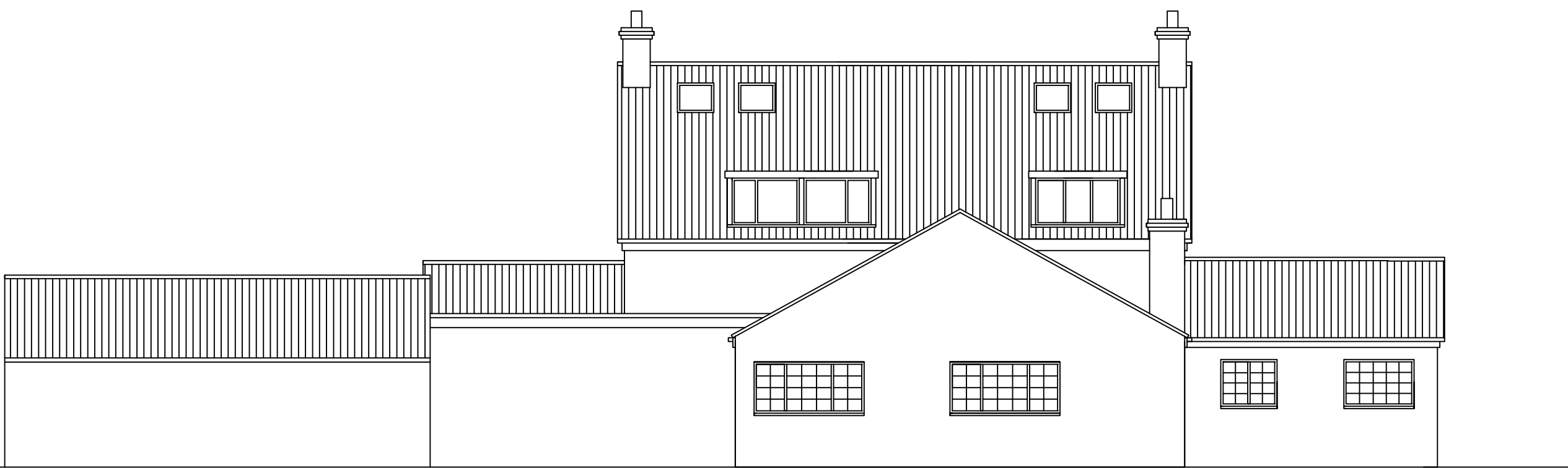
Existing Front Elevation



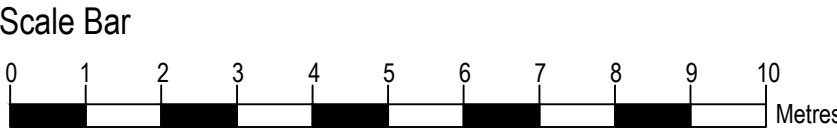
Existing Side Elevation



Existing Side Elevation



Existing Rear Elevation



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A	18.10.2024	Amended to Planning comments
	Date	Revisions

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East Yorkshire
HU2 8HH

Telephone: 01482 326415
Fax : 01482 218001
E-mail : user@piercydesign.co.uk

Client

Richmond Properties

Job Title

Proposed New Development,
The Light Dragoon, Main
Street, Etton

Drawing Title

Existing Light Dragoon Public
House Plans & Elevations

Status

Planning

Date

Sept 2024

Scale

1:100 @ A1

Drawn

H.P.

Checked

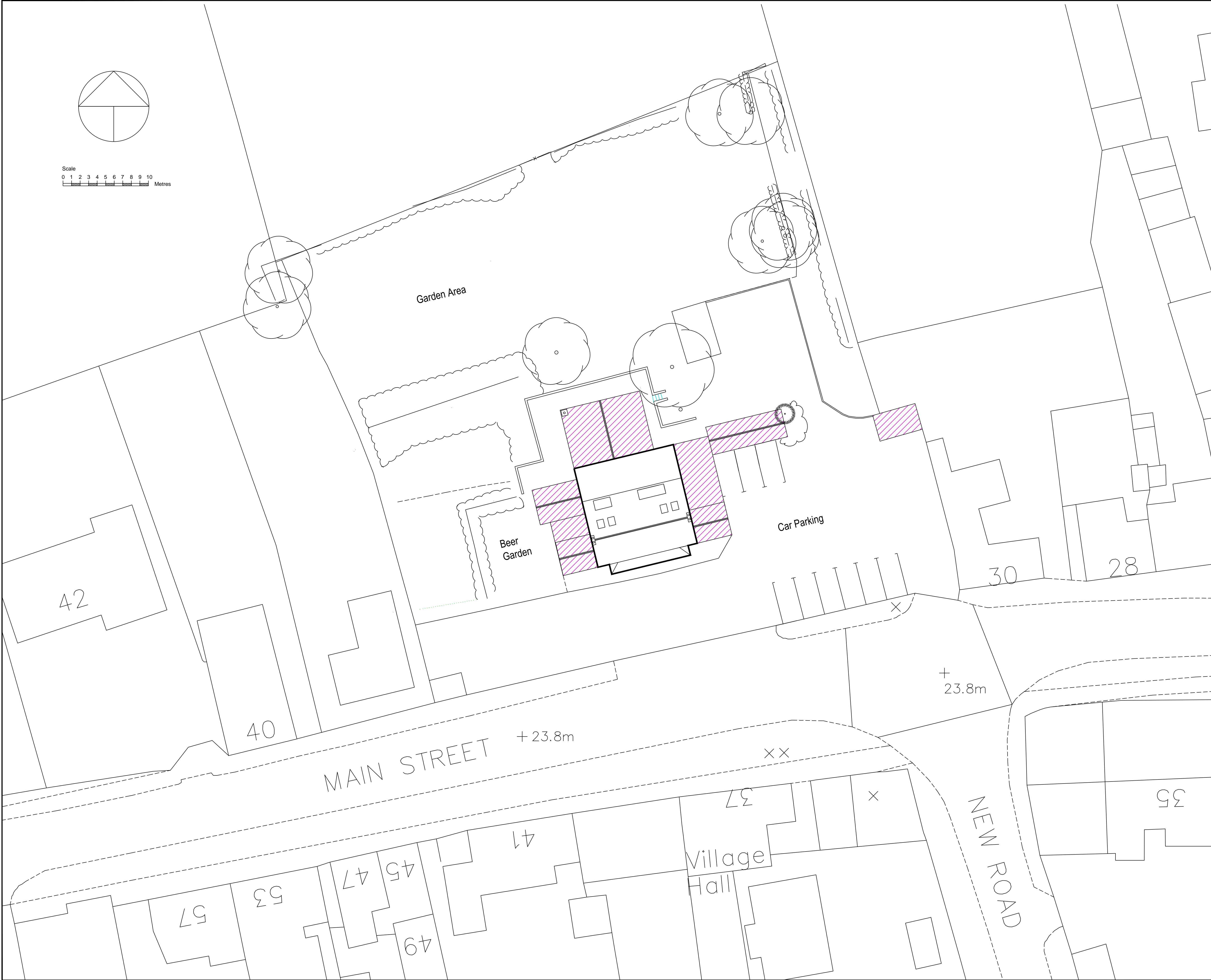
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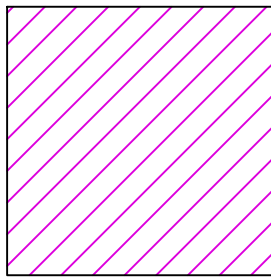
2024-19/E100

Rev.

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 Buildings to be removed

Area of existing building = 437 sq m

Area of existing garage = 16 sq m

Total = 453

Area of existing building to be demolished = 196.5 sq m

Area of existing garage to be demolished = 16 sq m

Total = 212.5 sq m

A		
	Date	Revisions



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Client
Richmond Properties

Job Title
**Proposed New Development,
The Light Dragoon, Main
Street, Etton**

Drawing Title
Demolition Plan

Status
Planning

Date
Sept 2024

Scale
1:200 @ A1

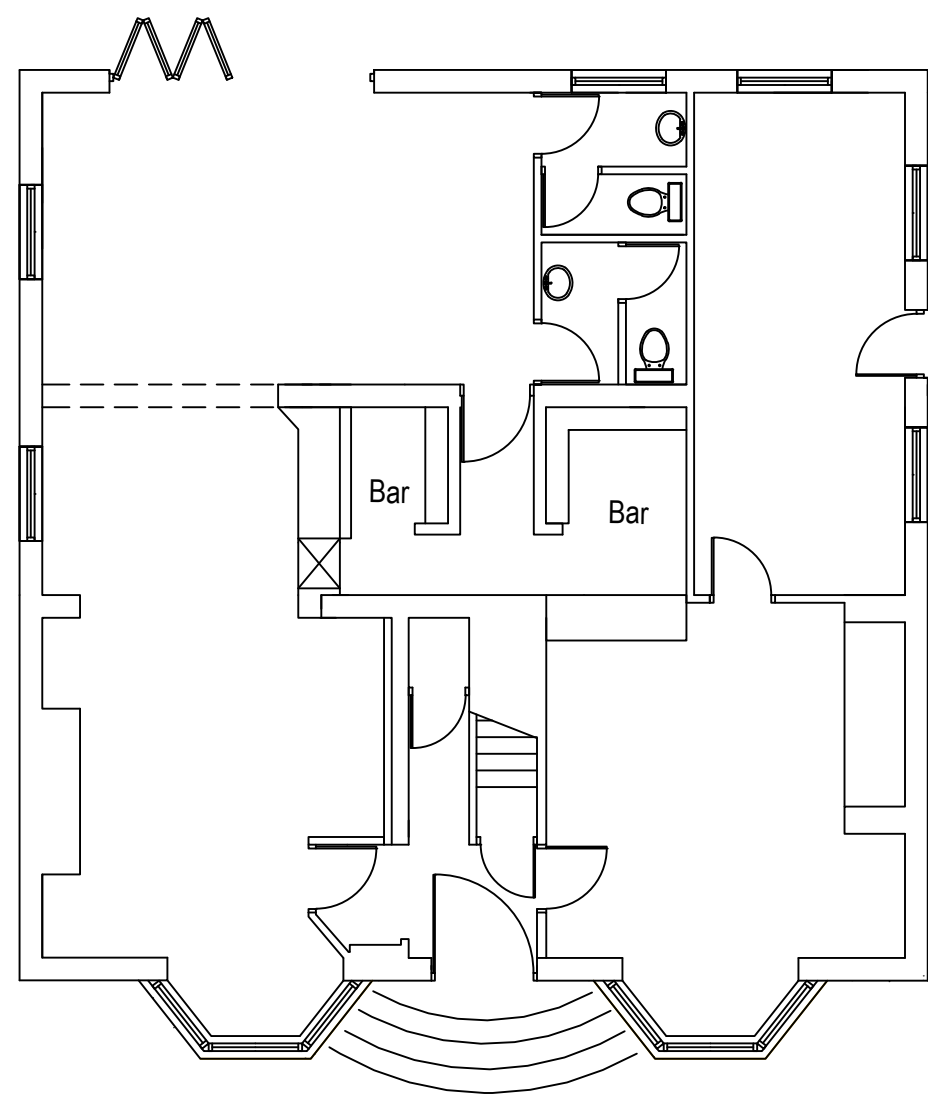
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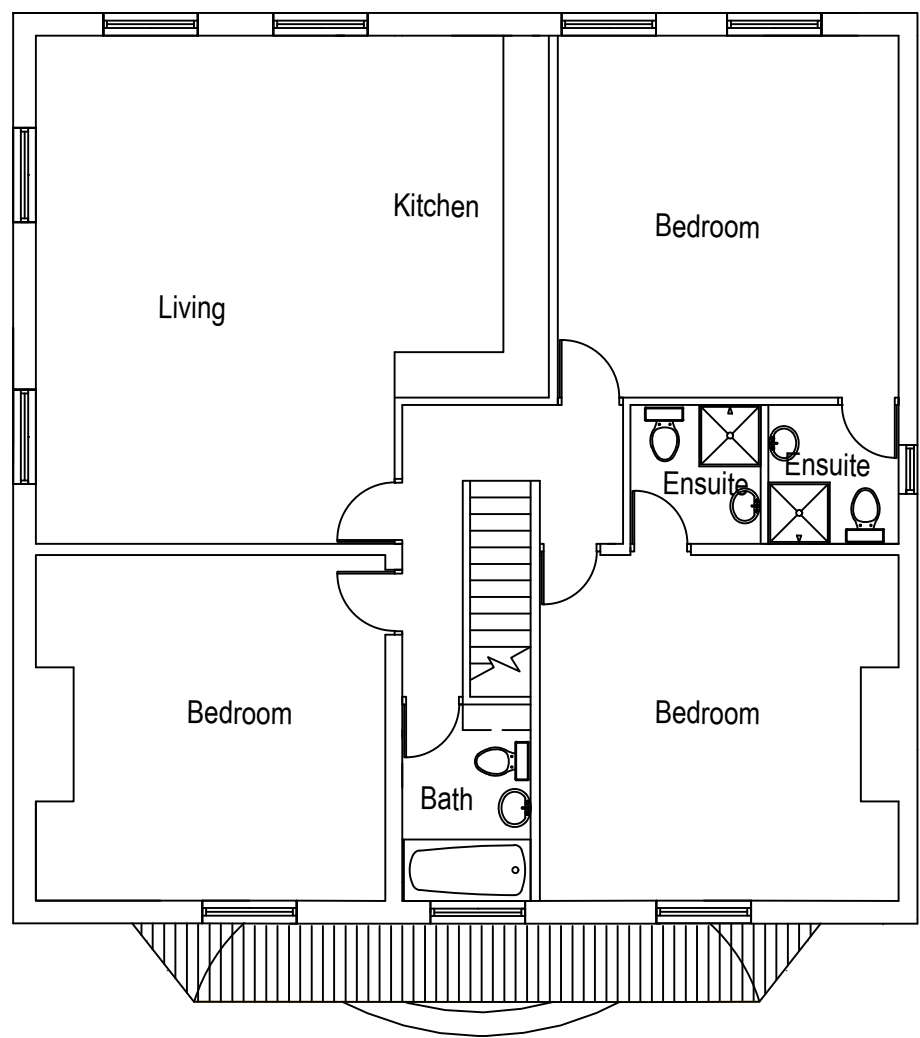
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2024-19/DP 01

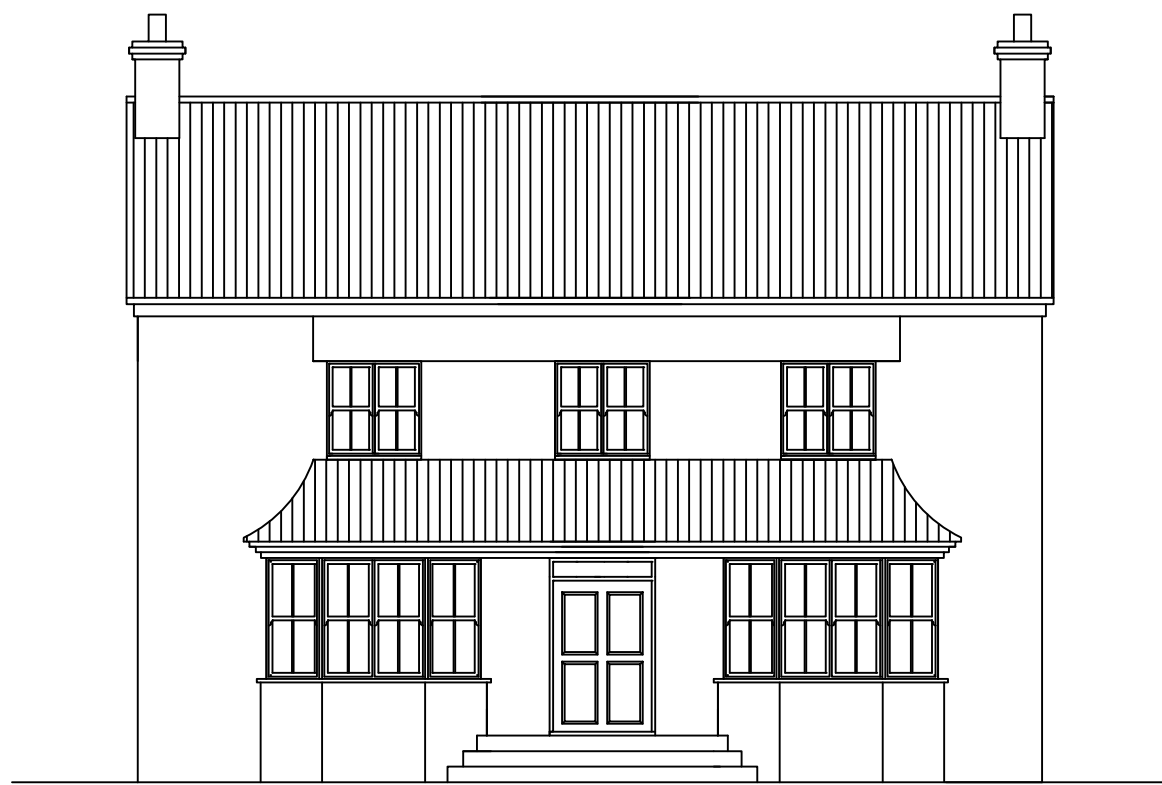
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Proposed Ground Floor Layout Plan



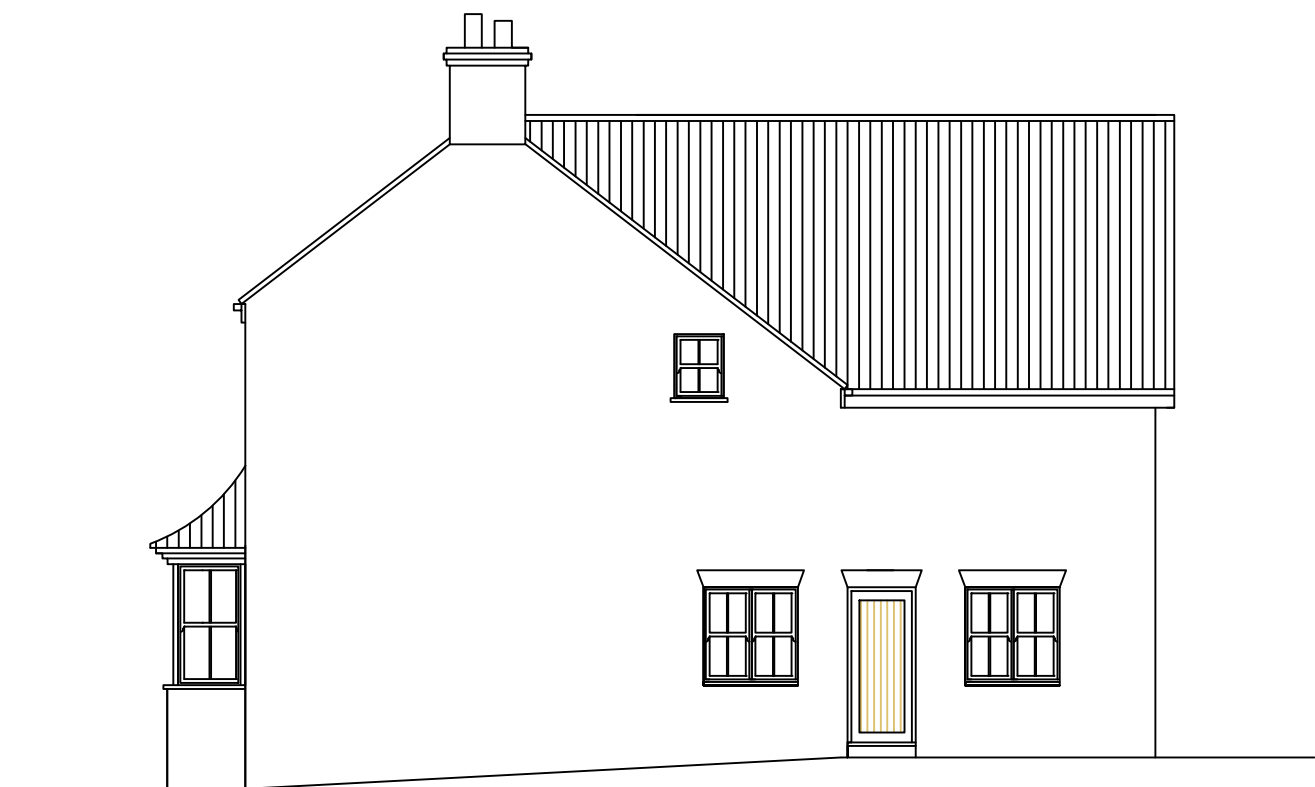
Proposed First Floor Layout Plan



Proposed Front Elevation



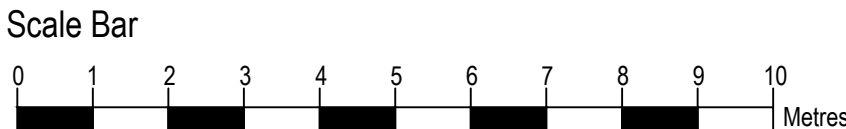
Proposed Side Elevation



Proposed Side Elevation

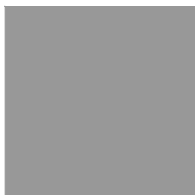



Proposed Rear Elevation



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Client

Richmond Properties

Job Title

Proposed New Development,
The Light Dragoon, Main
Street, Etton

Drawing Title

Proposed Light Dragoon
Public House Plans &
Elevations

Status

Planning

Date

Sept 2024

Scale

1:100 @ A1

Drawn

H.P.

Checked

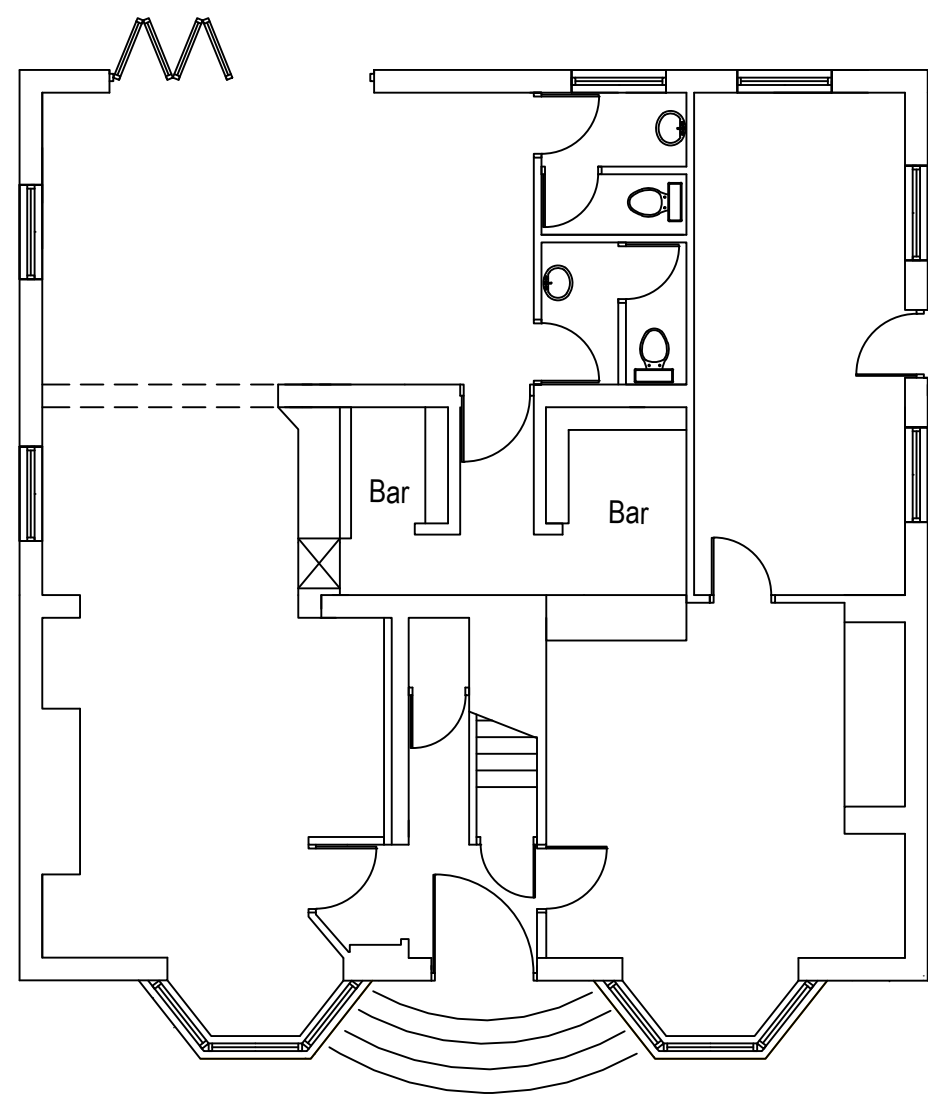
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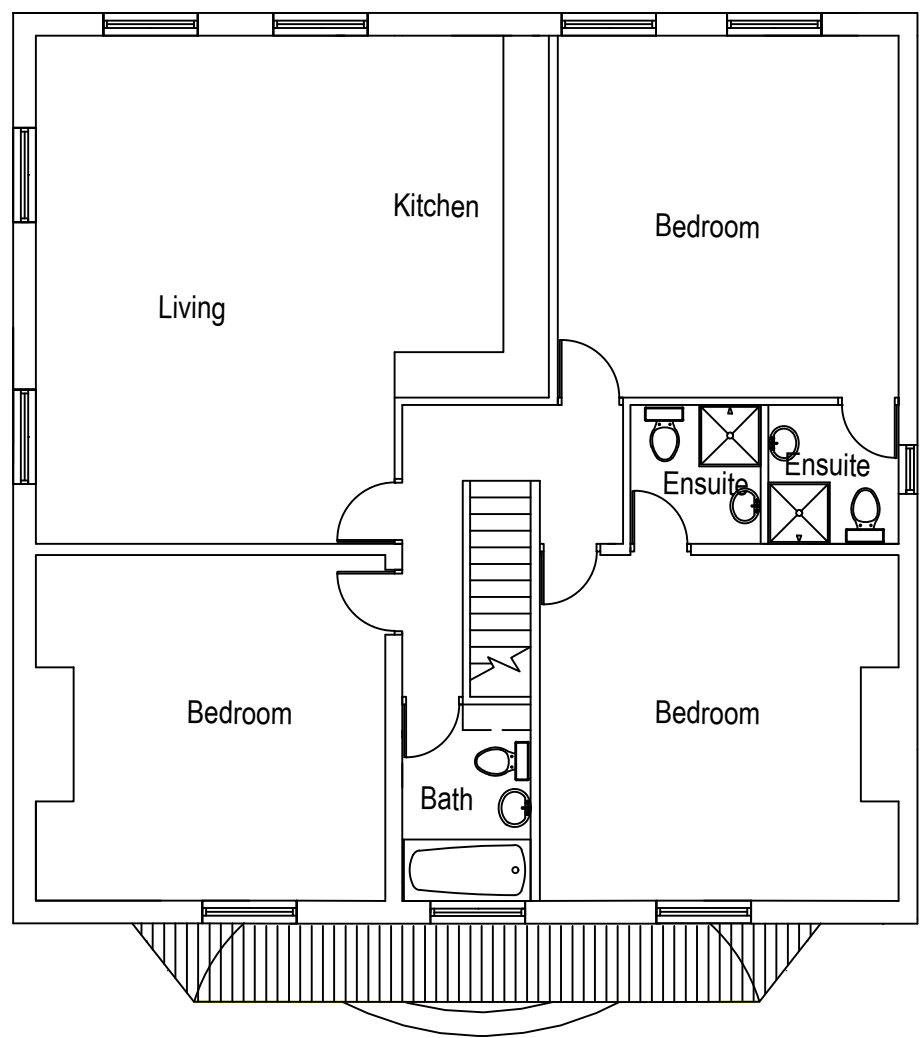
2024-19/P100

Rev.

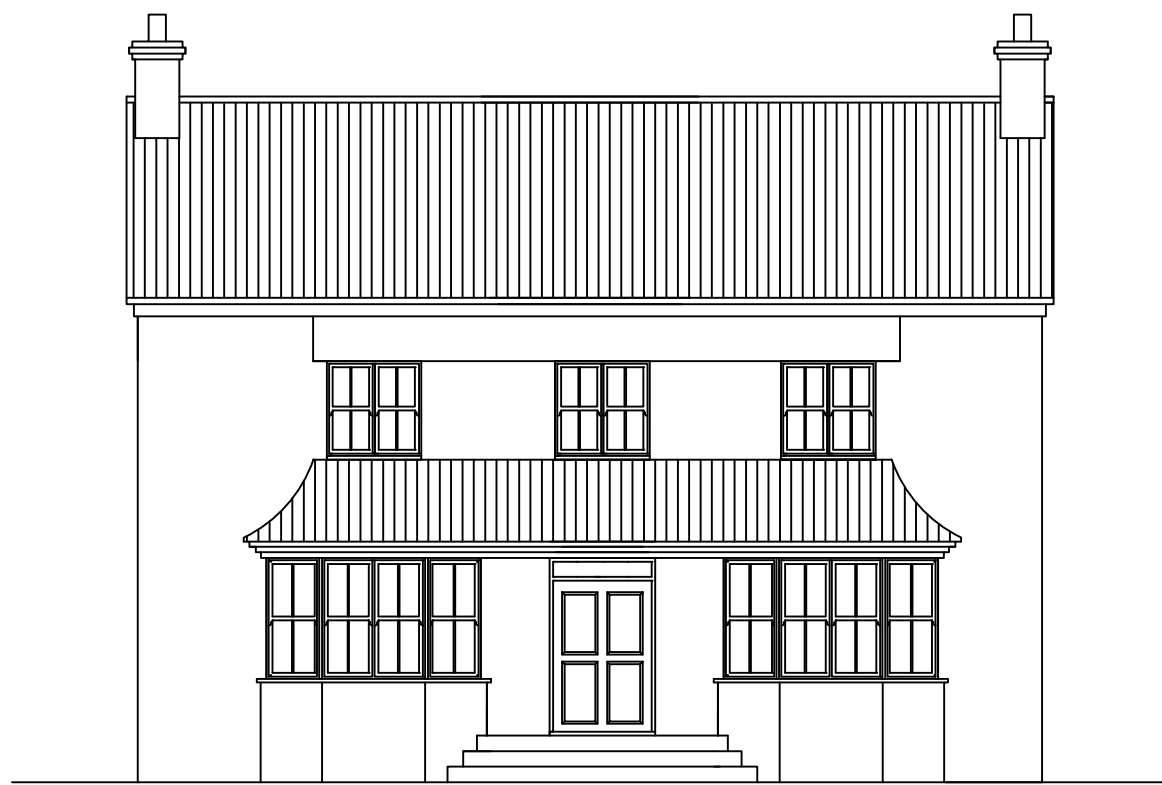
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Proposed Ground Floor Layout Plan



Proposed First Floor Layout Plan



Proposed Front Elevation



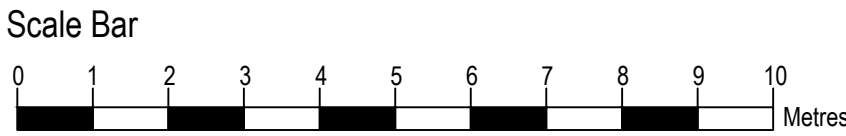
Proposed Side Elevation



Proposed Side Elevation

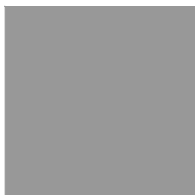


Proposed Rear Elevation



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	Date	Revisions



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Client

Richmond Properties

Job Title

Proposed New Development,
The Light Dragoon, Main
Street, Etton

Drawing Title

Proposed Light Dragoon
Public House Plans &
Elevations

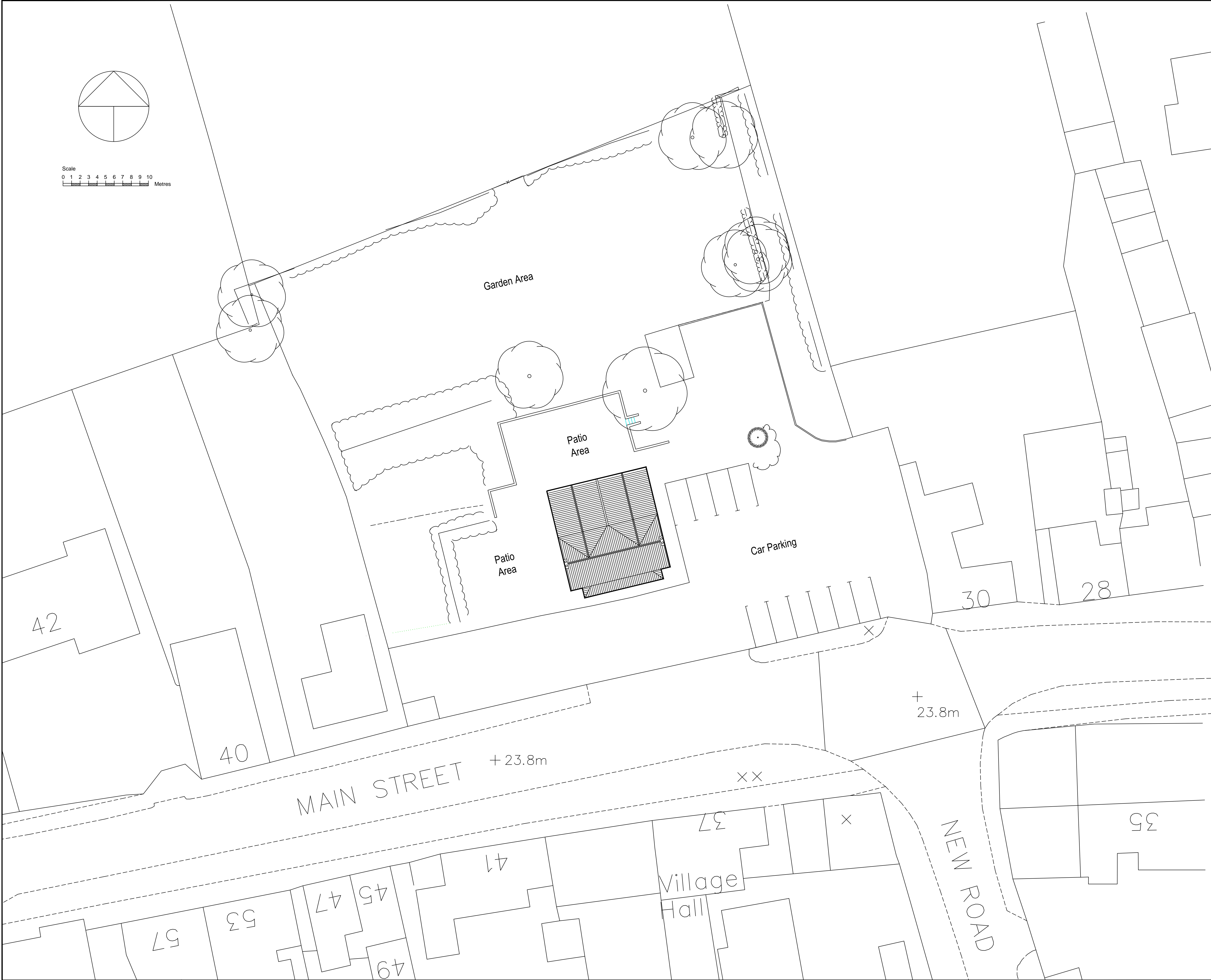
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Planning

Date	Sept 2024	Scale	1:100 @ A1
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Telephone: 01482 326415
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E-mail : user@piercydesign.co.uk

Client
Richmond Properties

Job Title
**Proposed New Development,
The Light Dragoon, Main
Street, Etton**

Drawing Title
**Proposed Site/Roof Layout
Plan**

Status
Planning

Date
Sept 2024

Scale
1:200 @ A1

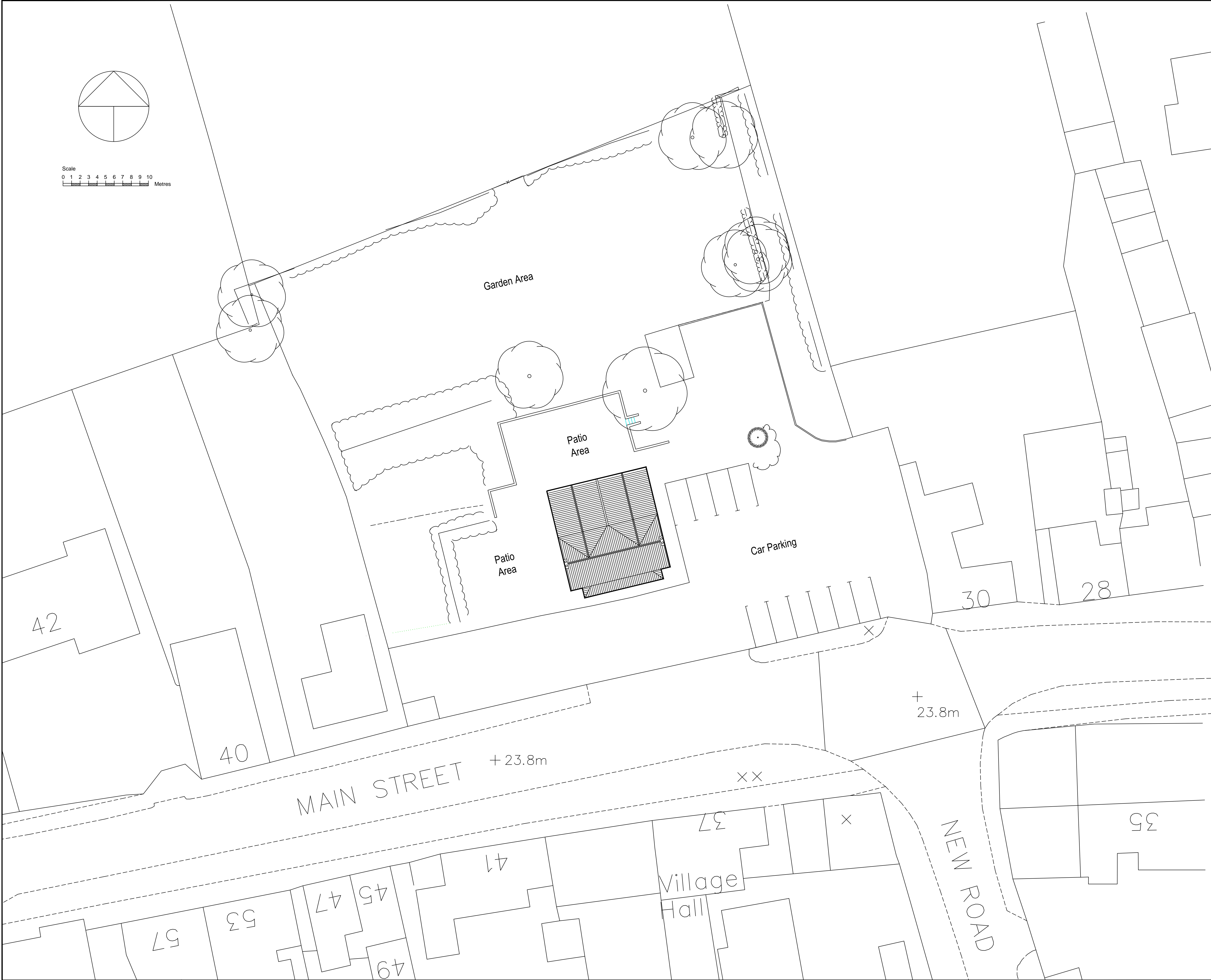
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Checked

Approved

Dwg No.
2024-19/S100

Rev.



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**Proposed New Development,
The Light Dragoon, Main
Street, Etton**

Drawing Title
**Proposed Site/Roof Layout
Plan**

Status
Planning

Date Sept 2024	Scale 1:200 @ A1
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Drawn H.P.	Checked	Approved
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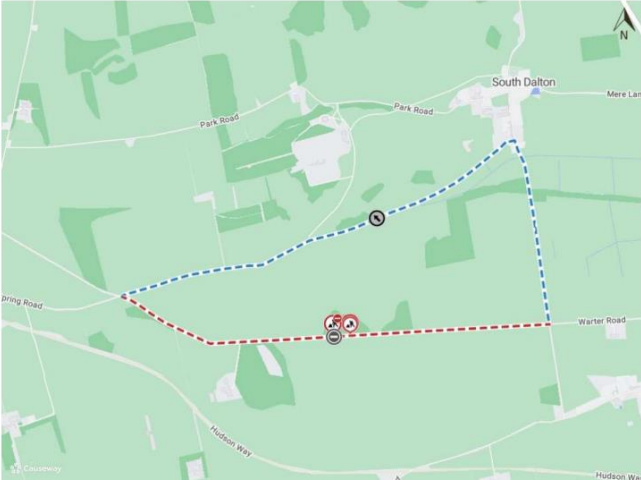
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Etton Parish Council Correspondence Record

10 July to 4th September

The Clerk will circulate correspondence when considered appropriate. If Councillors would like to see a copy of correspondence that has not be circulated, please notify the Clerk on ettonpc@outlook.com on 07932 016856.

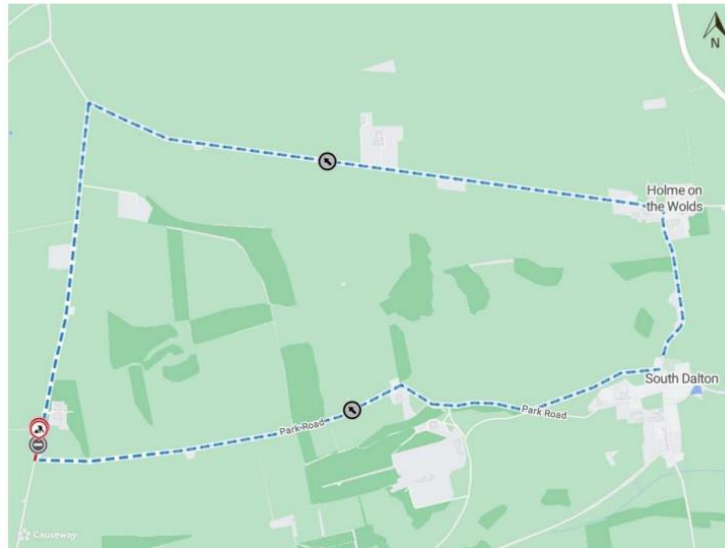
From	Purpose of Correspondence
ERYC	Street Lamp Service Level Agreement – Total Cost of £1175.76 (£960 less expensive than last year)
ERYC	Notification of planning approval, Construction of a vehicular access (dropped kerb), 122 Main Street Etton East Riding Of Yorkshire HU17 7PQ
ERYC	Town and Parish Council Network Events - ERL South Cave: Thursday 24th October 2024, 5 – 7 PM <ul style="list-style-type: none">• ERL Hornsea: Thursday 28th November 2024, 5 – 7 PM• ERL Driffield: Thursday 23rd January 2025, 5 – 7 PM
ERYC	Notes of the T&PC Planning Liaison Meeting
Resident	Missing 30mph sign at pond / Chantry Lane, 30mph sign nr South Dalton hidden by overgrown hedge and overgrown hedge on Chantry Lane (<i>all issues reported</i>).
ERYC	Successful grant application to the Do It for East Yorkshire Community Grant fund (DIFEY) for £4,442.87 in order to install lamppost outside of Village Hall.
ERYC	Request to complete Humberside Police Crime and Plan Survey Police and Crime Plan 2024 (alchemer.com)
Humberside Police	Newsletters

ERYC	<p>Road closure – 28th October – 30 October (approx.) Etton Westwood</p> <p>Site : Etton, Etton Westwood Road Plan Number: 139898228/1035 Dates: Monday 28th October 2024 Drawn by: Jacqui Stipetic</p> 
ERYC	<p>Community Governance Review Update. Hiatus during general election, but will be implemented from Thursday 6 May 2027 (next election for Parishes). Meetings will be scheduled to review impact.</p>
ERYC	<p>Parish Council training on casual vacancies and election procedures. We plan to hold two events: the first on Thursday 26th September from 6:30-7:30PM and the second on Thursday 17th October from 6:30-7:30PM. We hope to see you all there! If you can't make either session, don't worry we will be holding these sessions annually to ensure that any new clerks or councillors in the future do not miss out.</p>
ERYC	<p>Parish Open Door Newsletter</p>

ERYC

Road Closure – 4th October – Kiplingcotes

Site : Kiplingcotes, Fisher Street **Plan Number:** 140020945/1042 **Dates:** Monday 4th November 2024
Drawn by: Jacqui Stipetic



A guide to Affordable Housing

What is Affordable Housing?

Affordable housing is defined in the National Planning Policy Framework (NPPF) (<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>) as housing for sale or rent, for those whose needs are not met by the local market. It is provided to meet the needs of people who do not have sufficient income to pay for open market housing to rent or buy. It can occasionally be referred to as council housing, housing association or social housing. Usually, affordable housing is housing provided by the council or housing associations that can be rented or purchased at less than market prices.

Who provides Affordable Housing?

In the East Riding, Affordable Housing is provided directly by the council, a number of active housing associations and charities. The council and most housing associations are Registered Providers (RPs) which means they are registered with and regulated by the Regulator for Social Housing (RSH). RSH regulates for a viable, efficient, and well governed social housing sector able to deliver quality homes and services for current and future tenants.

What types of Affordable Housing are provided in East Riding?

The main types of affordable housing delivered across East Riding are:

Social Rent: social rented homes are the only type of housing where rents are linked to local incomes, making these the most affordable homes in most areas across the country. Rent increases are also limited by government, which means homes should stay affordable long-term so people aren't priced out of their communities by rising rents. People who live in these homes are tenants, therefore subject to a Tenancy Agreement. Tenancy Agreements are legal contracts between the landlord and tenant which set out the tenancy conditions, rights and responsibilities of both parties.

Affordable Rent: affordable homes should cost no more than 80% of the average local market rent.

Shared Ownership: allows someone to buy a share of a property with an option to buy a bigger share at a later date. Rent is paid on the remaining share of the property. These schemes are aimed at people who don't earn enough to buy a home outright. On resale, owners can sell their home on the open market if they own 100% of the home. If owners own less than 100%, they should notify the RP that they wish to sell so they then have an opportunity to find a buyer for the owner's share.

There are other tenures that are also considered through the National Planning Policy Framework (NPPF) to be classed as affordable housing. The main types delivered across East Riding are:

Discounted Market Sales (DMS): a home which is sold at a discounted proportion of the market sale value and any purchaser will own 100 per cent of the property (with no service or management charges). The aim of the DMS product is to help people get onto the property ladder who may not otherwise be able to afford to purchase a home on the open market.

First Homes: a discounted market sale product discounted by a minimum of 30% against the market value and sold to a first-time buyer. Checks are undertaken to ensure that applicants meet eligibility criteria and they are a first-time buyer.

How is Affordable Housing delivered in East Riding of Yorkshire?

The main ways in which Affordable Housing is delivered in East Riding are:

Section 106 legal agreement: a document which details the agreed contributions from the developer to Affordable Housing on-site and/or other financial contributions. As well as containing details of the Affordable Housing locations, house types, sizes and tenures, this document contains legally binding conditions to ensure that the Affordable Housing provided on-site is maintained in perpetuity.

Wholly affordable developments: sites which are brought forward by either a Registered Provider or the council as fully affordable developments. These will usually be covered by a Section 106 agreement to ensure that the minimum policy-compliant levels of Affordable Housing are delivered on-site and maintained as affordable homes in perpetuity.

Rural exception sites: small sites used for affordable housing in perpetuity where sites would not normally be used for housing. These sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site, for example where they would be essential to enable the delivery of affordable units without grant funding.

Off-the-shelf purchases from developers: where a Registered Provider or the council can purchase a quantity of market homes on a site directly from a developer. This method of procurement has become more commonplace in recent years, due in part to changing housing market conditions and the high levels of need for affordable homes.



Parish/Town News Release

Rural Area October 2024

Beverley and Rural Ward – September 2024

Crime & ASB

Detailed crime and ASB data for your area can be obtained by visiting www.police.uk and following the 'Find your Neighbourhood' link.

What's happening in Your Area & Community Priorities?



New: **HALLOWEEN CELEBRATIONS** -visit our website for advice and downloadable posters on how to stay safe this season or sign up to MY COMMUNITY ALERT

NOT PROTECTIVELY MARKED

File classification: NOT PROTECTIVELY MARKED - NO DESCRIPTOR



Parish/Town News Release

Humber-talking has set our priorities, this month we are to:

1. Tackling ASB, reducing damage and Arson
2. Prevention of Residential dwelling Burglaries
3. Tackle Rural Crime

*Here's a summary of **just some** of the crimes that have been reported across Beverley Rural last month:*

Residential Burglary reports – (just two reports last month)

18/9/24 Warren Drive Leven, this is one of 4 burglaries that have occurred overnight in the early hours of the morning, 2 of which have been identified in Leven and 2 in Skirlaugh. Entry gained by means unknown and steal car keys (but not vehicle) from one premise. All properties are next door to each other and enquiries ongoing and a possible suspect has been named.

27/9/24 Westlands Way, entry gained to property by smashing a small hole in kitchen window, once inside conduct untidy search of drawers and cupboards before exiting as per entry.

Business burglary reports – (three reports made throughout the month of September)

4/9/24 Wastewater Treatment Works, entry to site and theft of 2 reinforced rubber water hoses have been stolen.

13/9/24 Beverley West Service Station, suspects remove lock by unknown means to the back compound and enter private employee only area in the back of service station. Suspects approach large walk-in freezer place the lock down on a set of boxes and enter the freezer.

NOT PROTECTIVELY MARKED

File classification: NOT PROTECTIVELY MARKED - NO DESCRIPTOR



Parish/Town News Release

Suspects steal frozen food items and leave the scene in a vehicle with unknown registration plate.

27/9/24 Energy Force, suspect attends in a vehicle and drives around the site before entering through the front door to the warehouse. Suspect takes £6000 - £7000 worth of electrical equipment by forcing entry to a locked storage room, causing damage to a door. Suspect also takes the CCTV system that was also located within the warehouse. Enquiries ongoing.

Thefts – (no new reports)

Criminal Damage – (two reports made last month)

28/9/24 Dacre Lakeside, deliberate damage caused to vehicle after suspect punches the rear window following a heated argument. Enquiries ongoing.

22/9/24 – Wold House Farm, a 4x4 vehicle has driven across a freshly sown field during the night presumably looking for wildlife to couse or poach causing damage to crop.

Drugs – (no new reports made)

Other (several other investigations throughout the month of September) These include harassment, public order, assault incidents and domestic related incidents.

Humber-talking has set our priorities, this month we are to:

1. Tackling ASB, reducing damage and Arson

Action - Humberside Police's Halloween campaign aimed at helping to combat burglary offences, help reduce incidents of Anti-Social Behaviour and to provide advice and support to the local communities.

NOT PROTECTIVELY MARKED

File classification: NOT PROTECTIVELY MARKED - NO DESCRIPTOR



Parish/Town News Release

Officers from neighbourhood policing teams will be going out and speaking to schools across the force about anti-social behaviour and encouraging youngsters to enjoy the festivities without becoming a nuisance in their neighbourhood.



Retailers are reminded of their responsibility not to sell flour and eggs to youngsters on the run up to Halloween and Mischief Night. Posters available from My Community Alert

Our officers are also committed to eradicating the harm that the illegal and anti-social use of off-road bikes cause to the communities through our **Operation Yellowfin**.

Anyone who wishes to report anti-social or criminal behaviour can contact The Police on 101 or East Riding of Yorkshire Council on 01482 393939

2 Preventing Residential dwelling Burglaries



Is anybody home?

Always lock your doors; even when you leave briefly, are outside on your property, or inside your home. Also, keep your valuables in a safe or lockbox when you go out.

NOT PROTECTIVELY MARKED

File classification: NOT PROTECTIVELY MARKED - NO DESCRIPTOR



Parish/Town News Release

- **Lights** - You can get plug-in timers for your lamps - and timers for your ceiling lights. Don't just light up the hall. Fool a burglar by lighting up the landing, bathroom, bedroom and living room too. Really fox him by varying the times each light comes on.
- **Sound advice** - Use a plug-in timer for a radio - make it a talk station rather than music.
- **Windows** - Remember to shut all windows, even small and upstairs ones, when you leave the house, in your garden or in the rear of your property. If you're upstairs, close your downstairs windows and if you're planning some time away, get a trusted neighbour to shut the curtains at night. You could return the favour some time.

3. Tackling Rural Crime

Rural crime is not limited to the farmyard. Serious and organised crime groups are often linked to rural and wildlife crime particularly in relation to theft of agricultural machinery and poaching like hare coursing.

Holderness patrols are reminding farmers to review their security and to keep their properties/equipment safe.

In relation to the security of Tractor GPS Receiver and Screens, please visit the Police website for crime prevention advice around MARK IT, REMOVE IT and LOCK IT.

ACTION: work with partner agencies to protect the community and detect crime, including the Rural Crime Task Force, Farm Watch, NFU and Young Farmer Clubs



Parish/Town News Release

How You can help

Your local Neighbourhood Policing Team appreciates the importance of being in the right place, at the right time, for the right reasons to reassure the public, improve public confidence and reduce crime and anti-social behaviour in the area in which we all live and work.

We encourage all residents to call and report any issues where they live so that we can deal with any issues and step up our patrols in the area.

If you feel that there are other issues affecting you or your local community that should be given priority, please inform your local councillors or your Neighbourhood Policing Team.

The number to call for non-emergency issues is 101.

FACEBOOK users did you know? You can find out more about the work of your local officers and teams by liking their Facebook accounts: Please visit Humberside Police – East Riding of Yorkshire South <https://www.facebook.com/HumberbeatERYS>

My Community Alert – sign up for free.

“My Community Alert” is a free messaging system operated by Humberside Police and Humberside Fire & Rescue Service, giving you live information about incidents happening in your area. Choose how you receive messages, by either phone or email, how often you want to hear from us and about the issues that matter to you.



Subscribe to My Community Alert to be the first to know about issues that might affect you.

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File classification: NOT PROTECTIVELY MARKED - NO DESCRIPTOR



Parish/Town News Release

HULL FAIR – Enjoy ALL the fun of the Fair.





Parish/Town News Release

Before setting off

Leave any valuables such as electronic devices, jewellery and credit cards at home; only take what you absolutely need and remember to lock all windows and doors before you set off.

Getting to Hull Fair

Drinking alcohol on buses is prohibited. Anyone caught trying to carry alcohol on to the buses will be refused entry and anyone caught drinking alcohol on a bus will be asked to get off. While on the buses respect the rights of other passengers by keeping noise down to a minimum.

If you drive to the fair park in a well-lit busy area and make a note of where you are parked.

When you leave your car ensure nothing is on view, remove all valuables.

While at Hull Fair

Keep your money and mobile phones in a safe and secure place.

Consider wearing clothes that have pockets with zips or using a money belt to keep your property safe.

If you see anything suspicious report it immediately to a Police Officer.

If attending the fair with small children consider using a wrist link or harness to prevent them wandering off. Also give children guardian contact details to carry, so any children who become lost can be reunited with their guardians quickly.

Make sure you are familiar with the location of the Police, First Aid and Lost/Found Children Offices.

Getting home from Hull Fair

Have a pre-arranged meeting place to go to in the event of you become separated from friends/relatives.

If travelling by bus, ensure you keep enough money aside for your bus fare home. Be sure where, and which bus, you need to get on in advance.



Parish/Town News Release

NOT PROTECTIVELY MARKED

File classification: NOT PROTECTIVELY MARKED - NO DESCRIPTOR

Town and parish bulletin Monday, 5 August

East Riding of Yorkshire Council sent this bulletin at 05-08-2024 01:38 PM BST

Having trouble viewing this email? [View it as a Web page.](#)

Share Bulletin



Key items for August

In this issue we have a reminder about the East Riding parish open door scheme, project gigabit and tips and tricks to beat the heat this summer.



Parish Open Door scheme - here for you

We would like to remind Town and Parish councils of the Parish Open Door scheme, which has been successfully operating for nearly seven months now. This initiative is designed to assist Parish clerks with various issues, ensuring they know where to direct their queries and receive timely resolutions.

The Parish Open Door scheme has proven to be an invaluable resource, providing guidance and support to clerks facing challenges in their roles. Whether it's navigating administrative processes, addressing community concerns, or seeking advice the scheme is here to help.

If you are a Parish clerk needing assistance or facing unresolved issues, please do not hesitate to utilise the Parish Open Door scheme. Our dedicated officer is committed to helping you find the solutions you need within an acceptable timeframe.

For more information or to seek assistance, please contact the Parish Open Door scheme.

Parish Open Door
Civic Services

Email: parishopendoor@eastriding.gov.uk

Telephone: (01482) 394973

Parish Open Door - meet and greet events

Parish Open Door are arranging a number of meet and greet events to bring together Town and Parish councils with key council service representatives in person.

We have been running similar meet and greet events for some years already. Acting on positive feedback from these events, we are excited to announce that the range of council services represented is expanding significantly to improve the opportunity for Town and Parish Councils.

The Parish Open Door will now take a lead on these events and this will allow us to listen to your feedback about the services you would most like to see, and feel are the most relevant to your communities for future events.

- The network events will take place as follows so please save the dates in your diaries and share with your Town and/or Parish council colleagues who may wish to attend: ERL South Cave: Thursday 24th October 2024, 5 – 7 PM
- ERL Hornsea: Thursday 28th November 2024, 5 – 7 PM
- ERL Driffeld: Thursday 23rd January 2025, 5 – 7 PM

We will send more details to follow. We look forward to seeing you there.



Project Gigabit: Improved broadband connections for rural East Riding residents

Project Gigabit is a government programme of £5bn investment to enable hard-to-reach communities to access gigabit-capable broadband. This access to improved broadband speeds in rural areas is designed to boost economic growth, create jobs and enhance educational attainment.

The government has set an overall coverage target of at least 85% of UK premises being able to access a gigabit-capable network by 2025, and then nationwide coverage by 2030. Project Gigabit is expected to start in the East Riding in the coming months and will run for the next four years.

[Read more about Project Gigabit](#)



The Edge Aerial Adventure is now open

The Edge Aerial Adventure, a brand-new high ropes attraction, Opened in July at South Cliff Holiday Park in Bridlington.

The largest of its kind in Yorkshire, the new outdoor experience opened at the park at Pioneer Road, Bridlington on Tuesday 23 July offering two challenging rope courses for thrill-seekers of all ages.

The attraction is designed for all individuals - ages six and up (and 1.2m tall) - families, friends, schools, groups and work colleagues to have fun, challenge themselves, build bonding, teamwork and improve health and wellbeing.

There is also a children's play area on site, just in case youngsters have any energy left and refreshments can be purchased from the Spa on the Go food truck next to the course.

[Visit the Edge Aerial Adventure website for more information](#)



Good Neighbours Volunteer Scheme

East Riding of Yorkshire Good Neighbours Volunteer Scheme is delivered by Humber & Wolds Rural Action to support residents in their own homes for longer, delaying the need for access to regulated care and residential care.

Support provided by volunteers to maintain independence can include shopping, cooking, cleaning, transportation and support to medical appointments, access to social activities, dog walking, gardening, light DIY, assistance with forms or administrative tasks and befriending.

[Find out more about the good neighbours scheme](#)



Microcare providers

A new scheme will make it easier and quicker to support residents by boosting and backing small care providers. These micro providers are trained, skilled, and can help people in their own homes.

What are micro-providers?

Micro providers are small businesses, usually with fewer than five employees, offering a range of services to residents.

[Find out more about microcare providers](#)



Look after your long-term health with an NHS Health Check

To make a positive step towards focusing on your health, did you know some people are eligible for a free NHS Health Check every five years?

Any resident aged between 40 and 74 and not on the cardiovascular disease (CVD) risk register or on medication for high blood pressure or cholesterol is currently eligible to book.

There are a number of ways to get a health check in the East Riding as the programme continues to expand with different providers, including East Riding Leisure centres and [Healthier Futures](#).

Checking your overall health with a health professional or trained instructor is a good way to find out if you are at higher risk of certain health problems such as heart disease, diabetes, kidney disease or a stroke.

Residents will get signposting to free local health services to make changes to their lifestyle to live a longer and healthier life.

[Find out how to book a health check and share the link with your community](#)



Going on holiday or out for the day? Follow heat health advice...

If you and your loved ones are heading outside make sure everyone has access to plenty of **water/cold drinks, sun hats and sunscreen (with a sun protection factor (SPF) of at least 30, and 4 or 5 star ultraviolet A (UVA) protection)** this summer.

This advice is also key when travelling or on holidays with family and friends. Please protect yourself and others during the hottest hours of the day, between 11am and 3pm.

For some people, especially older people, young children and those with underlying health conditions, the summer heat can bring real health risks, as we have sadly seen recently in the media.

Read more 'Beat the Heat' advice on the GOV.UK website: [Beat the heat: staying safe in hot weather - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/beat-the-heat-staying-safe-in-hot-weather)

Share our handy health protection summer guide



Do you know a town and parish councillor who isn't receiving this email? Please let us know so we can add them to our email list.

For more information on any of the items included within this email, please contact internalcomms@eastriding.gov.uk



Minutes of Town and Parish Council Planning Liaison Meetings 13th and 18th June 2024 Teams meeting

East Riding of Yorkshire Council attendees;

Cllr Leo Hammond	Portfolio Holder for Planning, Communities and Public Protection
Stephen Hunt	Director of Planning and Development Management
James Chatfield	Planning and Development Manager – Strategic
Hannah Harne	Planning and Development Manager - Western
Chris Hodgson	Planning and Development Manager - Eastern
Nicola Sworowski	Forward Planning and Housing Strategy Manager
Gail Heath	Principal Service Development Officer
Sarah Wright	Service Development Officer
Tom Bannister	Planning Policy Manager

1 Introduction and welcome

Cllr Hammond opened the meeting by welcoming town and parish councillors and introducing the council officers.

2. Update from the Planning Department – Stephen Hunt

It has continued to be busy but we have seen a steady drop off in the volume of applications submitted, 5,200 last year compared to 5,500 the previous year. There has been a particular reduction in major applications. However, the number of infrastructure proposals and NSIPs (Nationally Significant Infrastructure Proposals) remains high. (NSIPs are dealt with by the Planning Inspectorate and the Council is a key consultee). Examples of major infrastructure projects include solar farms, cable routes (from the North Sea wind farms) and hydrogen plants.

In terms of performance, timescales for the validation of applications peaked around Christmas at 20 working days but has been on average 3/4 days since February following the introduction of new working practices. The current timescale is 1 working day.

The number of applications determined in time last year was in the high 80% (non-major) and above 90% (major) which is above the national average.

Appeal performance last year was also very positive which should give the public confidence that the Council is making the right decisions. Over 40 appeals were considered by the Planning Inspectorate, 91% were dismissed which is an improvement on the previous year and well above the national average.

The Planning Enforcement team continued to be busy, investigating 1,100 complaints last year. 30 Enforcement Notices were served.

Town and Parish Councils were thanked for supporting the period of reduced contact in October and November 2023. This successfully helped the department to reduce the backlog of planning applications from 1,500 to 1,000.

Staffing is an improving picture. New appointments have been made at Principal, Senior, Planning Officer and Assistant Planning Officer levels. Appointments have also been made to the specialist teams (highways, trees, ecology, building conservation) over the last year and these teams are now almost fully staffed. A team leader is now in place for both the trees/ecology and the building conservation teams.

In terms of working arrangements, we continue to operate a hybrid approach of 2 days (minimum) in the office, 2 at home and 1 on site. Some staff come into the office more than 2 days a week.

There have been some recent changes to the make-up of the 3 Committees – please see our website for full membership. The 3 chairs have remained the same.

There continues to be issues with the Public Access system, which can sometimes be slow to view and download documents. Whilst we continue to try and make improvements, the main problem is data scraping whereby millions of searches are being undertaken by companies, scraping our files for data. We have taken files offline from time to time and have blocked as many IP addresses as possible. We may need to consider limiting the number of files that we show online (e.g. to the most recent applications only). If you have any issues, please report them to us straight away.

3. Policy update

a. Review of the East Riding Local plan

The Local Plan sets the planning policy framework for the East Riding and allocates sites for future development or protection. It was last adopted in 2016 and is in the process of being updated.

The Local Plan Update was submitted for Examination in March 2023 and hearing sessions took place in Oct/Nov 2023. The Council was asked by the Planning Inspector to prepare a series of Notes following the hearing sessions to clarify particular matters or add further explanations for some of the approaches proposed. These have been published for comment and all comments will be reported back to the Planning Inspector prior to further hearing sessions scheduled for 16/17 July 2024.

Following the hearing sessions, the Council may be able to proceed to publishing a set of proposed modifications which would be subject to consultation. The Planning Inspector will consider the modifications to determine whether the Local Plan Update is sound or not and could issue a report on the Local Plan Update by the end of the year. Adoption would follow after that, subject to a report to Cabinet and Full Council. Information on the Local Plan Update is available on the Programme Officer's website:

<https://www.localplanservices.co.uk/eastriding>

Please find presentation slides attached with these minutes.

b. Preparation of the East Riding Design Guide

Since the last meeting, the Design Code has undergone extensive public consultation which took place in Autumn 2023. All responses to the consultation have been assessed and have collectively informed the refinement to the Code. Further invaluable feedback has been gathered internally as part of intensive testing and workshopping with planning officers, specialist teams within Planning and Development, and other stakeholders associated with or commissioned to provide relevant services to the Council. Together, this feedback is serving to deliver a sound Design Code that will help deliver more sustainable development and positively contribute to the character of the East Riding's built and natural environments.

The Design Code project team, with ongoing support from the appointed consultants, are presently completing the final version of the Code. Improvements of note to the September 2023 consultation draft include a sizeable reduction in the length of the document, achieved through consolidating authority-wide and place type code requirements, and simplifying thresholds and parameters where appropriate, thus making the document more concise and straightforward. Layout changes establish a consistent presentation throughout the document, ensuring that users of the Code can easily navigate the information provided and identify any and all requirements of relevance to particular types and scales of development.

An upcoming revision to the Validation Checklist will make compliance with the Code a validation requirement, which will be demonstrated through a Compliance Checklist to be completed and submitted with each planning application. Accordingly, improvements to the draft version of the Compliance Checklist are being undertaken to streamline the document and optimise ease of completion for applicants.

Following completion of the above tasks, adoption of the Design Code is targeted for October 2024.

4. Changes and Updates to National Planning Legislation

Please find presentation slides attached with these minutes.

5. Material considerations when responding to planning applications

Please find presentation slides attached with these minutes.

Questions raised:

Q. What documents should a Town or Parish Council expect to see for applications on Public Access? Is it possible to provide a list for what should be available?

A. It's not possible to provide a standard list for each application type as the documents are dependent on each individual application. You can refer to the Validation Checklist which has a list of documents which should be submitted. The link is below.

<https://www.eastriding.gov.uk/planning-permission-and-building-control/applications-for-planning-and-building-control/planning-services-for-professionals/> and can be found under the guides in consideration of applications section.

Q. Why do we not get consulted on applications following outline applications?

A. We do and should be consulting on full and reserved matters applications, if you believe this to not be the case please contact us.

Q. Regarding Public Access and the possibility of reducing the amount of applications which are available to view, how can apps over 10 years be requested?

A. We are still looking into this possibility and processes of how this would work. You can make a request to view hard copy files at the library in Beverley.

Q. A concern was made regarding the reduction of available apps on PA- would not like to see strategic apps removed as these can be big sites which take longer than 10 years to be completed.

A. This is part of the balance that we need to consider and weigh up the pros and cons of making such changes and consider the requirements of private search companies.

Q. Can comments still be made even if we weren't consulted?

A. Yes, anyone can comment on applications as long as it is on Public Application and open for comments. We may not reconsult again if amendments received overcome objections, the officers report will explain why the decision has been made.

Q. When are planning site notices taken down?

A. We don't have a process for removing site notices, officers do take them down if we see old ones, Town and Parish Councils can take them down if it is past the date it states on them to be taken down.

Q. Regarding the Design Code, is street furniture such as litter bins and grit boxes included within this?

A. There is guidance in the code on the street furniture we would be looking for. Council street furniture can only be installed once the road is adopted. If you have issues with street furniture, please raise this with your Ward Councillors.

Q. Has the Council adopted the minimum room size?

A. We do currently have minimum standards for garden size and car parking but minimum room size doesn't exist in the current Local Plan, it is however included in the new Local Plan. It's not a national policy but a lot of house builders do want to adopt these standards.

Q. Is the ratio of bungalows being looked at? We are a small village where there is a small ration of bungalows.

A. The East Riding has a very high ratio of bungalows and there is no evidence that there is a need for a higher ratio. That said, bungalows are often noted for a developer to consider in their housing mix and some developers do as a matter of course include bungalows in their planning application.

Q. Affordable Housing is misleading as it doesn't mean cheap, it's not for people at the bottom of the ladder.

A. See the guide to Affordable Housing note.

Q. Will we be able to comment on amendments to Design Code?

A. We won't be undertaking another re-consultation, the final code will go to Cabinet and the report will show all the feedback which was received.

Q. How will the new Local Plan affect or give power for Yorkshire Water to upgrade infrastructure?

A. As part of the Local Plan Update, an infrastructure study to help identify any gaps and the Plan itself has been consulted on with Yorkshire Water. They are aware of where new growth is likely to take place and this is a factor they will need to embed into the Asset Management Plans that they are required to prepare (AMP8 will cover the period 2025-2030).

Q. Affordable housing, what protects the longevity of it and stop it being sold on not as affordable housing?

A. Affordable housing delivered according to the national definition should be kept in perpetuity as an affordable house whether sold or rented.

Q. There is quite an issue with Yorkshire Water with water and sewerage, are there any plans for East Riding to engage with independent experts to challenge their responses as they are a law unto themselves.

A. Unfortunately we can't do this as Yorkshire Water are the authority on water discharge and sewage. We can't override comments by specialists, need evidence of concerns so this can be raised with Yorkshire water.

Q. In August and over the Christmas period some Town and Parish Councils don't always have meetings due to holidays, is there still the ability to comment after the expiry date?

A. We will do what we can to assist, however, due to the changes which government are making to the timescales for decisions we do need to issue decisions in time. The 8-week date starts when the application is valid, we will however be as flexible as we can. We would encourage you to speak to the Planning Case Officer.

Q. When a retrospective application has been refused what is the enforcement process?

A. The Enforcement team will consider the public interest test, i.e. what harm is the development causing. The applicant has a right to appeal the refused application, if they do, we will normally hold back any action. After the appeal period has past the planning officer will work with enforcement to determine if it is expedient to proceed with enforcement action.

Q. Do prior approval applications have BNG requirements?

A. No these are exempt.

Q. Could a hard copy of the design code be sent to Town and Parish Councils?

A. Unfortunately not due to the costs involved, if you would like to pay for a copy, we could get one printed for you.

No further questions were raised and the meeting was closed.

Etton Parish Council Budget 2024/25

	2023/24 Outturn	2024/25 Budget	2024/25 Predicted Outturn	Proposed 2025/26 Budget	Notes on 2025/26 Budget
Expenditure					
Clerk's Salary	1222.99	1342.1	1342.00	1558.00	Pay Award
Admin/Expenses / Printing	62.17	350	220.00	1000.00	Printer and Laptop
Audit Fees	235.00	250	250.00	250.00	
Hire of Village Hall	0.00	120	240.00	120.00	
Subscriptions	35.00	35	35.00	360.00	ICO plus new ERNLLCA Membership
Insurance	386.67	410	410.00	410.00	
Grants / Section 157 / Entertainment	522.25	615.49	500.00	450.00	£270 Xmas, £130 Picnic
Footway Lighting	2136.22	2136	5675.76	1200.00	
Pond / War Memorial / Open Spaces	3593.30	800	900.00	895.59	Gardening £600 and £200 Defib Maintenance
Total Expenditure	8193.60	6058.59	9572.76	6243.59	
Income					
Interest	100	100	60	60	
Precept	6095	5958.59	5958.59	5958.59	0% increase in precept
Donations/Grants	1512.57	0	4800	0	
Draw from Reserves	1614	0		225.00	
Total Income	9321.57	6058.59	10818.59	6243.59	
End of Year Reserves	3372	3372			

October / November 2024

Expenditure Authorised outside of the meeting for Noting

Payee	Detail	Total Cost	VAT
Clerk	Poppy Wreaths	£50	
ERYC	Advertising Charge for Clerk Vacancy	£60	
Clerk	Adverting Costs for Clerk Vacancy	£51.19	

Expenditure for Approval

Item	Description	Total (£)	VAT (£)
1) Alan Bravey	September / October Salary (£107.92	
2) HMRC	September / October PAYE	£71.20	