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Stephen Hunt Head of Planning and Development Management

Thwing And Octon Parish Council  
The Grange  
Main Street  
Thwing  
YO25 3DY

**Your ref:**  
**Our ref:** 21/02877/PLF  
**Enquiries to:** Miss Rachael Hodgson  
**E-mail:**  
Rachael.Hodgson@eastriding.gov.uk  
**Telephone:** (01482) 393734  
**Date:** 12 November 2021

Dear Thwing And Octon Parish Council

**TOWN & COUNTRY PLANNING ACT 1990**

<b>Proposal:</b>	Erection of dwelling with associated parking following demolition of existing barn
<b>Location:</b>	Land And Buildings East Of Shepherds Cottage Main Street Thwing East Riding Of Yorkshire YO25 3DY
<b>Applicant:</b>	S Penson-Evans

You wrote to me about the above application, and I confirm that your views were taken into consideration when the application was discussed.

After taking all relevant issues into consideration, the Council has resolved to grant planning permission subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

This condition is imposed in order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and in order to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those specified in section 7 of the application form accompanying the application and as indicted on drawing number 1381-M1\_102 Rev A received 17th September 2021 unless otherwise agreed in writing by the Local Planning Authority.

For the avoidance of doubt the approved materials are:

Walls - Render Antique White or similar in colour  
Roof - Clay pantiles to match the two adjoining dwellings  
Windows - Aluminium anthracite grey in colour

Alan Menzies  
Director of Planning and Economic Regeneration

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and because it is considered that the use of inappropriate materials would be harmful to the appearance of the area.

3. The dwelling hereby approved shall not be occupied until the vehicular access has been provided and space has been laid out for two cars to be parked in each plot and to enable vehicles to turn so that they may enter and leave the site in forward gear in accordance with the details hereby approved. The vehicle parking and turning facilities shall thereafter be retained.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan in order to ensure satisfactory vehicular access and to ensure that parking facilities are restricted to avoid the need for vehicles to park on the highway where they could adversely affect the safety of other highway users and to allow vehicles to enter and leave the highway in a forward gear, thus minimising the risk to other road users.

4. The dwelling hereby approved shall not be first occupied until a complete and operational drainage system has been installed which shall include the discharge of surface water to soakaways and foul drainage to either septic tank or independent treatment plant.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and in order to ensure that the proposal is provided with a satisfactory means of drainage.

5. Development shall take place in strict accordance with all of the recommendations for mitigation set out in sections 7.2 and 8 of the Bat Survey Report (Wold Ecology LTD, June 2021) as submitted with the application in all respects. Any variation thereto shall be agreed in writing by the local planning authority before such change is made.

This condition is imposed in accordance with Policy ENV4 of the East Riding Local Plan and to ensure that all species are protected.

6. Prior to first use of the dwelling hereby approved, one bat box and one bird nesting box shall be erected on the site in accordance with the detail provided in sections 7.2.5 and 8.5 of the Bat Survey (Wold Ecology Ltd, June 2021) and shall thereafter be retained.

This condition is imposed in accordance with Policy ENV4 of the East Riding local Plan to ensure the development provides biodiversity enhancements.

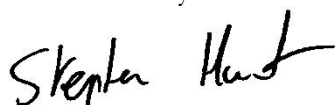
7. The development hereby permitted shall be carried out in accordance with the following approved plans:

1381-M1\_101 Rev A - Proposed Site Plan (received 17th September 2021)  
1381-M1\_102 Rev A - Proposed Elevations & Floor Plans (received 17th September 2021)  
SK0250 Rev P1 - Visibility Splays (received 28th July 2021)

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and for the avoidance of doubt and to ensure that the development hereby permitted is carried out in accordance with the approved details in the interests of the character and amenity of the area and the provisions of the development plan.

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

Yours sincerely



Stephen Hunt MRTPI  
Head of Planning and Development Management