

**EAST RIDING OF YORKSHIRE COUNCIL****Report of the Director of Planning and Economic Regeneration****Report to:** Western Area Sub-Committee**Date:** 02 July 2019**Ward:** Snaith, Airmyn & Rawcliffe &  
Marshland**Parish:** Snaith and Cowick Town Council

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**Application for Erection of 43 dwellings and associated infrastructure (AMENDED PLANS)****At Land South West Of The Marshes Medical Centre, Butt Lane, Snaith, East Riding Of  
Yorkshire, DN14 9QU****By Midlands Construction Services Ltd****Application Number: 18/03559/PLF**

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**1. SUMMARY AND RECOMMENDATION**

- 1.1 This application has been referred to the Western Area Planning Sub-Committee due to the number of objections received to the application. Given the level of opposition, the application has been referred to the Committee meeting so that Members can consider the merits of the scheme.
- 1.2 The application seeks full planning permission for the erection of 43 dwellings on land South West of The Marshes Medical Centre, Butt Lane, Snaith, which is within the development limits of Snaith and is within walking distance of local services. The site benefits from an extant outline consent for residential development (16/02440/OUT) and is allocated for residential development under SNA-C.
- 1.3 Access into the site would be taken from Butt Lane with an internal access road serving the properties. The garages and parking areas provided are considered acceptable and meet the required standards. In addition, impacts on the amenities of neighbouring properties are considered acceptable and the development would not result in significant or adverse impacts. Furthermore, proposed occupants would benefit from acceptable amenity levels.
- 1.4 The proposed dwellings would be a mix of single, one and a half storey and two storeys with results in a development with a varied roof line that which increases further into the site, adjacent to the established built form. The landscaping scheme is considered acceptable and the proposed scheme represents a form of development that would not detract from the character or visual amenity of the surrounding area.
- 1.5 The proposed mix of housing for both market and affordable dwellings are considered to be acceptable and would help provide a satisfactory mix of houses that meets the identified needs in this area. On site equipped/recreation play space would be provided with additional contributions for maintenance, recreation play space and sports facilities with a further contribution towards education. Impacts in relation to trees, drainage, flood risk

and other material considerations have been assessed as part of the submission and are acceptable, subject to the imposition of appropriate conditions.

- 1.6 The application is recommended to be **DEFERRED** for completion of a Section 106 legal agreement and to allow further consultation with the Open Space Consultation Group (OSCG) and Yorkshire Water. Subject to a satisfactory resolution of outstanding issues with these consultees and subject to the completion of a Section 106, it is recommended that the application be **DELEGATED** to Officers for **APPROVAL** with conditions as set out in the report.

## **2. SITE DESCRIPTION**

- 2.1 The site is located on the western side of Butt Lane, directly to the south of existing residential development with the rear gardens of dwellings facing South Parkway backing onto the northern boundary of the site. The site also adjoins the backs of residential development to the west which fronts onto Oakdale Close.
- 2.2 The land itself is cultivated agricultural land and there is a Public Right of Way that runs along the northern boundary of the site, which adjoins the rear boundaries of properties which face onto South Parkway and Sycamore Close. A further footpath splits the site into two and runs from north to south across the field. This Public Right of Way runs between properties that back onto the site and joins up with South Parkway.
- 2.3 In terms of other physical site constraints, a power line crosses over the land and the whole site lies within flood risk zone 1.

## **3. KEY POLICIES AND DOCUMENTS**

### **East Riding Local Plan Strategy Document (ERLP SD) (April 2016)**

Policy S1 Presumption in favour of sustainable development  
Policy S2 Addressing climate change  
Policy S3 Focusing Development  
Policy S5 Delivering housing development  
Policy H1 Providing a mix of housing and meeting needs  
Policy H4 Making the most efficient use of land  
Policy ENV1 Integrating high quality design  
Policy ENV6 Managing environmental hazards  
Policy EC4 Enhancing sustainable transport  
Policy A4 Goole and Humberhead Levels Sub Area

### **East Riding Local Plan Allocations Document (July 2016)**

SNA-C – Land South of South Parkway (1.58ha)

### **National Planning Policy Framework (2019)**

### **National Planning Policy Guidance**

## **4. RELEVANT PLANNING HISTORY**

Application No	Proposal	Decision	Date
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## 5. SUMMARY OF CONSULTATION RESPONSES

### **Snaith and Cowick Town Council**

Pleased with the increase of bungalows on the plan, however are disappointed that the public footpath has not been relocated. Have requested a road crossing is installed to provide a safe crossing point to the Doctors Surgery.

### **Public Rights Of Way and Countryside Access**

An initial objection was raised, as the proposal would protrude over an existing public-right-of-way. As no diversion was proposed, it was recommended that compensation be made for the loss of this section of the right of way. Further to the submission of amended plans, there is no objections subject to two conditions.

### **Highway Control**

Highway Development Management previously provided comments relating to an outline planning application. As part of the comments, a requirement was that the footway on the western side of Butt Lane was extended to tie with the existing section of footway to the north and a condition was including with the planning approval.

As stated in the original response it is noted that there is a section of garden wall that encroaches onto the public highway and the Council's Streetscene Section's Area Engineer is aware of this and he has requested that the resident relocates to wall so it is outside of the extent of the public highway and that will permit the footway to be extended. Therefore, the requirement for the footway still remains, particular as the number of dwellings will increase.

The supporting information provided with the current application includes a "Site plan / Site Sections" (Dwg. No. 1558-101 Rev N), Planning Policy Statement, Design and Access Statement (DAS) and Transport Statement (TS). I have reviewed these and whilst they are well presented documents which include some good design initiatives, including practical garage sizes for the majority of plots and cycle parking. The layout has been amended to a traditional carriageway and footways either side.

The majority of the previous comments have been addressed however there are still a number of issues where further clarification is required both for planning purposes and in terms of the highway infrastructure being suitable for it to become public highway in the future. However, the majority of these can be addressed through further submissions as part of a condition or Highways Agreements.

### **Trees and Landscape**

No objections - The latest site plan revision includes the details from the updated Tree Survey and includes trees protected by the Tree Preservation Order - Snaith No 1 1969 TPO, adjacent to the southern boundary of gardens in South Parkway, Snaith.

The drawing has modified the extent of overlap between the proposed construction and

root protection area of the trees. The amended drawing Revision Q has addressed previous comments. The driveways and parking spaces must be constructed in accordance with the BS 5837 2012 as non-dig, using above ground construction methods to avoid excavations in the trees RPA.

The dwelling footprints on plots 26 and 27 are now in an acceptable position in relation to the protected trees.

There are no objections to the Landscape Management Specification. Recommended several conditions are attached to an approval.

### **Housing Strategy and Development**

The SHMA 2016 indicated that there is an adequate supply of larger properties (with four or more bedrooms) but a shortage of smaller homes. The applicant should consider this when making the final decision on the overall mix of properties on the site.

The Housing Mix Guidance Note (October 2017) indicates that:

- The existing 4+ bedroom housing stock in the Goole Housing Market Area and the proportion of new homes completed in the period 2012-2016 is already higher than the SHMA requires;
- The SHMA recommends that 10-15% of new dwellings should have 4+ bedrooms. On this development 47% of the units proposed have 4+ bedrooms;
- The SHMA recommends that 35-40% of new dwellings should have 2 bedrooms, and 40-45% should have 3 bedrooms to meet future need and demand. On this development none of the units proposed have 2 bedrooms and 53% have 3 bedrooms.

A scheme which includes a higher proportion of 2 bedroom units rather than larger executive homes may be more appropriate for this area.

The developer is offering a total of 9 affordable units on site which is fully supportable which are distributed well and is supported.

In line with SHMA recommendations, the majority of dwellings (7 units) should therefore be made available as affordable rented dwellings with the remaining 2 provided as intermediate accommodation (preference being for shared ownership as plot 33 and 34).

### **Open Space Working Group**

Equipped/Recreation Play Area - The children's play space is to be provided on site in a "combined play space (Equipped and Recreation space) of not less than 493m<sup>2</sup> and be supplemented by a ten year maintenance contribution of £7,134 if the space is to be adopted by the Council. This area should require sufficient recreation play space and play equipment to achieve the needs of the Open Space Supplementary Planning Document.

Outdoor Sports Facilities - Due to the size of this development the space generated from this application would be too small to provide an acceptable on site area for competitive sport. Therefore an offsite contribution of £60,746 is required.

Amenity Green Space - Any accessible onsite Amenity Green Space will be considered

against an onsite contribution of 792m<sup>2</sup>. If the total required contribution for Amenity Green Space is to be adopted by the Council a commuted sum of £9,504 will be required for ten years maintenance.

Amenity green space should be delivered on site. It should be sufficient to meet both the open space standard in policy C3 and satisfy the requirements of Local Plan Strategy Document policy ENV1, which supports development of high quality design.

### **Humber Archaeology Partnership**

The amended plans submitted include a report on a programme of archaeological evaluation by trial trenching undertaken by York Archaeological Trust in February and March 2019. This work involved the excavation of six evaluation trenches to investigate anomalies identified by a geophysical survey and to provide a sufficient sample in order to assess the archaeological potential of the site.

The evaluation recorded three features that appear to correspond with those anomalies identified by the geophysical survey as representing a probable Iron Age/Romano-British field system. Unfortunately these features did not produce any finds. In addition to the above, further ditches were identified which have been interpreted as also representing the probable Iron Age/Romano-British field system. Medieval activity was identified in the form of furrows and a possible boundary ditch. The report concludes by stating that the evaluation does suggest that at least parts of the projected Iron Age/Romano-British field systems are present within the development site, however due to a lack of finds recovered, a definitive date is not available.

The evaluation works have identified potential archaeological remains dating from the Iron Age, Romano-British and medieval periods. Therefore, a mitigation strategy will need to be explored to achieve the physical or in-situ preservation of the remains wherever feasible. If this is not possible, I would recommend that a programme of preservation by record be undertaken. This should comprise a strip, map and record exercise across the development. This will allow for the detailed cleaning and recording of the exposed surfaces where appropriate, and subsequently be followed by targeted excavation of archaeological remains are encountered. This will allow for the identification of any heritage assets of archaeological interest to be made before they are impacted on by the development and for them to be adequately recorded.

### **Yorkshire Water**

Waste Water - On the Statutory Sewer Map, there is a deep 300mm/255mm diameter public surface water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme and a stand-off distance of 5 (five) metres is required at each side of the sewer centre-line.

It appears from the submitted site layout that buildings will be sited over the sewer which if permitted could seriously jeopardise Yorkshire Water's ability to maintain the public sewerage network and is not acceptable. We therefore OBJECT to the development layout as currently shown. Prior to determination of this application, the site layout should be amended to allow for adequate protection of the sewers.

Response on amended plans awaited.

## **Environment Agency**

No comments on this proposal.

## **Aire Don and Ouse Consortium**

Acknowledge that the drainage design has been changed to attenuate Surface Water and release into the Yorkshire Water Public Surface Water Sewer at a controlled rate. Have no objection subject to Yorkshire Water accepting the restricted surface water discharge in the Public Sewer.

## **Lead Local Flood Authority**

Note the objection raised by Yorkshire Water and the request from the Ouse and Humber IDB for additional information.

## **Humberside Police**

No response received.

## **Head of Education and Learning**

This land is in Snaith Primary School's catchment area for primary education and The Snaith Secondary School for secondary education. Including this proposed development, the Local Plan identifies sufficient land for a further 259 new homes in the Snaith area. That number of new homes would lead to an additional 37 children needing local primary school places and 27 needing local secondary school places.

Snaith Primary School has a Net Capacity of 294 and in January 2018 there were 316 children on roll. By 2023, the number on roll at the school is projected to fall to 291, leaving just three surplus places. If the land identified in the Local Plan as being suitable for new housing is developed by 2023, there will then be a projected deficit of 34 places at Snaith Primary School. At a cost of £10,000 per place, 34 additional primary school places would cost £340,000. The contribution per new dwelling would therefore be  $\text{£}340,000/259 = \text{£}1,312$ . For a development of 43 new homes, the contribution required to provide additional primary school places would be  $\text{£}1,312 \times 43 = \text{£}56,416$ .

The Snaith School's pupil projections indicate that the school will have sufficient surplus capacity to be able to accommodate the additional pupils arising from new housing developments.

## **6. PUBLICITY**

Sixteen (16) individual letters (including multiple objections by individuals) of objection to the scheme have been submitted which have raised the following concerns:

### Principle

- Disregard of the Local Plan which outlines that 20 dwellings should be provided on site;
- Additional housing should be met in or nearer larger towns and cities where public transport and employment is more readily available;

- Amount of new housing in Snaith has gone beyond government targets already.

#### Area Character

- Layout is not well considered and the proposed bungalows within the site should face existing bungalows;
- The proposal will add to the sense of the merging of settlements and there was an agreement (covenant) which stated that Snaith would never join up with Cowick;
- Destruction of the history and character of Snaith;
- Established trees and vegetation will be affected/potentially destroyed when works commence.

#### Highways

- Access is not acceptable and will be dangerous to serve the number of properties proposed and is located at the bottom of a hill;
- Increase in traffic and parking issues in particular on the main road and through Market Place and potentially an increase in accidents due to speeding;
- The existing road is sinking, full of potholes and poorly maintained.

#### Amenity

- Properties should be reasonable distances away from existing dwellings;
- Amenity impacts including loss of privacy, increased noise and pollution;
- Loss of enjoyment of garden amenity and impact on vegetable plot through increased shade as a result of the development.

#### Housing

- Lack of provision for smaller properties (in particular bungalows) which would help free up family sized properties.

#### Infrastructure/Flooding

- Impact on local services such as doctors, dentist and schools which are at capacity;
- Inadequate public transport in Snaith;
- Inadequate sewerage and drainage infrastructure in the area;
- Increase in flood risk due to the raising of the site;
- The land was previously classed as a flood area but is now deemed fit for new residential houses.

#### Other

- Further housing is not required with existing sites reducing prices as struggling to sell;
- Plans do not indicate rear boundaries of some properties an concern over interference with existing boundaries;
- Should provide low cost affordable housing as house prices are not within budgets of people;
- Lack of policing and activities for young people;
- Impact on a protected tree and potentially residential property;
- No site notices have been displayed.

## **7. PLANNING ASSESSMENT**

### **Principle of Development**

- 7.1 The proposal relates to SNA-C – Land South of South Parkway, which is an allocated site for housing in the ERLP AD. Paragraph 47.7 of the ERLP AD advises that there is an indicative capacity for 20 dwellings, however, this was by virtue of the southern portion of the site being located within flood zone 2 and/or 3. Subsequent modelling by the Environment Agency has now resulted in the whole site being located within flood zone 1 which is at the lowest risk of flooding.
- 7.2 A previous outline application (ref: 16/02440/OUT) was approved for residential development, which is currently extant and is therefore a material consideration.
- 7.3 The adopted East Riding Local Plan (ERLP) sets out a settlement hierarchy in the Strategy Document (SD), in order to promote sustainable patterns of development. Policy S3 of the SD identifies Snaith as a Rural Service Centre, where residential development that is commensurate with the scale, role and character of the village is supportable in principle.
- 7.4 The application site is located within the defined development limit of Snaith and therefore, the proposal benefits from policy support under S3 of the SD. The site is also located within walking distance of the centre where shops, facilities and public transport connections are available. As such, it is a highly sustainable location for new residential development. For this reason, the principle of new dwellings in this location is in accordance with national and local policy.
- 7.5 It is therefore considered that the proposed development is acceptable in principle in this location.

### **Area Character**

- 7.6 Policy ENV1 of the ERLP relates to integrating high quality design and respecting the character and appearance of the area. This policy sets out that development will be supported where it has regard to the specific characteristics of the site's wider context and the character of the surrounding area.
- 7.7 The concerns of objectors to the scheme including layout, landscaping, merging of settlements and the character of Snaith have all been noted and taken into consideration as part of this assessment.
- 7.8 The proposal will extend the built up residential area of Snaith onto what is currently agricultural land. The loss of agricultural land and countryside is justified by the provision of new housing for Snaith in the locality. Policy S3 (G) supports residential development in Rural Service Centres where it is commensurate with the scale, role and character of the village. The proposed development would marry up with the residential allocation identified as Policy SNA-B on the eastern side of Butt Lane forming a new southern edge to the built up area of Snaith. In visual terms the proposed development would present an edge of settlement similar to the existing in that it would consist of a straight linear form of development.
- 7.9 Part C6 of Policy A4 requires plans and decisions to prevent coalescence by protecting the character and individual identity of settlements by maintaining Key Open Areas between Snaith and Cowick. The ERLP Allocations Document explains that there are limited



opportunities for the town to expand whilst avoiding land which lies within areas of high flood risk (flood zone 3a). Following the sequential approach (directing new development to the lowest flood risk areas) allocations have been focussed to the south and east of the town. A gap between Snaith and West Cowick has been retained in accordance with the ERLP Strategy Document which is acknowledged as having an important role in maintaining the distinct characters of these settlements.

- 7.10 The accompanying text to Policy SNA-C states that the site is well related to the main built up area of Snaith adjoining existing residential development to its north (South Parkway) and to its west (Oakdale Close).
- 7.11 The proposed dwellings would be a mix of single, one and a half storey and two storeys, which results in a development with a varied roof line that increases further into the site, adjacent to the established built form. No details have been provided in regards to materials, however it is considered that an appropriate materials palette can be utilised which is acceptable and can be secured by condition. Taking account of the above, it is considered that the design and appearance of the proposed dwellings would not detract from the visual amenity of the area, subject to the aforementioned condition regarding external materials.
- 7.12 In terms of landscaping, a landscape plan has been submitted which details the tree and shrub planting (including species) as well as grass planting to individual plots. Given the location of the site and its position on the edge of the settlement, it is considered that the landscaping scheme as submitted is appropriate.
- 7.13 The submitted site plan notes that the proposed boundary treatment would consist of a mix of 1.8m timber fencing, 1m timber post and rail fence and 1m stone wall. These are identified within the drawing and it is considered that the proposed boundary treatments are acceptable, subject to the imposition of a condition requiring the development to be carried out in full accordance with the submitted plans.
- 7.14 There are a number of trees on the periphery of the site which are not within the ownership of the applicant and are discussed later in the report.
- 7.15 In conclusion, the proposed scheme represents a form of development that would not detract from the character or visual amenity of the surrounding area and the landscaping provisions are considered to be acceptable. The proposal therefore accords with policy ENV1 of the ERLP and guidance within the NPPF, which requires development to respond to local character and reflect the identity of its surroundings.

### **Residential Amenity**

- 7.16 Policy ENV1 of the ERLP states that development will be supported where it achieves a high quality of design that optimises the potential of the site and contributes to a sense of place. This will be accomplished by having regard to the amenity of existing or proposed properties. This policy is reflected in one of the key planning principles identified in the NPPF which is to ensure that the design of development will secure a good standard of amenity for all existing and future users of land and buildings.
- 7.17 Officers have noted the concerns raised by local residents in regards to amenity impacts, separation distances and potential interference with the existing boundaries of neighbouring properties.

#### Existing Occupants on Oakdale Close

- 7.18 The rear gardens of 11, 12, 14, 15 and 16 Oakdale Close adjoin the western boundary of the application site with plots 21-26 sited in this section of the application site.
- 7.19 Based on the site plan submitted, the rear elevation of plots 21 and 22 would be sited 11 metres from the boundary, plots 23 and 24 would be 17 metres from the boundary, plot 25 would be 13 metres from the boundary and plot 26 would be 12 metres from the boundary.
- 7.20 The majority of the plots identified above also achieve a minimum recommended separation distance of 20 metres between the elevations, however, plot 21 and 14 Oakdale Close would only achieve a 17 metre separation distance between elevations. Officers consider that whilst this is below the recommended distance, it is not of sufficient harm to warrant refusal, in particular taking into account plot 21 would benefit from an 11 metre rear garden.
- 7.21 Given the above, the proposed development would not result in any significant impacts on the amenities of the occupants of the properties along Oakdale Close.

#### Existing Occupants on Butt Lane

- 7.22 The southern (side) boundary of 32 Butt Lane adjoins the application site but is further separated by the existing public right of way that runs along the northern boundary. This property is on a higher level than the application site and benefits from two ground floor and two first floor southern elevation windows that overlook the application site.
- 7.23 The nearest residential property within the application site would however be in excess of 35 metres away (plots 1 and 2) with the land immediately adjacent to 32 Butt Lane remaining undeveloped due to a water main below this part of the site. Given this, it is not considered that the proposed development would result in any significant impacts on the amenities of the occupants of 32 Butt Lane.
- 7.24 The application site is located opposite a Harron Homes development. However, immediately opposite the site is land stated as being POS and therefore, the proposed development would not impact upon any residential properties approved as part of this scheme.

#### Existing Occupants on Sycamore Close

- 7.25 Numbers 18 to 22 Sycamore Close have rear boundaries that back onto the application site and currently benefit from a boundary mix of mature planting and 1.8 metres timber fencing.
- 7.26 Based on the submitted site plan, plot 42 would be located at the closest point to the boundary (3.5 metres) and is shown to be a 1 bedroom bungalow. No side elevation windows are within plot 42 and given the orientation of the plot within the site, as well as the existing and proposed boundary treatment, the development of this plot would not result in any significant impacts on the occupants of properties in Sycamore Close.
- 7.27 Plots 40 and 41 would be sited approximately 14 metres from the northern boundary and given this separation distance, as well as noting that these plots are also proposed to be 1 bedroom bungalows, it is not considered that the development would result in any

significant or detrimental impacts on the amenities of the occupants on Sycamore Close.

#### Existing Occupants on South Parkway

- 7.28 The submitted site plan includes the provision of at least 10 metre separation between the rear elevations of plots 30-37 and the rear (northern) boundaries which abut the rear boundaries of 15-27 South Parkway. These properties on South parkway benefit from large rear gardens which results in the separation distance between rear elevations in excess of 30 metres which is considered to be acceptable.
- 7.29 Plots 26 and 27 are orientated within the side so that the side elevations face towards the rear elevations of the properties on South Parkway. Based on the plans submitted, both plots 26 and 27 are two storeys in height and benefit from one first floor northern elevation window which would serve an en-suite. Given their proximity to the boundary, it is considered necessary to impose a condition requiring these windows to be obscure glazed in order to protect the amenity of the occupants of South Parkway whose rear boundaries abut this part of this site.
- 7.30 An objector whose boundary sits adjacent to plot 27 has objected to the proposal based on the loss of enjoyment of garden amenity and impact on a vegetable plot through increased shade as a result of the development. This property benefits from a significant garden area and any shading would only cover a small part of the rear garden (with further shade within the garden as a result of an existing mature oak tree). Whilst there would be some impacts arising from the development with a potential increase in shading to the southernmost part of the garden, it is not considered that this impact, and any impacts of this would be significant enough to warrant refusal of the application.
- 7.31 Furthermore, plot 38 is also orientated east to west which results in the side elevation facing towards South Parkway. This plot is shown to be a dormer bungalow and does not benefit from any first floor side (northern) windows. As a result, and taking into account the separation distance, it is not considered that the development of this plot would result in any significant impacts on the amenities of the occupants of South Parkway whose rear boundaries are adjacent to this part of this site.
- 7.32 Given these observations, the layout submitted and the imposition of a suitable condition, it is not considered that the proposed development would result in any significant impacts on the amenities of the occupants of the properties along South Parkway.

#### Proposed Occupants

- 7.33 The proposed dwellings would provide a satisfactorily living environment for future occupants and the location of windows would provide habitable rooms with acceptable daylight levels.
- 7.34 Each dwelling would benefit from its own private rear garden area which are of an acceptable size and the development achieves appropriate separation distances between existing and proposed properties with appropriate boundary treatment. Furthermore, the open space provided on the residential development opposite the site is of sufficient distance away to not result in any amenity impacts on the proposed occupants of this development.
- 7.35 In summary it is considered that the proposed development would result in a good standard of amenity for proposed occupants within the site and would also not have a

detrimental or significant impact on the amenity of existing properties, subject to the imposition of an appropriate condition. The proposal would therefore comply with Policy ENV1 of the ERLP.

### **Highways**

- 7.36 The objection letters received have raised concerns regarding the access with consideration that it will be dangerous serving the proposed number of properties and that it is also located at the bottom of a hill. Other concerns include an increase in traffic and parking issues, in particular on the main road and through Market Place and potentially an increase in accidents due to speeding. A further objector has stated that the existing road is sinking, full of potholes and poorly maintained, however, this is in reference to the main road through West Cowick (A1041) and not Butt Lane.
- 7.37 The Highways Officer has made a number of comments on different aspects of the proposal. In terms of the site access, conditions are recommended to ensure the new footway on Butt Lane will extend along the whole frontage of the site and the western footway on Butt Lane is extended to tie with the existing footway to the north. He has asked for clarification as to what sections of the carriageway and highway will be offered for adoption as public highway, however, this is a matter separate to this application and would form part of the Highways Agreement. Further comments are made in regards to materials (resin bonded gravel), which again is a matter for the Highways Agreement in terms of adoption.

In terms of parking and garages, the Highways Officer raised concerns over the size of some garages, however, the applicant has confirmed that these would all be at least 6m x 3m which is acceptable. Cycle parking is also proposed within the site and conditions are recommended in order to ensure adequate parking and cycle provision is provided within the site. Furthermore, tactile paving crossing points have been provided across the site access junction and across Butt Lane which are welcomed by the Highways Officer.

- 7.38 As such, having regard to the comments of the Highways Officer, the proposal is considered to be in accordance with Policies ENV1 and EC4 of the SD and guidance within the NPPF, subject to the imposition of appropriate conditions.

### **Housing Issues**

- 7.39 **Density** – National and local policy sets out how residential development must achieve an appropriate mix of housing types and an acceptable density. In terms of density, although Policy H4 (B) of the SD encourages new residential development to achieve a density of above 30 dwellings per hectare (dph), part C of this policy states that lower density development will be appropriate where justified. The submitted development would achieve a density of 25.29dph which is significantly higher than the extant permission and whilst lower than the density encouraged by local plan policies, this is due to part of the site not being developable due to the presence of a water main.
- 7.40 Part C of Policy H4 goes on to state that a lower density will be appropriate where justified, including development that is in keeping with the character of the area or a certain house type is needed in the area. The application seeks the provision of a number of bungalows, as requested by the parish council and as advised above, part of the site is restricted due to the presence of a water main. Therefore, a lower density is justified in this instance.

- 7.41 Local residents have raised concerns on the grounds that the proposal exceeds the indicative number of dwellings set out in the ERLP AD (20) and how Snaith has already achieved Government targets for housebuilding. As discussed, the indicative density was based on part of the site being located within a high risk flood zone and therefore the change in this status does mean that the density can be increased. However, with regards to the Government housing targets, no evidence has been presented to support this claim. This allocation has been made to meet with housing requirements that are set out in the ERLP, in accordance with Government guidance. As such, this claim cannot be substantiated.
- 7.42 **Mix** – Policy H1 (A) of the ERLP SD requires new residential development to contribute to the mix of housing in the locality, with a particular emphasis on addressing the wider need for housing for the elderly and first-time buyers. Policy A4 also seeks to contribute to the overall mix of housing in the sub area, including through the delivery of smaller properties. The Housing Mix Guidance Note (October 2017) indicates that the existing 1 bedroom and 4+ bedroom housing stock in the Goole Housing Market Area is higher than the SHMA requires with an undersupply of 2 bedroom properties. An objector raised concerns over the lack of smaller housing and as part of general discussions with the applicant, the scheme has been amended and proposes 4no 1 bedroom dwellings, 6no 2 bedroom dwellings, 16no 3 bedroom dwellings and 17no 4+ bedroom dwellings.
- 7.43 The Housing Strategy Team previously advised on the original submission that a higher proportion of 2 bedroom properties should be provided within the site to meet housing needs. The amended site plan and drawings include a higher proportion (6no (13.95%)) of 2 bedroom properties with the reduction in the number of 4 bedroom units on the scheme. Officers consider that this revised mix is acceptable and meets the requirements of Policies H1 and A4 of the ERLP SD.
- 7.44 Therefore, having regard to all considerations, the proposed development is considered to be acceptable in regards to density and housing mix.
- 7.45 **Affordable Housing** – The applicant has offered 9 units as affordable housing which the Housing Team fully supports and which meets the policy within the ERLP SD. These would consist of 4no 1 bedroom bungalow, 2no 2 bedroom houses and 3no 3 bedroom houses which should be provided as affordable rented accommodation with two plots provided as intermediate accommodation. The provision of affordable housing can be secured through a S106 Agreement.

### **Open Space**

- 7.46 Policy C3 (B) of the ERLP SD states that development which increases demand for open space will be required to address this demand and that, where practicable, open space should be provided on site.
- 7.47 The Councils Open Space Consultation Group (OSCG) were consulted as part of the application and have identified a need for this development to provide on and offsite contributions in respect of equipped/recreation play areas and outdoor sports facilities. Although the applicants were initially proposing off-site contributions following dialogue with the town council, amended plans have been provided which show an on-site provision of an equipped play area and Amenity Green Space in line with the OSCG comments. However, the provision of Recreation Play Area would need to be provided as part of a commuted sum. Amended plans have also been received increasing the width of the PROW and deferral is therefore recommended to re-consult the OSCG to ensure the

space and sums required are not changed.

- 7.48 The contributions noted would need to be secured through a Section 106 Agreement to secure this level of provision in accordance with Policy C3 (B) of the ERLP SD.

#### **Planning Obligations**

- 7.49 Concerns have been raised in regards to the impact on the local schools. The Head of Education and Learning has requested a contribution to provide additional primary school places to address the shortfall which would be as a result of this development. This contribution can be secured by a Section 106 Agreement.

#### **Drainage and Flood Risk**

- 7.50 Concerns from objectors have been raised in regards to flood risk and the drainage infrastructure within Snaith which is at capacity. It is noted that the site was previously part located in flood zone 3, however, the latest Environment Agency Flood Risk Maps have identified the site as being solely within flood zone 1.
- 7.51 Although the site is within flood zone 1, a site specific flood risk assessment has been submitted as the site exceeds 1ha in size. The FRA identifies the proposed use of the site as more vulnerable and considers potential sources of flooding which are most likely from fluvial, sewers and run-off sources. Whilst the report considers that any flood waters would flow through the site to the south east due to the topography of the land and mitigation measures as appropriate to its flood risk vulnerability are proposed which can be secured by condition. The Environment Agency have not provided any comments on the FRA and as such, it is considered that the FRA is acceptable.
- 7.52 In terms of drainage, it is proposed to dispose of surface water via a soakaway with foul drainage disposed to the main sewer on Butt Lane through use of a gravity system. Yorkshire Water have objected to the development on the grounds that there is a deep 300mm/255mm diameter public surface water sewer recorded to cross the site and "It is essential that the presence of this infrastructure is taken into account in the design of the scheme and a stand-off distance of 5 (five) metres is required at each side of the sewer centre-line." The applicant has submitted a further plan noting the location of the water main and that this would be diverted in agreement with Yorkshire Water. Although Yorkshire Water have not formally confirmed their acceptance to this, they have informally agreed to the diversion, subject to a condition and members will be updated with comments and any additional conditions at the meeting.
- 7.53 The IDB have no objection to the proposed drainage details which attenuates surface water and discharge to the YW public surface water sewer at a controlled rate. The LLFA have noted both the comments of Yorkshire Water and the IDB.
- 7.54 Therefore, subject to appropriate conditions, it is considered that the site can be adequately drained and the proposal is therefore considered to be acceptable and in accordance with Policy ENV6 of the ERLP SD.

#### **Trees**

- 7.55 A Tree Survey by Rosetta Landscaping accompanies the application which identifies a number of trees on the periphery/boundary of the site but does not identify trees within garden areas of existing properties. The report identifies that all trees within the survey are

to be retained and no management is required as part of the development. Officers note that the land to the north and west of the application site, within the boundaries of properties on Oakdale Close and South Parkway is covered by a Tree Preservation order (Ref: Snaith no 1 – 1969).

- 7.56 An objector has raised concerns that this tree survey is incomplete and does not identify all trees around the site, including a mature oak within their garden and the proposed development would impact upon these trees. The objector calculates that the required Root Protection Area (RPA) has a radius of 12 m which would extend about 5 metres into the development site. A subsequent amendment to the site layout has been provided to address this objection and the comments of the Trees & Landscape Officer. As a result, the Trees & Landscape Officer has no objections to the proposals and note “The dwelling footprints on plots 26 and 27 are now in an acceptable position in relation to the protected trees.”
- 7.57 The TLO adds “The drawing has modified the extent of overlap between the proposed construction and root protection area of the trees. The driveways and parking spaces must be constructed in accordance with the BS 5837 2012 as non-dig, using above ground construction methods to avoid excavations in the trees RPA.” Two conditions are recommended to be imposed on any permission granted in regards to root protection areas
- 7.58 Having regard to the issues raised and the amendments provided to address these concerns, it is considered that the proposal is acceptable in regards to impacts on trees, subject to appropriate conditions.

#### **Other Issues**

- 7.59 Two Public Rights of Way run through the application site, one to the eastern and northern boundaries and one through the central part of the site running through the southern boundary. Whilst these footpaths would lose their views over the existing field, they would retain their intended purpose to allow pedestrian movement through the site. The Highways Officer advises that any lighting scheme should be agreed with the PROW Officer. Following discussions with The Public Rights of Way Officer, amended plans have been received which increases the width of the PROW to the north of the site to 3 metres and as PROW Officer has no objections to the scheme subject to conditions requiring details of the surfacing of the PROW and a further condition restricting the height of any boundary treatment to no more than 1.2 metres in height.
- 7.60 A report on a programme of archaeological evaluation by trial trenching undertaken by York Archaeological Trust in February and March 2019 has been submitted with the application which involved the excavation of six evaluation trenches to investigate anomalies identified by a geophysical survey. The HAP advise that “The report concludes by stating that the evaluation does suggest that at least parts of the projected Iron Age/Romano-British field systems are present within the development site.”. Given the evaluation works have identified potential archaeological remains dating from the Iron Age, Romano-British and medieval periods, the HAP have requested one condition be imposed in regards to archaeology.
- 7.61 A number of objections have raised concerns over other housing developments struggling to sell, lack of notification, interference with existing boundaries, lack of policing and activities for young people and impact on local services such as doctors and dentists. The marketability of other residential sites is not a material planning consideration as it is

outside the control of the LPA as is policing numbers of activities available for young people, in particular in relation to this application. Furthermore, the site has been advertised on two occasions by several site notices on Oakdale Close, South Parkway, Sycamore Close and Butt Lane) and also in the local press.

## 8. CONCLUSION

- 8.1 The application seeks full planning permission for the erection of 43 dwellings on land south west of The Marshes Medical Centre, Butt Lane, Snaith which is within the development limits of Snaith and is within walking distance of services. The site benefits from an extant outline consent for residential development (16/02440/OUT) and is allocated for residential development under SNA-C.
- 8.2 Access into the site would be taken from Butt Lane with an internal access road serving the properties. The garages and parking areas provided are considered acceptable and meeting the required standards. In addition, impacts on the amenities of neighbouring properties are considered acceptable and the development would not result in significant or adverse impacts. Furthermore, proposed occupants would benefit from acceptable amenity levels.
- 8.3 The proposed dwellings would be a mix of single, one and a half storey and two storeys with results in a development with a varied roof line that which increases further into the site, adjacent to the established built form. The landscaping scheme is considered acceptable and proposed scheme represents a form of development that would not detract from the character or visual amenity of the surrounding area
- 8.4 The proposed mix of housing for both market and affordable dwellings are considered to be acceptable and would help provide a satisfactory mix of houses that meets the identified needs in this area. On site equipped play space would be provided with additional contributions for maintenance, recreation play space and sports facilities with a further contribution towards education. Impacts in relation to trees, drainage, flood risk and other material considerations have been assessed as part of the submission and are acceptable, subject to the imposition of appropriate conditions.

## 9. RECOMMENDATION

It is therefore recommended that the application be **DEFERRED** for:

- a) Re-consultation and receipt of comments from the Open Space Consultation Group and Yorkshire Water
- b) the completion of a Section 106 Agreement to:
  - (i) Secure on site provision of Amenity Green Space and Equipped Play Area with a commuted sum for Recreation Play Area and Sports facilities;
  - (ii) A contribution to Education provision within Snaith; and
  - (iii) Secure the on-site provision of affordable housing.

Subject the receipt of no adverse comments from these consultees, a satisfactory resolution of any technical matters raised by these parties and the completion of the Section 106 Agreement, the Director of Planning and Economic Regeneration shall then be authorised to **APPROVE** application for planning permission subject to conditions as detailed in the recommendation section of this report.



If the Section 106 Agreement has not been completed within three months of the committee resolution date, or within any other period that has first been agreed in writing, the Director of Planning and Economic Regeneration be authorised to **REFUSE** the application for planning permission on the basis that the proposal would not comply with development plan policies without the legal obligation being in place.

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. Notwithstanding any details shown on the submitted plans and forms, no development shall take place above damp proof course until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

This condition is imposed in accordance with policies ENV1 and ENV3 of the East Riding Local Plan and because it is considered that the use of inappropriate materials could be harmful to the appearance of the area and that the Council therefore needs to retain a measure of control.

3. All soft landscaping comprised in the approved plans shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and because a well-designed landscaping scheme can enhance the living environment of future residents, reduce the impact of the development on the amenities of existing residents and help to integrate the development into the surrounding area.

4. The screen walls and/or fences shown on the approved plans shall be erected prior to the first occupation of the dwelling(s) hereby permitted and shall be retained and maintained for the lifetime of the development.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and in order to prevent overlooking and loss of privacy to neighbouring property.

5. Development shall not begin on site until details of the layout, drainage, construction, services and lighting of the proposed access roads including the junction with Butt Lane and the footway improvements on Butt Lane have been submitted to and approved in writing by the planning authority.

This condition is imposed in order to secure the provision of a development constructed to standards that will enable the infrastructure to be adopted as publicly maintainable highway, be constructed to the principles and initiatives of Manual for Streets, and to ensure that a safe access to the development is provided in the interest of road safety.

6. Unless otherwise agreed in writing with the Local Planning Authority no dwelling on the site shall be occupied until that junction and that part of the street which provides access to it has been constructed and lit from the junction with the public highway in accordance with the submitted plans.

This condition is imposed in order to secure the provision of an adequate access to occupied dwellings.

7. No dwelling shall be occupied until the vehicular access has been provided and space has been laid out within the site curtilage for motor cars to be parked in accordance with the submitted plan "Proposed Site Layout Plan" (Dwg. No. 1558-101 Rev S). Provision shall thereafter be retained for the parking of these motorcars and not used for any other purpose.

This condition is imposed in order to ensure satisfactory vehicular and pedestrian access and to ensure that reasonable and adequate space is provided within residential curtilages to meet normal parking demands and avoid the need for vehicles to park on the highway where they could adversely affect the safety of other highway users.

8. Unless otherwise agreed in writing with the Local Planning Authority no dwelling shall be occupied until the footway improvements, including the provision of the footway fronting the development on Butt Lane, the provision of a new section footway on Butt Lane between the site and no 26 Butt Lane and the tactile crossing point on Butt Lane have been carried out in accordance with plans to be submitted to and approved in writing by the Planning Authority.

This condition is imposed to promote the use of sustainable modes of transport in accordance with current policy on sustainable development and in order to secure the provision of an adequate access to occupied dwellings in the interests of highway safety.

9. No dwelling shall be occupied until details of secure cycle parking have been submitted to and approved in writing by the Planning Authority and these facilities provided on site. The cycle parking facilities shall thereafter be retained for use by the occupants at all times.

This condition is imposed in accordance with policy ENV1, S8 and EC4 of the East Riding Local Plan and in order to ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicle

10. Prior to the commencement of the development details shall be submitted to and approved in writing by the Planning Authority showing the provision of the temporary vehicle parking, loading, off-loading and manoeuvring facilities for the contractors carrying out building and construction works on the development and no other building or construction works shall be commenced until the temporary vehicle parking, loading, off-loading and manoeuvring facilities have been provided and used by contractors in accordance with the approved details. The approved vehicle parking, loading, off-loading and manoeuvring facilities shall be retained and used by contractors during the construction of the buildings on the development

This condition is imposed to secure adequate parking, servicing, manoeuvring, loading and off-loading facilities within the site during the construction period of the development for contractor's vehicles in the interest of road safety.

11. Works shall not commence on site until wheel cleaning facilities have been provided within the curtilage of the site in accordance with details to be submitted to and be approved in writing by the Local Planning Authority and this facility shall be retained and used by vehicles leaving the site for the duration of the works.

This condition is imposed in order to assist in preventing detritus and other material being deposited on the publicly maintainable highway to the detriment of other road users.

12. No development or other operations shall commence on site until a scheme (hereinafter called the "Approved Tree Protection Scheme") which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority. Such approved scheme shall be in accordance with the guidance set out in BS5837. 2012 Trees in relation to design, demolition and construction Recommendations or such other equivalent or higher standard as in force at the time of submission of the scheme for approval.

No development or other operations shall commence until the protection works required by the "Approved Tree Protection Scheme" are in place. The approved tree protection works shall remain in place throughout the development of the site and until all temporary buildings, plant, machinery and surplus construction materials have been removed from the site. Protective fencing or any other approved protective measures installed pursuant to the Approved Tree Protection Scheme shall be retained intact throughout the period referred to above and shall not be breached, removed or repositioned without the prior written approval of the Local Planning Authority. No excavations for services, storage of materials, plant or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of waste or surplus construction materials or liquids, shall take place within any area designated as being fenced off or otherwise protected pursuant to the "Approved Tree Protection Scheme".

NB: For the purposes of this Condition "other operations" means any site preparation works, demolition, clearance of the site, soil moving, temporary access construction, widening or alterations to any existing access, delivery to the site of materials, plant or machinery, erection of hoarding or screening on or around the site, use of motorised vehicles, plant or machinery, installation of temporary buildings in connection with the development, felling, pruning or removal of any tree, shrub or hedge

This condition is imposed because the Council is under a statutory obligation when considering planning applications to consider whether it is necessary to take steps to preserve existing trees. There are existing trees within or in the vicinity of the site and these contribute to the character and appearance of the area. It is important that they are protected from damage before, during and after construction works.

13. Within the protected areas as indicated on the approved plans, driveways and temporary hard surfaces must be built entirely above existing ground level only where levels make this practical without any excavation. The surfaces shall comply with the guidance contained in Arboricultural Practice Note "APN12 Through The Trees To Development". No cultivation or removal of topsoil shall take place within these protected areas. Existing vegetation to be removed shall be cut close to ground level and killed with herbicides.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and in order to ensure that damage does not occur to the trees during building operations.

14. The windows to be created in the first floor side (northern) elevations of plots 26 and 27 hereby approved serving en-suites shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level before the development hereby approved is first brought into use, and shall not thereafter be altered without the prior express consent in writing of the Local Planning Authority. (Replacement of the glass with glass of an identical type would not necessitate the Council being notified.)

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan because the Local Planning Authority consider that if plain glass was to be used in this location, the amenities of the adjacent dwelling(s) would be adversely affected due to overlooking.

NB. Obscure glazing to satisfy this condition should be a minimum of Pilkington Privacy Level 3 or equivalent.

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

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

16. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

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

17. No dwelling shall be occupied until a scheme for the surfacing of the Public Right of Way to the north of the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as approved within three months of the approval.

This condition is imposed to ensure the PROW is maintained to an appropriate standard.

18. Any boundary treatment to the north of the Amenity Green Space and Equipped Play Area adjacent to the Public Right of Way, as shown on drawing number 1558-101 Rev S, shall not exceed 1.2 metres in height.

This condition is imposed to ensure the PROW is maintained to an appropriate standard.

19. No external lighting of the Public Rights of Way within the site shall be undertaken without the prior written consent of the Local Planning Authority. Any approved works shall be undertaken in accordance with the approved details and thereafter retained.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and in order to ensure that the visual amenities of the area are not adversely affected by light spillage and the PROW is maintained to an appropriate standard.

20. The development shall be carried out in full accordance with the submitted Flood and Drainage Assessment prepared by CoDa Structures and dated 17 January 2019 and the following mitigation measures it details:

- a. The proposed finished floor level should be set at least 0.15 and ideally 0.3 above the existing ground level;
- b. The external levels around the development should be set to route any potential overland flood waters around the proposed building to the southeast as the existing situation.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and in the interests of flood prevention.

21. No development shall take place until the applicant, or their agents or successors in title, has implemented a mitigation strategy in order to secure the preservation of the archaeological remains. This should be undertaken in accordance with an approved written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Development shall be carried out in accordance with the approved details and to comply with Policy ENV3 of the East Riding Local Plan 2016.

The archaeological programme should include:

- i) An assessment of the impact of the proposed development on the known archaeological remains.
- ii) Proposals for the preservation *in-situ*, or for the investigation, recording and excavation of archaeological remains and the publication of findings
- iii) The programme of post-investigation assessment of the results of the on-site archaeological work
- iv) Provision to be made for the analysis of the site investigation and recording, following the post-excavation assessment, where results justify this.
- v) Provision to be made for the publication and dissemination of the analysis and records of the site investigation, where results justify this.
- vi) Full provision to be made for archive deposition of the analysis and records of the site investigation.
- vii) Nomination of a competent person or persons/organisation to undertake any archaeological work as set out in an agreed written scheme of investigation. Sufficient notification and allowance of time to archaeological contractors nominated by the developer to ensure that any archaeological fieldwork is completed prior to the commencement of development.

The programme shall be carried out as approved, unless otherwise agreed in writing beforehand with the Local Planning Authority (to protect archaeological interests; to comply with Policy ENV3 of the East Riding Local Plan and guidance with the National Planning Policy Framework 2019.

This pre-commencement condition is imposed in accordance with policy ENV3 of the East Riding Local Plan and in order to provide a reasonable opportunity to record the history of the site which site lies within an area of archaeological interest and where evaluation work on the application plot has highlighted probable Iron Age, Romano-British and medieval remains.

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

1558-100 Rev 5 – Location Plan – received 14 May 2019  
 1558-101 Rev S – Site Plan Sections – received 18 June 2019  
 1558-102 Rev E – Site Sections A to D – received 14 May 2019  
 1558-103 Rev G – House Types AB, BB and C – received 14 May 2019  
 1558-104 Rev F – House Types D, E and F - received 14 May 2019  
 1558-105 Rev F – House Types G, GV and H – received 14 May 2019  
 1558-106 Rev F – House Types JJ and Garages - received 14 May 2019  
 1558-108 Rev E – House Types BAB, C(H) and D(H) - received 14 May 2019  
 1558-109 Rev E – House Types E(H), FV and GV(H) - received 14 May 2019  
 1558-110 Rev E – House Types HH(H) and AAK - received 14 May 2019  
 1558-111 Rev L – Vehicle Tracking and Visibility – received 06 June 2019  
 1558-112 Rev B – House Types K(H) - received 14 May 2019  
 1558-113 Rev E – Vehicle Tracking and Parking – received 06 June 2019  
 2960/2 Rev D – Detailed Landscape Proposals – received 12 June 2019

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.

#### **Notes for Applicant/Agent**

The Applicant/Agent must contact the East Riding of Yorkshire Council's Streetscene Services (Highways), Becklands Park Depot, Becklands Park, Market Weighton, YO24 3GA, tel: 01482 395739 regards the construction and specification of the proposed vehicular accesses and footway works before any works are commenced on the public highway.

These works on Butt Lane will require entering into a Section 62 agreement under the Highways Act 1980.

There is normally a three month period associated with traffic management act notifications therefore contact with D. Richards 01482 393939 is advised to discuss your proposals. A Section 38 Agreement (Highways Act 1980) will be required for the potentially adoptable highway infrastructure within the site and therefore details of the layout, drainage, construction, services and street lighting if the proposed residential development will be required if the highway infrastructure is intended to be eligible for adoption as publicly maintainable highway, all to be submitted once planning permission is granted. It is contrary to section 163 of the Highways Act 1980 for surface water from private development/dwellings to drain onto the highway or discharge into the highway drainage system. The development and individual driveways shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.

PROW – You will need to liaise with the Public Rights Of Way and Countryside Access Team if any part of the Public Rights of Way are impacted upon during construction of the development.

It is considered that a decision made in accordance with this recommendation would not result in any breach of the Human Rights Convention.

In making this decision the Council has followed the requirements in paragraph 38 of the National Planning Policy Framework.

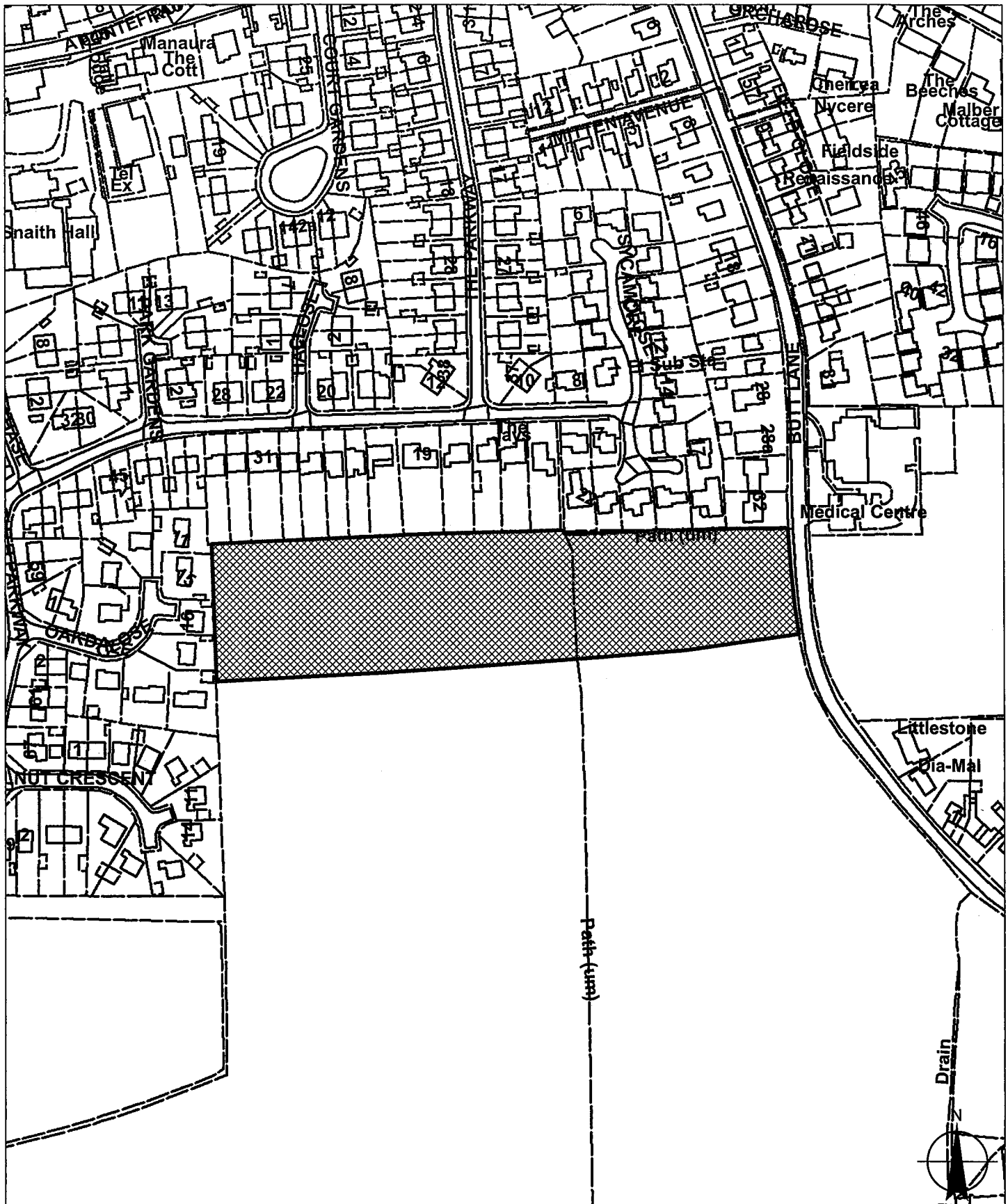
Alan Menzies  
Director of Planning and Economic Regeneration

Contact Officer  
Mr Calum Rowley

# Committee Plan

18/03559/PLF

LOCATION 1:2500



Scale 1:2,500

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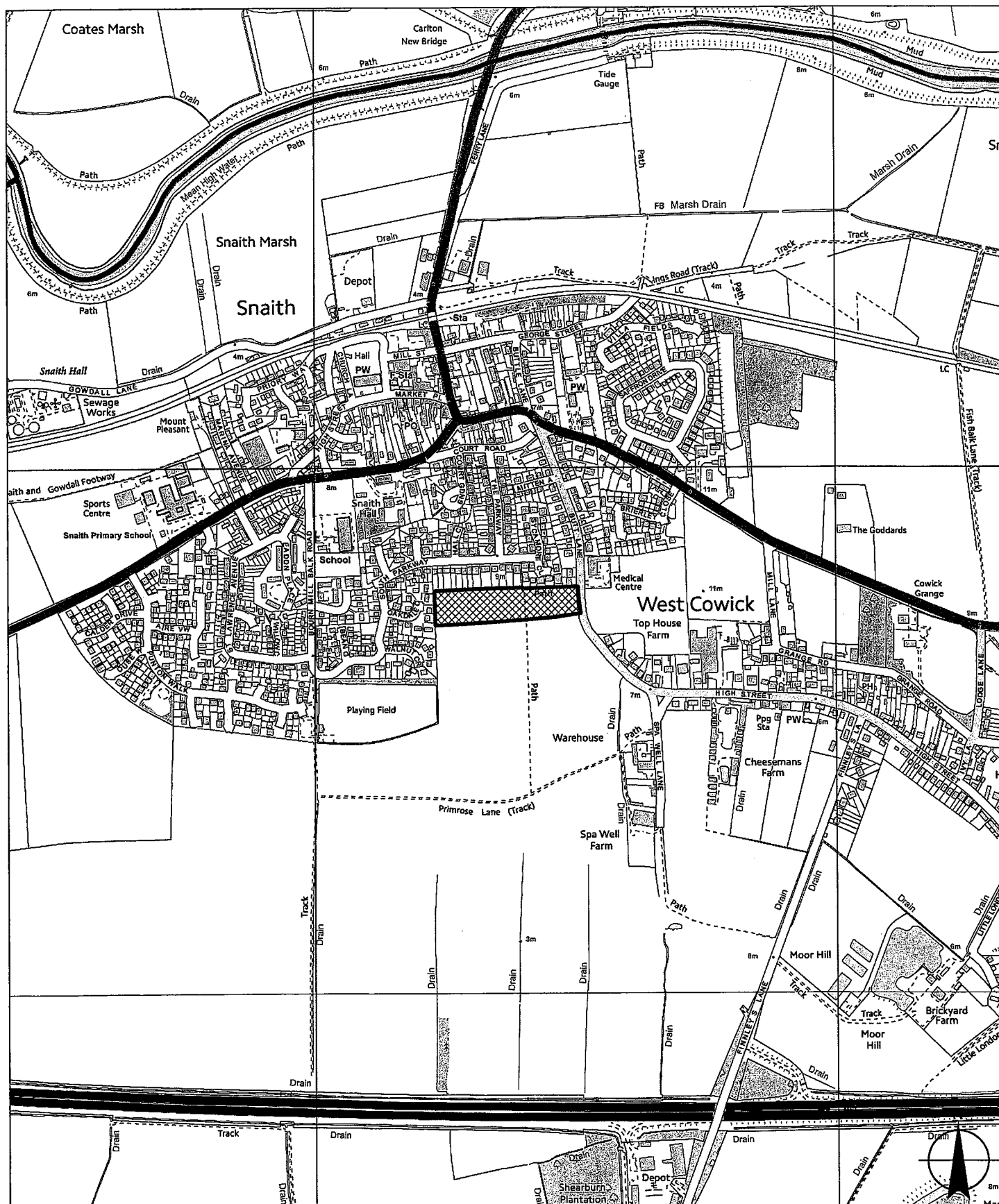
Organisation	ERYC
Department	Planning
Comments	Not Set
Date	20 June 2019
PSMA Number	100023383



# Committee Plan

18/03559/P2F

LOCATION 1:10,000

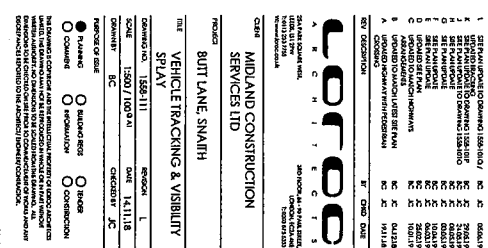
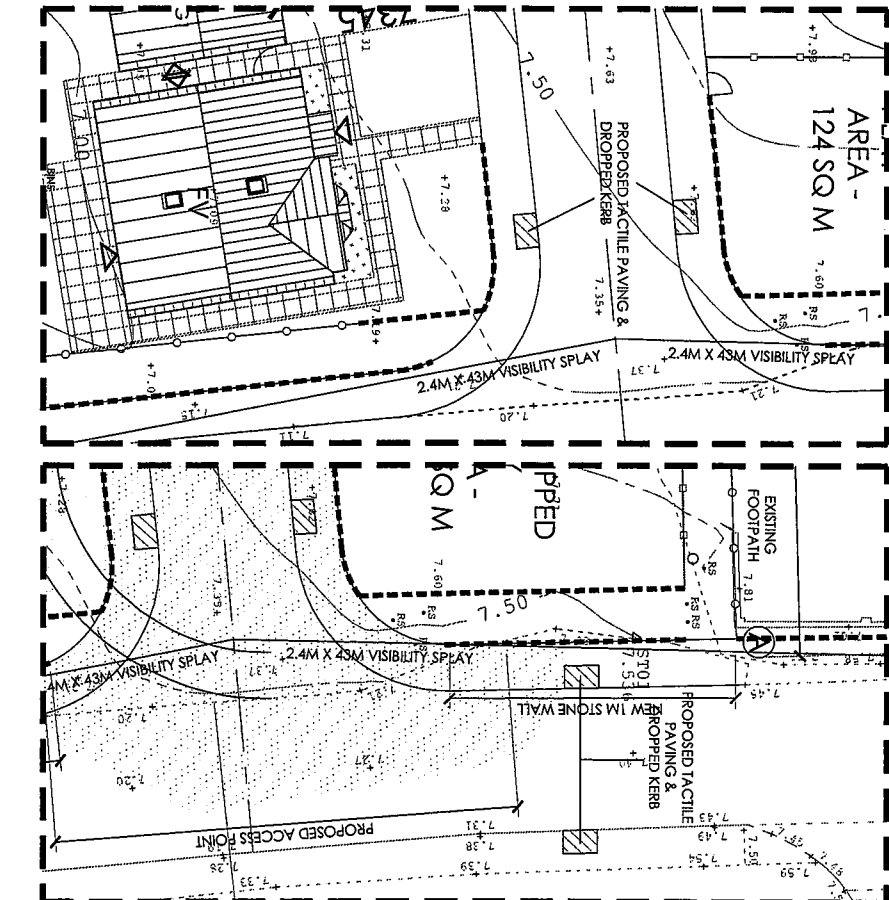
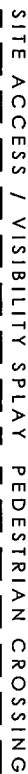
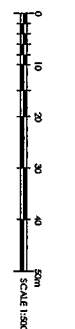
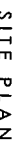


Scale 1:10,000

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Organisation	ERYC
Department	Planning
Comments	Not Set
Date	20 June 2019
PSMA Number	100023383





**15** - THE NEW FOOTWAY ON BUTT LANE EXTENDED ALONG THE WHOLE FRONTAGE OF THE SITE.

**15** - THE WESTERN FOOTWAY ON BUTT LANE EXTENDED TO THE NORTH WITH EXISTING FOOTWAY TO THE SOUTH

**29** - 2M FOOTWAY REMOVED ALONGSIDE SHARD ROAD TYPE AND IMPLEMENTED 600MM HARD MARGIN TO AVOID CONFUSION FOR USERS.

**2M** SERVICE STRIP ADDED - THIS INCLUDING 600MM HARD MARGIN.

-FOOTWAY STOPPED 2M FROM TRANSITION BETWEEN ROAD SURFACE TYPES.

**35** - HIGHLIGHTED IN ORANGE IS THE FOOTPATH WITHIN THE SITE BOUNDARY TREATMENT / HIGHLIGHTED IN GREEN IS THE FOOTPATH TO BE CONSTRUCTED ROADSIDE OUTSIDE OF THE SITE BOUNDARY TREATMENTS.

**35** - ALL FOOTPATHS TO BE ILLUMINATED.

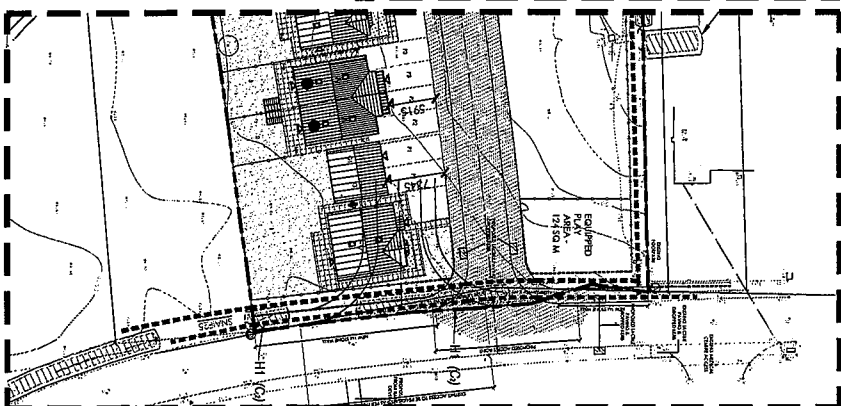
**45** - HOUSE TYPE D'S GARAGE WIDENED TO 3X6M

-COVERED CYCLE PARKING PROVIDED IN ALL REAR GARDENS WHERE GARAGES ARE NOT 3M X 6M.

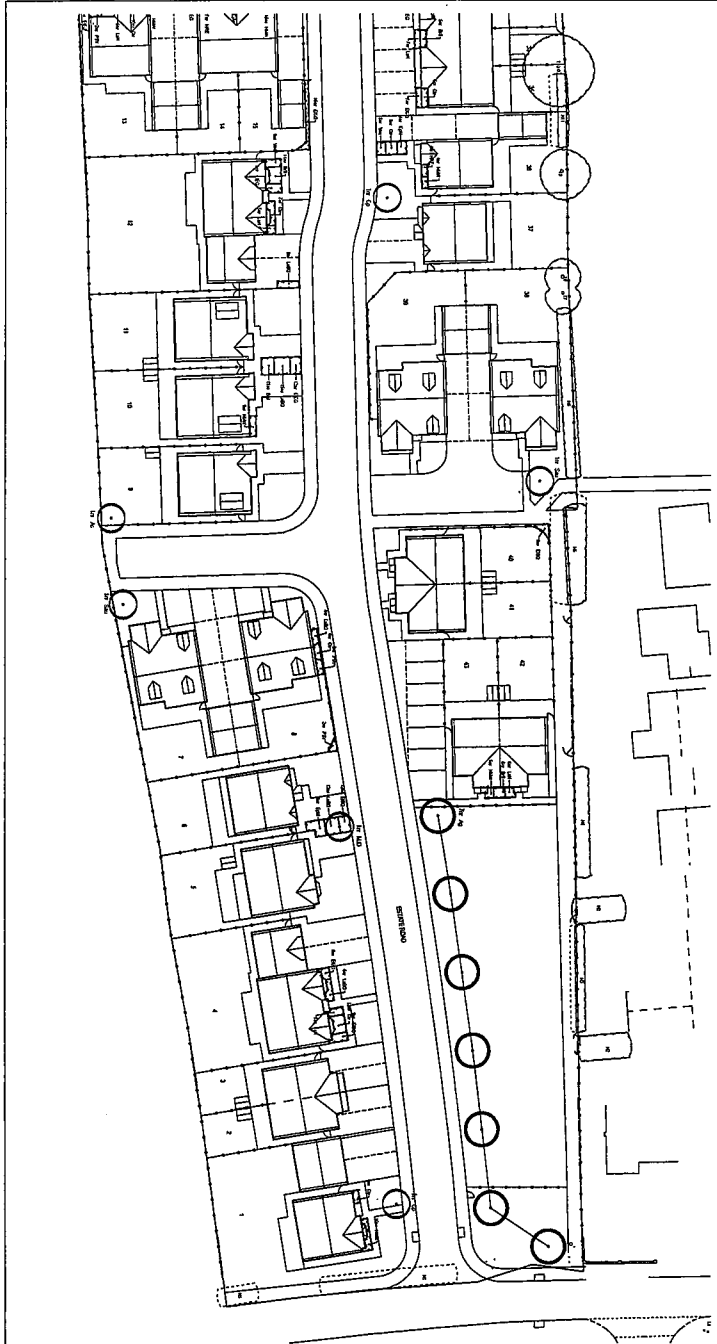
45. - TRACKING SHOWN TO HIGHLIGHT THAT A VEHICLE CAN MANOEUVRE IN AND OUT OF PLOT 15.

46. - TRACKING SHOWN TO HIGHLIGHT THE VEHICLE CAN SUCCESSFULLY MANOEUVRE IN AND OUT OF PLOTS 31 TO 35 PREVENTING AND WILL NOT ENCROACHING IN TO THE VISITOR PARKING PAYS.

47. - DRIVE WAITS FOR PLOTS 2, 3, 9, 33, 34 AND 35 INCREASED TO ALLOW A VEHICLE PARKING COMFORTABLY.



<b>corco</b> A K C H I E C T S 3600 GARDEN CITY BLVD. SUITE 200 GARDEN CITY, NY 11530 (516) 466-1100 FAX (516) 466-1101	
<b>CLIENT</b> MIDLAND CONSTRUCTION SERVICES LTD	
<b>PROJECT</b> BUTT LANE, SNAITH	
<b>TYPE</b> VEHICLE TRUCKING & PARKING	
<b>DATE OF CONTRACT</b> 12/88-1/89	<b>ISSUED</b> E
<b>DATE</b> 1/7/1989	<b>DATE</b> 1/1/89
<b>DRAWN BY</b> JC	<b>CHECKED BY</b> JC
<b>DATE</b> 1/89	<b>CHECKED</b> JC
<b>REVISIONS</b> 1. 1/89 2. 1/89 3. 1/89 4. 1/89 5. 1/89 6. 1/89 7. 1/89 8. 1/89 9. 1/89 10. 1/89 11. 1/89 12. 1/89 13. 1/89 14. 1/89 15. 1/89 16. 1/89 17. 1/89 18. 1/89 19. 1/89 20. 1/89 21. 1/89 22. 1/89 23. 1/89 24. 1/89 25. 1/89 26. 1/89 27. 1/89 28. 1/89 29. 1/89 30. 1/89 31. 1/89 32. 1/89 33. 1/89 34. 1/89 35. 1/89 36. 1/89 37. 1/89 38. 1/89 39. 1/89 40. 1/89 41. 1/89 42. 1/89 43. 1/89 44. 1/89 45. 1/89 46. 1/89 47. 1/89 48. 1/89 49. 1/89 50. 1/89 51. 1/89 52. 1/89 53. 1/89 54. 1/89 55. 1/89 56. 1/89 57. 1/89 58. 1/89 59. 1/89 60. 1/89 61. 1/89 62. 1/89 63. 1/89 64. 1/89 65. 1/89 66. 1/89 67. 1/89 68. 1/89 69. 1/89 70. 1/89 71. 1/89 72. 1/89 73. 1/89 74. 1/89 75. 1/89 76. 1/89 77. 1/89 78. 1/89 79. 1/89 80. 1/89 81. 1/89 82. 1/89 83. 1/89 84. 1/89 85. 1/89 86. 1/89 87. 1/89 88. 1/89 89. 1/89 90. 1/89 91. 1/89 92. 1/89 93. 1/89 94. 1/89 95. 1/89 96. 1/89 97. 1/89 98. 1/89 99. 1/89 100. 1/89	

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**ROSETTA**  
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Web [www.rosetta.com.au](http://www.rosetta.com.au)

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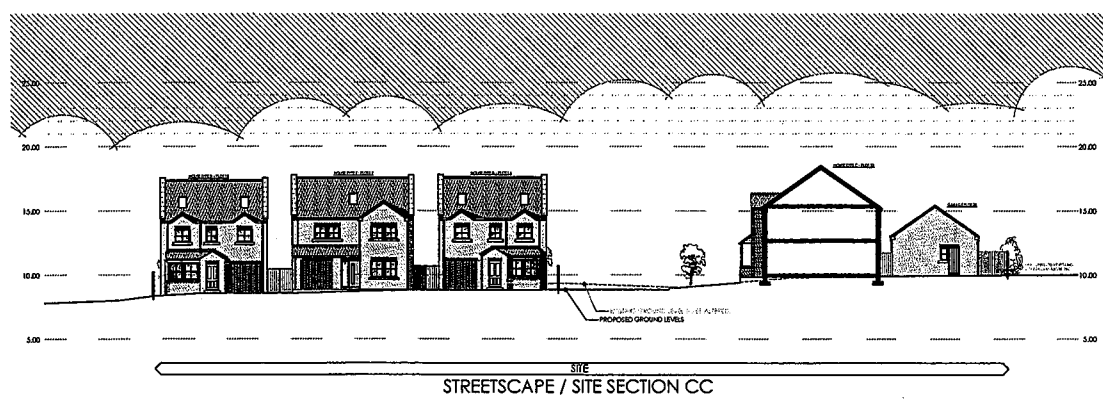
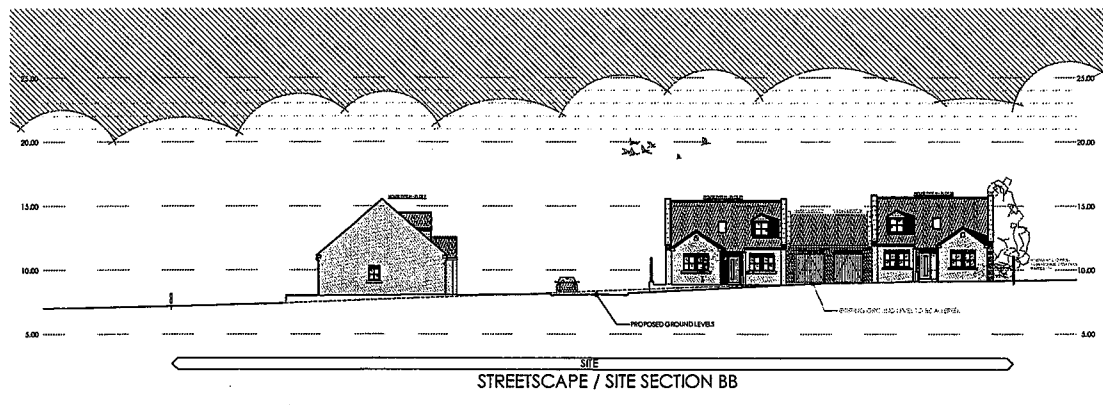
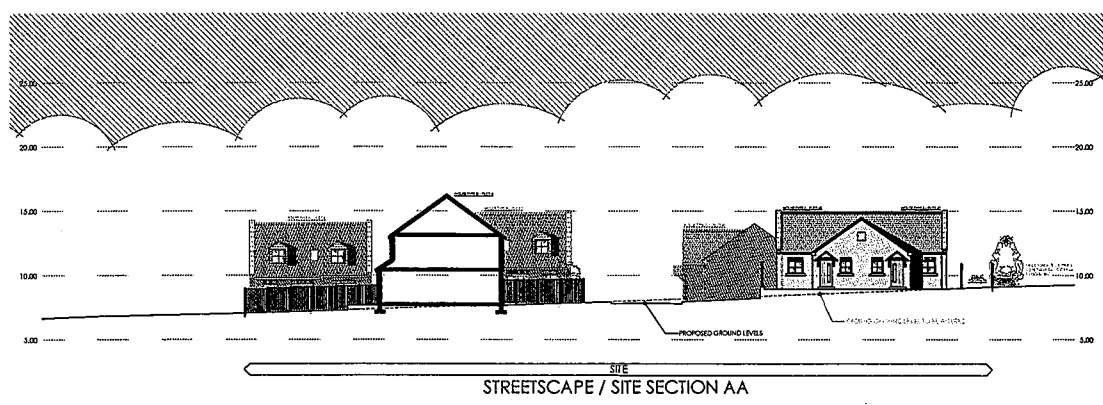


18/03559/PLU

# BUTT LANE, SNAITH

## SITE SECTIONS A - D

NOTE:  
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BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL  
AUTHORITY.



PLEASE REFER TO DRAWING 1558-101E SITE PLAN  
FOR SECTION/STREETSCAPE REFERENCES

E	UPDATED SECTION TO SITE PLAN	NO	JC	03.03.19
D	UPDATED SECTION / REMOVED CHIMNEYS	NO	JC	04.03.19
C	UPDATED SECTION WITH LATER SITE PLAN	NO	JC	25.02.19
B	UPDATED SECTION WITH LATER HOUSE TYPE	NO	JC	04.12.18
A	UPDATED HOUSE TYPES AND SECTIONS	NO	JC	05.11.18
REV	DESCRIPTION	BY	CHKD	DATE

**LOROC**  
ARCHITECTS  
25A FIVE SQUARES WEST, 3RD FLOOR, 84-90 PAUL STREET, LONDON EC2A 4NE  
TEL: 020 7552 0018  
WWW.LOROC.CO.UK

CUSTOMER: MIDLAND CONSTRUCTION SERVICES LTD

PROJECT: BUTT LANE, SNAITH

TITLE: SITE SECTIONS A TO D

DRAWING NO.	1558-102	REVISION	E
SCALE	1:200 @ A1	DATE	16.10.18
DRAWN BY	B/C	CHECKED BY	JC

PURPOSE OF ISSUE:  
☒ PLANNING ☐ BUILDING REGS ☐ MINDER  
☐ COMAHEIT ☐ INFORMATION ☐ CONSTRUCTION

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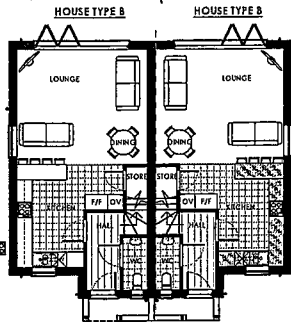


18/03559/PLF

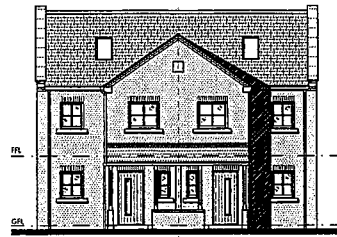
# BUTT LANE, Snaith

HOUSE TYPE BB (WELDRAKE) - PLOTS 14&15, 23&24

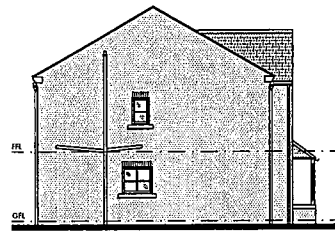
NOTE:  
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AUTHORITY.



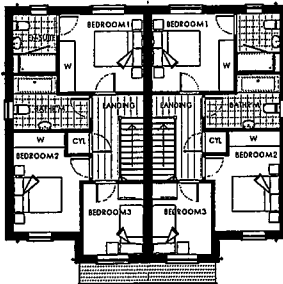
GROUND FLOOR PLAN



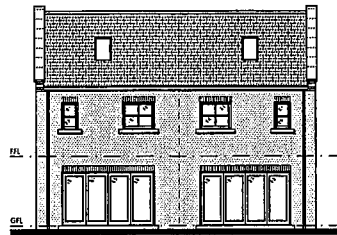
FRONT ELEVATION



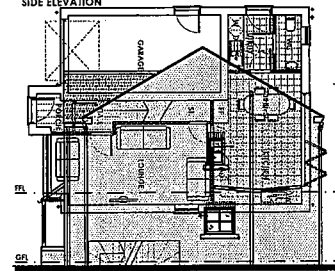
SIDE ELEVATION



FIRST FLOOR PLAN

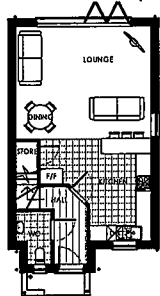


REAR ELEVATION

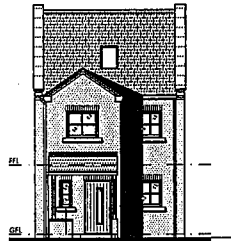


SIDE ELEVATION

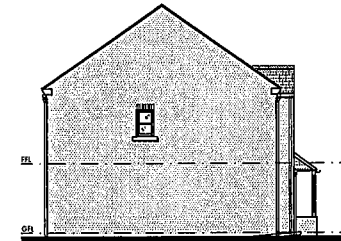
HOUSE TYPE C (FULFORD) - PLOTS 32 & 36



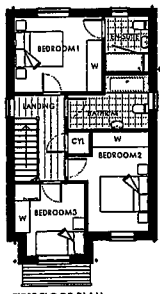
GROUND FLOOR PLAN



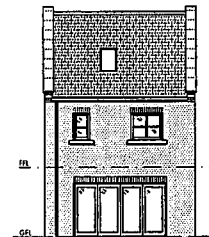
FRONT ELEVATION



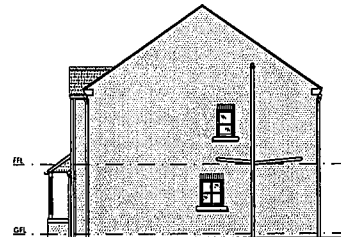
SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

0 5 10m SCALE 1:100

PROPOSED ELEVATIONS & FLOOR PLANS  
HOUSE TYPES AB, BB & C

1	AMENDMENT/UPDATED	NC	JC	02.03.19
2	REMOVED/REMOVED	NC	JC	02.03.19
3	REMOVED/REMOVED	NC	JC	02.03.19
4	REMOVED/REMOVED	NC	JC	02.03.19
5	REMOVED/REMOVED	NC	JC	02.03.19
6	REMOVED/REMOVED	NC	JC	02.03.19
7	REMOVED/REMOVED	NC	JC	02.03.19
8	REMOVED/REMOVED	NC	JC	02.03.19
9	REMOVED/REMOVED	NC	JC	02.03.19
10	REMOVED/REMOVED	NC	JC	02.03.19

REV DESCRIPTION BY CHD DATE

**LOCOO**  
ARCHITECTS

2nd FLOOR, 10-11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

CLD MIDLAND CONSTRUCTION SERVICES UK LTD

PROJECT BUTT LANE, SNAITH

TITLE HOUSE TYPES AB, BB & C

DRAWING NO. 1559-103 REVISION G

SCALE 1:100 @ A1 DATE OCT 2018

DRAWN BY JC CHECKED BY JC

PURPOSE OF ISSUE

PLANNING CONSTRUCTION

CONSTRUCTION CONSTRUCTION

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18/03559/PLF

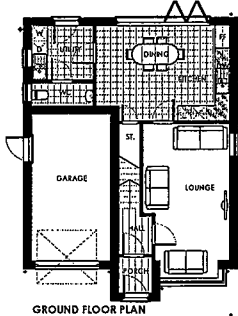
# BUTT LANE, Snaith

## HOUSE TYPE D (HESLINGTON) - PLOTS 6 & 16

PROPOSED ELEVATIONS  
& FLOOR PLANS

NOTE  
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D, E & F  
HOUSE TYPES



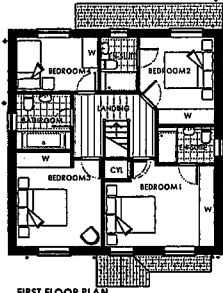
GROUND FLOOR PLAN



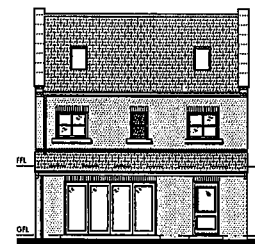
FRONT ELEVATION



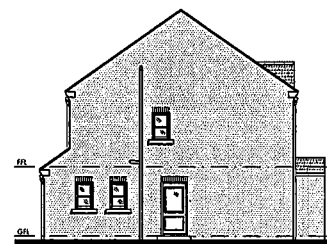
SIDE ELEVATION



FIRST FLOOR PLAN

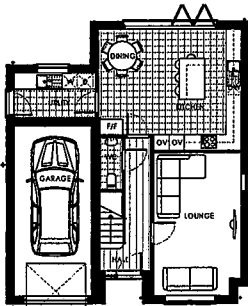


REAR ELEVATION



SIDE ELEVATION

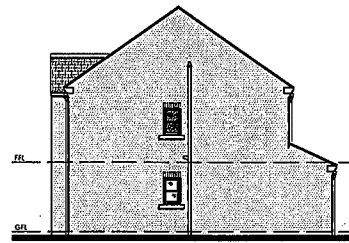
## HOUSE TYPE E (EASTWICK) - PLOTS 17, 19, 26 & 30



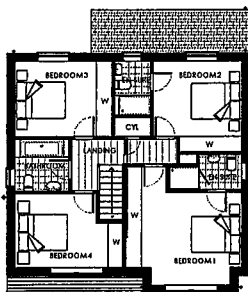
GROUND FLOOR PLAN



FRONT ELEVATION



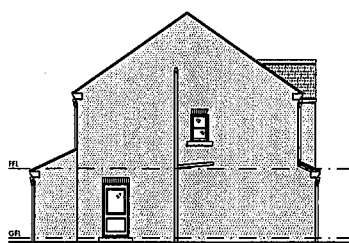
SIDE ELEVATION



FIRST FLOOR PLAN

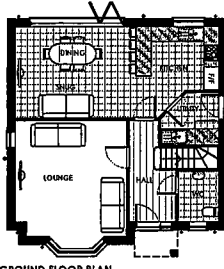


REAR ELEVATION



SIDE ELEVATION

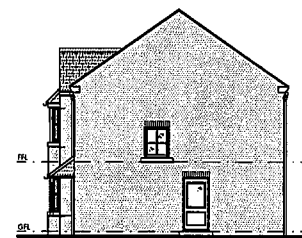
## HOUSE TYPE F (RUFFORD) - PLOTS 13 & 25



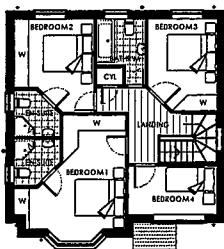
GROUND FLOOR PLAN



FRONT ELEVATION



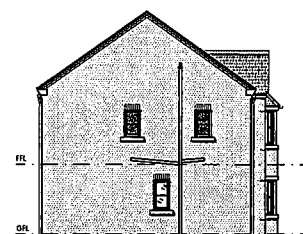
SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

F	HOUSE TYPE D UPDATED	RC	JC	03.06.19
E	REDACTED CHANGES	RC	JC	06.02.19
D	UPDATED PLOT H NUMBERS	RC	JC	21.03.19
C	HOUSE TYPE DESIGNS AWARDED TO SUB CLIENT	RPH	JF	03.12.18
B	HOUSE TYPE DESIGNS AWARDED TO SUB CLIENT	RPH	JF	28.11.18
A	HOUSE TYPE DESIGNS AWARDED TO SUB CLIENT	RPH	JF	02.11.18

REV DESCRIPTION BY CHD DATE

**LOROC**  
ARCHITECTS

32A PARK SQUARE WEST, 3RD FLOOR, 46-48 PAUL STREET, LONDON, E14 4HS

CLINT MIDLAND CONSTRUCTION SERVICES UK LTD

PROJECT BUTT LANE, SNAITH

TITLE HOUSE TYPES D, E & F

DRAWING NO. 1558-104 REVISION F

SCALE 1:100 DATE OCT 2018

DRAWN BY JF CHECKED BY JC

PURPOSE OF ISSUE

☒ PLANNING ☐ BUILDING REGS ☐ TENDER

☐ CONSENT ☐ INFORMATION ☐ CONSTRUCTION

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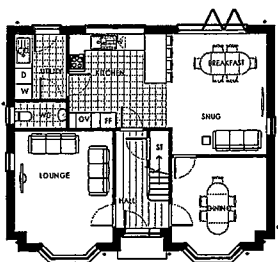
PROPOSED ELEVATIONS & FLOOR PLANS 18/03/59/PLF

# BUTT LANE, Snaith

HOUSE TYPE G (HUNTINGTON) - PLOTS 20, 21

HOUSE TYPE G, GV & H

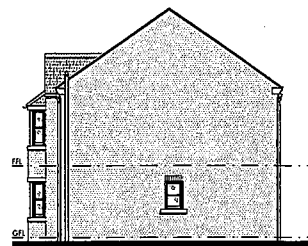
NOTES  
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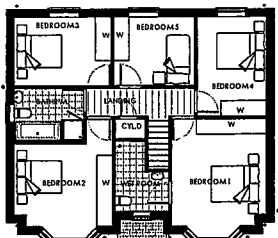
GROUND FLOOR PLAN



FRONT ELEVATION



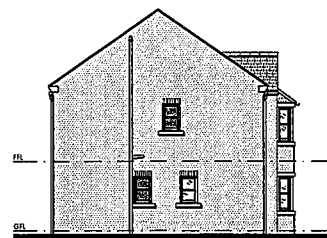
SIDE ELEVATION



FIRST FLOOR PLAN

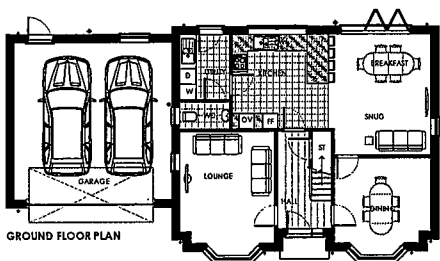


REAR ELEVATION



SIDE ELEVATION

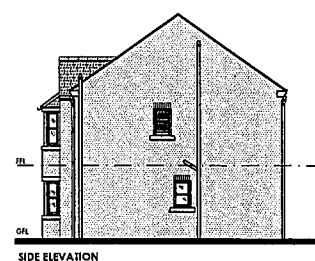
## HOUSE TYPE G VARIATION (KNAVERSMIRE) - PLOT 12



GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

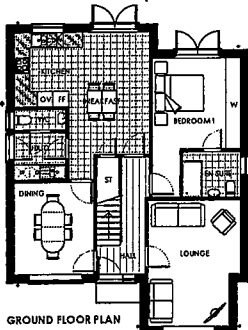


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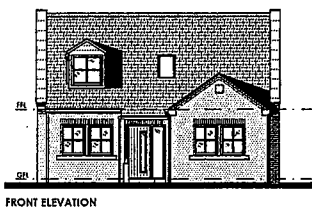


SIDE ELEVATION

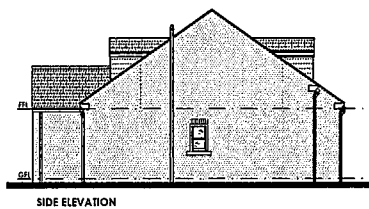
## HOUSE TYPE H (ACASTER) - PLOT 38 & 7



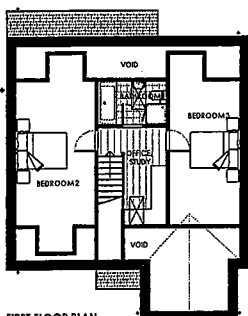
GROUND FLOOR PLAN



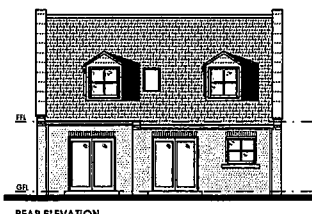
FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

F	REMOVED CHIMNEYS	SC	J	05/03/19
E	UPDATED FLOOR PLANS	SC	J	31/03/19
D	CHANGED HOUSE ORIENTED	RM	J	04/03/18
C	HOUSE TYPE DESIGNS AMENDED TO SUIT CLIENT	RM	J	03/03/18
B	HOUSE TYPE DESIGNS AMENDED TO SUIT CLIENT	RM	J	23/11/18
A	HOUSE TYPE FLOOR PLANS CHANGED TO SUIT PLANNERS KNOWING REQUIRE	RM	J	02/11/18

REV	DESCRIPTION	BY	CHKD	DATE
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**LOCOO**  
ARCHITECTS  
240 PARK SQUARE WEST, LEEDS LS1 5TH  
0113 253 7755  
WWW.LOCOARCHITECTS.CO.UK

CLIENT: MIDLAND CONSTRUCTION SERVICES UK LTD

PROJECT: BUTT LANE, SNAITH

SITE: HOUSE TYPES G, GV & H

DRAWING NO: 1555-105 REVISION: F

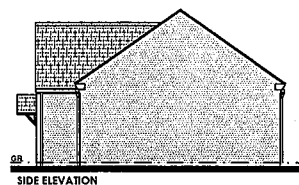
SCALE: 1:100 DATE: OCT 2018

DRAWN BY: JT CHECKED BY: JC

PURPOSE OF ISSUE  
☒ PLANNING ☐ BUILDING REGS ☐ REPAIR  
☐ CONFORMANCE ☐ INFORMATION ☐ CONSTRUCTION

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0 5 10m  
SCALE 1:100

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# BUTT LANE, Snaith

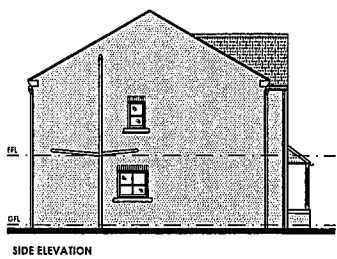
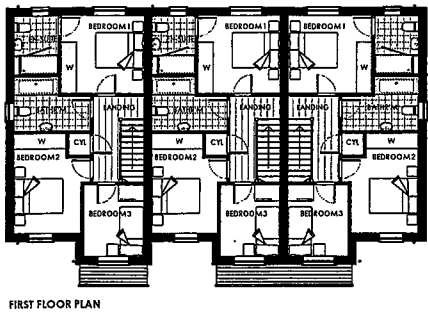
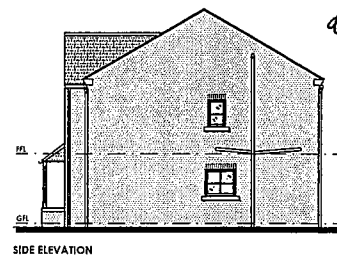
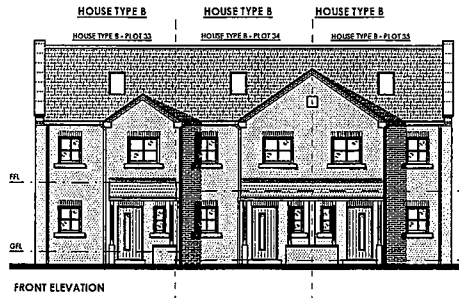
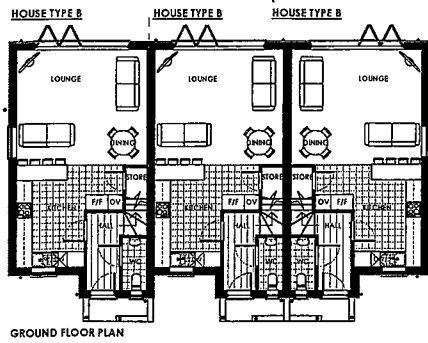
HOUSE TYPE BBB-B (WELDRAKE) B (WELDRAKE) B (WELDRAKE) - PLOTS 33, 34 & 35

PROPOSED ELEVATIONS & FLOOR PLANS

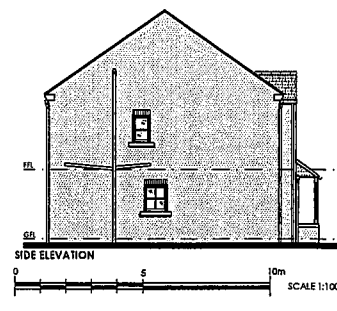
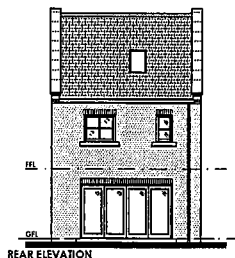
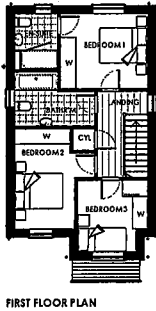
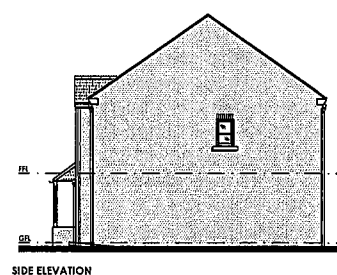
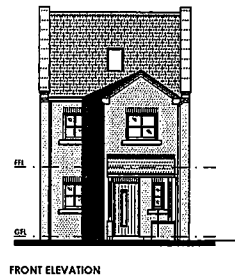
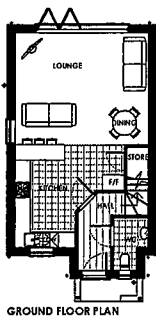
18/03559/PL

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BAB, C(H), & D(H)

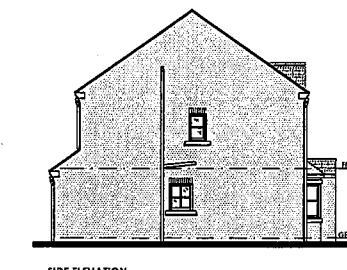
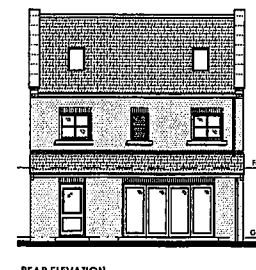
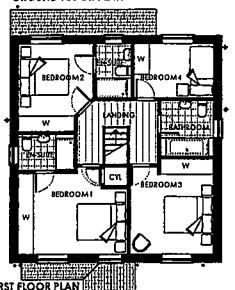
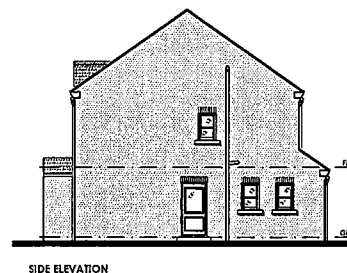
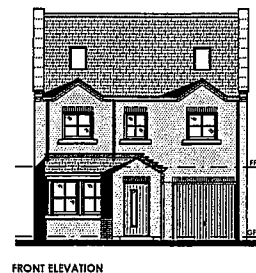
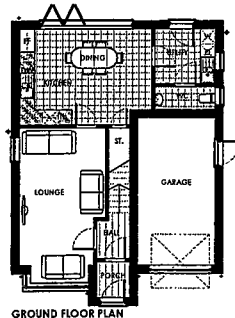


## HOUSE TYPE C HANDED (FULFORD) - PLOTS 22 & 31



SCALE 1:100

## HOUSE TYPE D HANDED (HESLINGTON) - PLOTS 18, 27 & 37



HOUSE TYPE D HANDED (HESLINGTON) - PLOTS 18, 27 & 37

LOROC ARCHITECTS  
MIDLAND CONSTRUCTION SERVICES UK LTD  
BUTT LANE, SNAITH  
HOUSE TYPES BAB, C(H), D(H)  
DRAWING NO. 1559-108  
SCALE 1:100  
DATE NOV 2018  
CHECKED BY JC

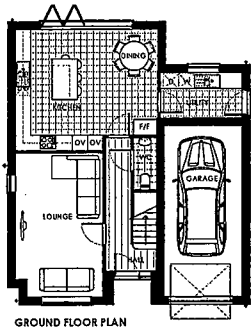
BUTT LANE, Snaith  
HOUSE TYPE E HANDED (EASTWICK) - PLOTS 5

PROPOSED ELEVATIONS &  
FLOOR PLANS

18/03559/PLF

NOTE:  
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE  
BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL  
AUTHORITY.

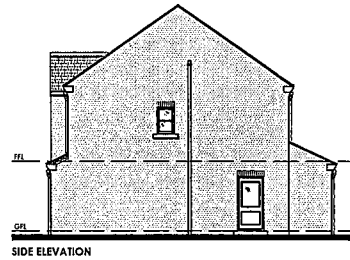
HOUSE TYPES  
E(H), FV,  
GV(H)



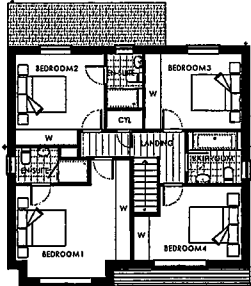
GROUND FLOOR PLAN



FRONT ELEVATION



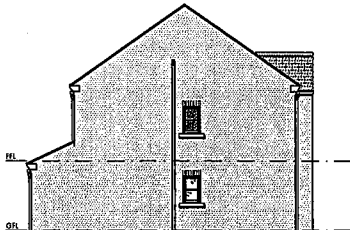
SIDE ELEVATION



FIRST FLOOR PLAN

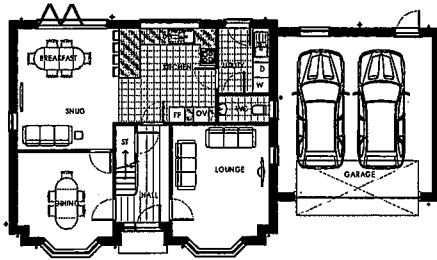


REAR ELEVATION



SIDE ELEVATION

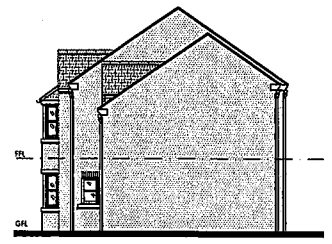
HOUSE TYPE G (VARIATION) HANDED (KNAVESMIRE) - PLOT 4



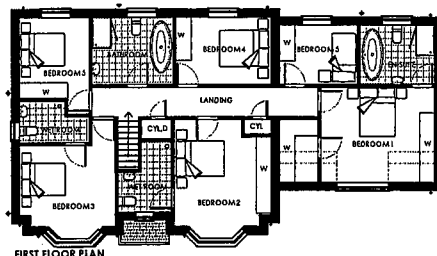
GROUND FLOOR PLAN



FRONT ELEVATION



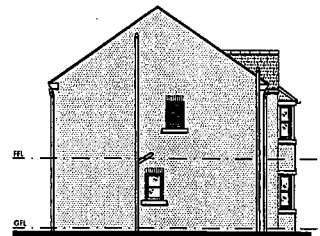
SIDE ELEVATION



FIRST FLOOR PLAN

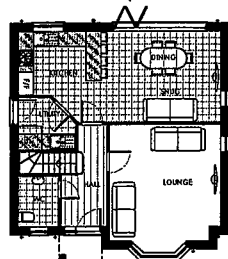


REAR ELEVATION

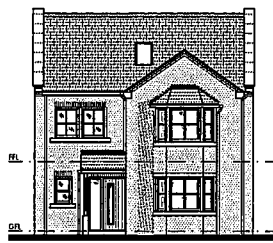


SIDE ELEVATION

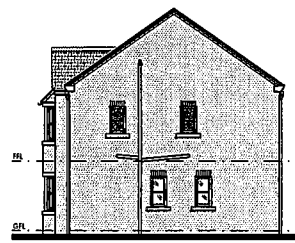
HOUSE TYPE F (VARIATION) (RUFFORD) - PLOT 1



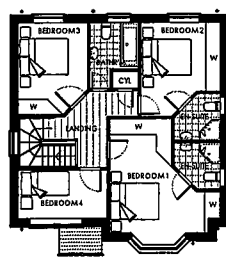
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

E	REMOVED CHIMNEYS	NC	JC	05/05/19
D	F HANDED UPDATE TO F VARIANT	NC	JC	22/05/19
C	GV HANDED INSURANCE UPDATED	BN	J	04/12/18
B	HOUSE TYPE DESIGN AMENDED TO SUIT CLIENT COMMENTS	BN	J	03/12/18
A	PLOT REFS CHANGED TO H E	J	-	09/11/18

REV	DESCRIPTION	BY	CHKD	DATE
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**LOROC**  
ARCHITECTS  
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SHEFF, S11 5PW  
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www.loroc.co.uk

CLIENT  
MIDLAND CONSTRUCTION  
SERVICES UK LTD

PROJECT  
BUTT LANE, SNAITH

TITLE  
HOUSE TYPES E(H), FV, GV(H)

DRAWING NO. 1558-109 REVISION E

SCALE 1:100 9 A1 DATE NOV 2018

DRAWN BY JT CHECKED BY JC

PURPOSE OF SITE

☒ PLANNING ☐ BUILDING REG ☐ EVIDENCE

☐ COMMENT ☐ INFORMATION ☐ CONSTRUCTION

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0 5 10m  
SCALE 1:100

# PROPOSED ELEVATIONS & FLOOR PLANS

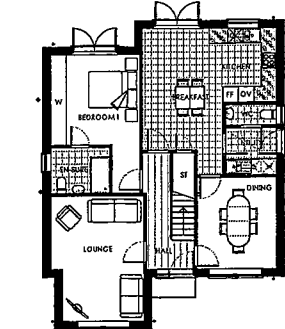
18/03559/PLF

## BUTT LANE, Snaith

HOUSE TYPE H HANDED (ACASTER) - PLOTS 8 & 39

NOTE  
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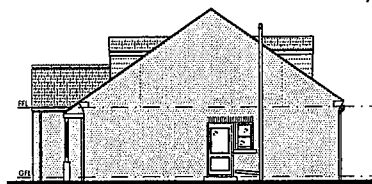
HOUSE TYPES  
HH(H), AA, K



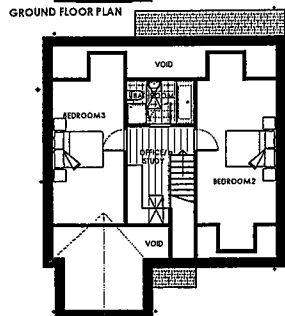
GROUND FLOOR PLAN



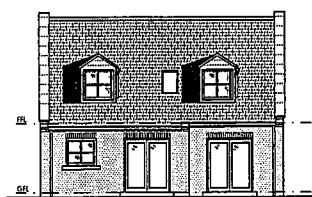
FRONT ELEVATION



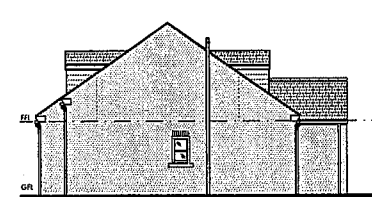
SIDE ELEVATION



FIRST FLOOR PLAN

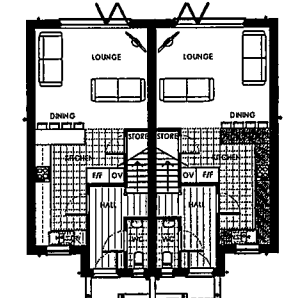


REAR ELEVATION



SIDE ELEVATION

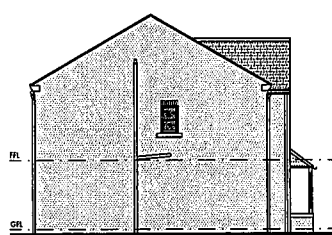
## HOUSE TYPE AA (TOWTHORPE) - PLOTS 2, 3, 28 & 29



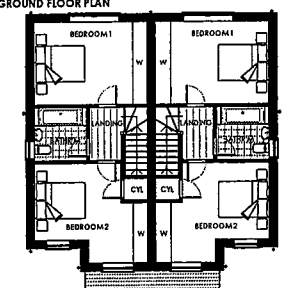
GROUND FLOOR PLAN



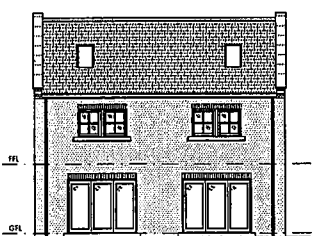
FRONT ELEVATION



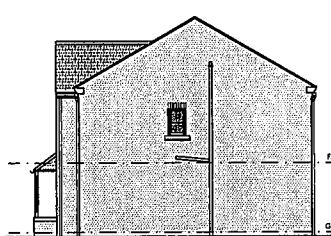
SIDE ELEVATION



FIRST FLOOR PLAN

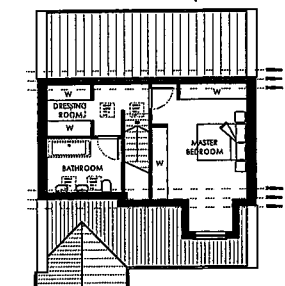


REAR ELEVATION



SIDE ELEVATION

## HOUSE TYPE K (BRANDSBY) - PLOTS 11



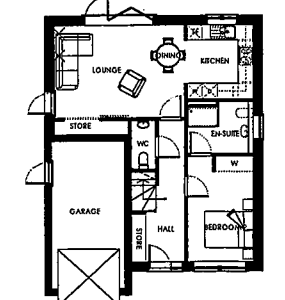
GROUND FLOOR PLAN



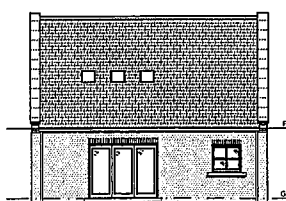
FRONT ELEVATION



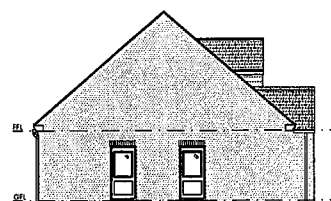
SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

E	AMENDMENT/REVISION	NO	DATE
D	UPDATED FLOOR PLANS	1	03/05/19
C	REMOVED CHIMNEY'S UPDATED FLOOR PLANS	2	19/03/19
B	HOUSE TYPE K & AA ADDED	3	03/03/19
A	HOUSE TYPE DESIGN AMEND TO SAT CLERK	4	25/02/19
	COMMENTS	5	03/02/18

REV DESCRIPTION BY CHD DATE

**loroc**  
ARCHITECTS

25A HALL LANE, SNAITH, LINCOLN, LN10 3JH  
TEL: 01509 870775  
WWW.LOROC.CO.UK

CLIENT  
MIDLAND CONSTRUCTION  
SERVICES UK LTD

PROJECT  
BUTT LANE, SNAITH

TITLE  
HOUSE TYPES HH(H) AA K

DRAWING NO. 1558-110 REVISION E

SCALE 1:100 @ A1 DATE NOV 2018

DRAWN BY JT CHECKED BY JC

PURPOSE OF ISSUE

PLANNING INFORMATION TENDER

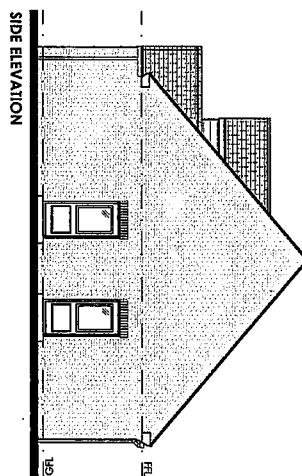
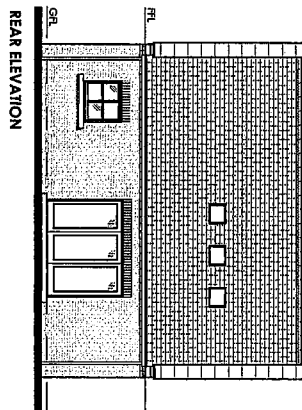
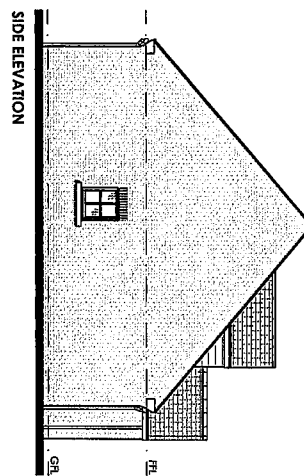
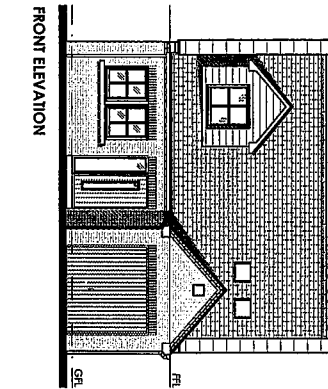
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0 5 10m SCALE 1:100



REV	DESCRIPTION	BY	CHG DATE
B	ANNOTATION UPDATED	BC	JC 02.05.19
A	REMOVED CHIMNERS	BC	JC 05.03.18

SECRET

254 PARK SQUARE WEST,  
SUITE 111 3RD  
FLOOR TOR, ONT  
M5T 1B5 CANADA  
WWW.KOOL.COM

260 HORN, 36-38 PARK STREET,  
LONDON, EC4A 3DF  
F: 0203 875 5553

**CIGN**  
**MIDLAND CONSTRUCTION**  
**SERVICES UK LTD**

**BUTT LANE, SNAITH**

HOUSE TYPE K (H)
------------------

DRAWING NO.	1558-112	REVISION	8
SCALE	1:100	A2	DATE 22.02.19

DESIGNED BY	BC	CHECKED BY	JC
PURPOSE OF SOUL			

☒ **POSTING**
☐ **BUILDING NEWS**
☐ **REVIEW**

☐ **COMMENT**
☐ **INFORMATION**
☐ **CONSTRUCTION**

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