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www.eastriding.gov.uk

Stephen Hunt Head of Planning and Development Management

Boynton Parish Council
The Grange
Main Street
Thwing
YO25 3DY

Date: 17 January 2020
Our Ref: 19/03679/PLF
Your Ref:
Case Officer: Miss Danielle Kearney
Telephone: (01482) 393847

Dear Boynton Parish Council

TOWN & COUNTRY PLANNING ACT 1990

Proposal:	Change of use of garden for the siting of a shepherds hut for use as holiday accommodation
Location:	High Easton Farm Grindale Lane Grindale East Riding Of Yorkshire YO16 4YD
Applicant:	Mr And Mrs Storey

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

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

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

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

2. The design and materials to be used in the construction of the external surfaces of the Shepherds Hut hereby permitted shall match those specified on the approved plans 1908B 2 Rev A vans received 25th November 2019 unless otherwise agreed in writing by the Local Planning Authority as a variation of this planning condition.

This condition is imposed in accordance with policies ENV1 and ENV2 of the East Riding Local Plan to ensure that development will not detract from the appearance of the area.

3. The Shepherds Hut on the site shall be occupied for holiday purposes only and no lodge shall be occupied on a permanent basis.

This condition is imposed in the interests of restricting the use of the accommodation to a temporary holiday use only. The Council acknowledges that these sites fulfil an important social function by providing holiday accommodation. It also acknowledges that tourism has an important part to play in the economy of the area and that these sites are important in this respect. However, these considerations must be set against policies S1, S2 and S4 of the East Riding Local Plan which seek to restrict residential development in the open countryside to that which is essential in order to protect the countryside for its own sake, to avoid placing demands on services, and in the interests of sustainability. The demands of permanent residents for services are greater than those of holiday makers and the use of the site as a permanent residential site would therefore place a greater burden on services. In addition, if the site were to be used as permanent residential accommodation, additional land would have to be used in order to meet the needs of tourism, resulting in the likely loss of productive agricultural land and spoiling the appearance of the open countryside.

4. The Shepherds Hut shall not be occupied as a person's sole, or main place of residence.

This condition is imposed in the interests of restricting the use of the accommodation to a temporary holiday use only. The Council acknowledges that these sites fulfil an important social function by providing holiday accommodation. It also acknowledges that tourism has an important part to play in the economy of the area and that these sites are important in this respect. However, these considerations must be set against policies S1, S2 and S4 of the East Riding Local Plan which seek to restrict residential development in the open countryside to that which is essential in order to protect the countryside for its own sake, to avoid placing demands on services, and in the interests of sustainability. The demands of permanent residents for services are greater than those of holiday makers and the use of the site as a permanent residential site would therefore place a greater burden on services. In addition, if the site were to be used as permanent residential accommodation, additional land would have to be used in order to meet the needs of tourism, resulting in the likely loss of productive agricultural land and spoiling the appearance of the open countryside.

5. The site owners/operators shall maintain an up-to-date register of the names of all occupiers of the Shepherds Hut on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Authority.

This condition is imposed in the interests of restricting the use of the holiday cottages to a temporary holiday use only. The Council acknowledges that these sites fulfil an important social function by providing holiday accommodation. It also acknowledges that tourism has an important part to play in the economy of the area and that these sites are important in this respect. However, these considerations must be set against policies S1, S2 and S4 of the East Riding Local Plan which seek to restrict residential development in the open countryside to that which is essential in order to protect the countryside for its own sake, to avoid placing demands on services, and in the interests

of sustainability. The demands of permanent residents for services are greater than those of holiday makers and the use of the site as a permanent residential site would therefore place a greater burden on services. In addition, if the site were to be used as permanent residential accommodation, additional land would have to be used in order to meet the needs of tourism, resulting in the likely loss of productive agricultural land and spoiling the appearance of the open countryside.

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

1908B 1 - Location Plan and Existing Site Plan - received 25th November 2019

1908B 2 Rev A - Location Plan, Proposed Site Plan and Layout and Elevation Plans - received 25th November 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.

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

Yours sincerely

A handwritten signature in black ink that reads "Stephen Hunt". The signature is written in a cursive style with a large, sweeping initial 'S'.

Head of Planning and Development Management