

County Hall, Beverley, East Riding Of Yorkshire, HU17 9BA Telephone 01482 393939

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Stephen Hunt Director of Planning and Development Management

Woodmansey Parish Council  
27 Willow Garth  
Eastrington  
East Riding Of Yorkshire  
DN14 7QP

**Your ref:**  
**Our ref:** 25/00814/PLF  
**Enquiries to:** Mrs Shirley Ross  
**E-mail:** [shirley.ross@eastriding.gov.uk](mailto:shirley.ross@eastriding.gov.uk)  
**Date:** 14 August 2025

Dear Woodmansey Parish Council

### **TOWN & COUNTRY PLANNING ACT 1990**

|                   |   |
|-------------------|---|
| <b>Proposal:</b>  | Change of use of land from access road to form garden area for residents of Claremont House, including construction of paved patio areas (commenced) and erection of boundary fence (part retrospective), and proposed erection of a garden shelter, relocation of existing bin store and smoking shelter, and associated hard and soft landscaping |
| <b>Location:</b>  | Land North Of Claremont House Wingfield Way Beverley East Riding Of Yorkshire HU17 8XE  |
| <b>Applicant:</b> | Crown Care Developments Ltd   |

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 cycle parking facilities as shown on the approved site plan shall be retained at all times and not used for any other purpose.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan Update and order to ensure that the demand for vehicle parking and servicing can be met within the site as vehicles having to park, load or un-load or manoeuvre on the public highway would adversely affect the safety of other highway users.

2. All soft landscaping comprised in the approved plans shall be carried out in the first planting and seeding season following the completion of the development; 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 soft landscape shall be subject to management and maintenance prescriptions as detailed within the Assessment of Biodiversity: Biodiversity Net Gain (BNG) (Amenity Tree, March 2025)

Alan Menzies  
Executive Director of Planning and Economic Regeneration

report to ensure proper establishment and aims/objectives of the planting are met. All hard landscaping shall also be carried out in accordance with the approved details.

This condition is imposed in accordance with policy ENV1 and ENV5 of the East Riding Local Plan Update 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, help to integrate the development into the surrounding area and ensure biodiversity.

3. The outer elevations of the boundary fencing hereby permitted shall be finished (painted/stained) in a dark green colour no later than 13th September 2025 for those already erected, and within one month of erection for all others, and this finish shall thereafter be retained and maintained as such for the lifetime of the development.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan Update and in the interests of preserving the visual amenities of the area.

4. Within two months of the development being completed the following shall be erected on site in accordance with the manufacturers installation recommendations and shall be retained thereafter:

One nest box, 32mm (example Ark Wildlife woodstone nest box or similar)

One nest box, 28mm (example Ark Wildlife woodstone nest box or similar)

To comply with the National Planning Policy Framework (NPPF), the Natural Environment and Rural Communities Act (NERC) 2006 as amended and policy ENV 5 of the ERLP Strategy Document.

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

3033.01.L.01 Rev A Location Plan received 29 May 2025

3033.01.500 Rev B Bin Store and Smoking Shelter Plan and Elevations received 8 August 2025

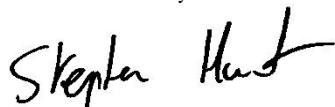
3033.01.501 Rev A Fencing Elevations and Garden Shelter Plan received 30 June 2025

3033.01.1000 Rev C Proposed Site Plan received 8 August 2025

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

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

Yours sincerely



Stephen Hunt MRTPI  
Director of Planning and Development Management