

Westland Nurseries Application

Dear Ellerker Resident,

Below are some details regarding the impending Westlands application. There are also instructions regarding how to object both in writing and via email. A sample objection letter is also included. If you feel you wish to object to this application please lodge your objection **AS SOON AS YOU CAN**.

The deadline for objections is: **Thursday 16th November 2017**.

It is VERY important to let our feelings be known to the Planning Authority.

To lodge an objection, it is necessary to write/email to the ERYC Planning Department.

Email: beverley.dc@eastriding.gov.uk

Mail: Mr Thomas Booth-Robinson, Principle Development Management Officer, East Riding of Yorkshire Council, County Hall, Beverley, East Riding of Yorkshire, HU17 9BA.

Web: <https://newplanningaccess.eastriding.gov.uk/newplanningaccess/> (You need to register).

Application Number: 17/03051/PLF

Address: Westlands, Sands Lane, Ellerker, HU15 2DR

(You must include the application number & address in your correspondence).

Points you may include in your objection:

You should include an objection on the grounds that this is ***not in accordance with the current East Riding Local Plan which allocates development sites up to 2029*** (you can view this plan here on the East Riding website: -

<http://www2.eastriding.gov.uk/environment/planning-and-building-control/east-riding-local-plan/what-is-the-east-riding-local-plan/>

We can also stress material changes to open countryside. There is no suggestion that the proposed development meets any housing need. (The emphasis is on relaxation and pleasure). There will be no economic value to the village and would be a drain on already stretched resources.

Of course, you may include any other points you may think of such as increase in traffic which may affect walkers and equestrians. Effect of light pollution on wildlife reserve nearby. Etc., Etc.

These notes (below) are for the sole purpose of explaining the concept of material considerations for those wishing to use them.

Examples of material considerations (issues that that the planning officer CAN take into account when considering the application)

Planning history of the site e.g. what has been its historical use. - Overlooking and loss of privacy. - Adequate parking and servicing. - Overbearing nature of the proposal. - Loss of trees. - Loss of ecological habitats. - Contamination by previous use. - Effect on listed buildings or nearby conservation areas. - Access and highway safety. - Traffic generation. - Noise and disturbance from the scheme. - Disturbance from smells. - Public visual amenity. - Flood risk. - Planning gain. - Cumulative impact and sustainability i.e. lack of facilities.

Examples of matters that may NOT be considered as material

(Any letter of objection should not include matters from this list).

Loss of value to an individual. - Loss of view. - Boundary disputes. - Private covenants or agreements. - The applicants personal conduct or history. - The applicants' motives. - Potential profits private rights of light or way. - Damage to property. - Loss of trade. - Time taken to do the work. - Age / health status / background of the objector. - Matters covered by other statutes. - Alcohol or gaming license.

Thank you.

Ellerker Parish Council

Example letter:

**Mr Thomas Booth-Robinson,
Principle Development Management Officer,
East Riding of Yorkshire Council,
County Hall,
Beverley,
East Riding of Yorkshire,
HU17 9BA.**

Date: *(Insert date)*

Dear Mr Booth-Robinson,

Re: Westlands Nursery, Sands Lane Ellerker, HU15 2DR

Application No: 17/03051/PLF

I object to the above application on the grounds that the applicant is seeking to change use of this property away from its current use as agricultural land. There will be no economic value to the village and would be a drain on already stretched resources. There is no suggestion that the proposed development meets any housing need as its emphasis is on relaxation and pleasure.

This proposed change is not in accordance with the adopted East Riding Local Plan for additional housing which includes no site allocations for Ellerker.

It will detrimentally affect the open countryside which is adjacent to a nature reserve and a conservation area. The noise generated will disturb breeding birds and livestock.

This scheme will also generate a significant increase in noise and traffic on a single-track lane which will create access and safety issues as this lane is currently heavily used by farm traffic, livestock moving from field to field, equestrians and walkers. There is also a lack of sewer capacity in the local area and the proposed development is on land which regularly floods.

Due to these reasons, I urge you to deny permission for change of use away from agricultural use.

Yours sincerely,

(Residents' name & address)