



TOWN & COUNTRY PLANNING ACT 1990
SCARBOROUGH BOROUGH COUNCIL
FULL PLANNING PERMISSION

To Miss Allison Naylor Royal Haskoning DHV
36 Park Row
Leeds
West Yorkshire (Met County)
LS1 5JL
United Kingdom

Date of Application 22 December 2015
Proposal Construction of flood defences, comprising of: A series of earth embankments to encircle large areas of the town of Filey; Flood water storage areas; Land raising; and, Drainage channels and culverts to redirect floodwater flows
Site Address Various Sites Around Outskirts Filey
Applicant Scarborough Borough Council (Mr Stewart Rowe)

The Scarborough Borough Council hereby give notice in pursuance of the Town & Country Planning Act 1990, that **full planning permission has been granted** for the carrying out of the development described above in accordance with the application and plans submitted, subject to the general condition (to ensure compliance with Section 91 of the said Act) that the development hereby permitted must be begun not later than **three years** from the date of this Decision Notice, and subject to the following condition(s)

- 1 The development hereby approved shall be carried out strictly in accordance with the application plans as amended by the plan reference PB1154/9016 Rev P6 (showing the proposed amended alignment of the Wold Way public footpath), received by the Local Planning Authority on 15 March 2016.

Reason : To avoid doubt.

- 2 All of the proposals and recommendations contained within the Environmental Statement reference: IEMPB1154R001F00, dated 1 December 2015 shall be implemented in full in undertaking the development hereby approved.

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Planning Manager

DATE 21 March 2016

NOTES

This is an approval under the Town and Country Planning Act only. It does not absolve the applicant from the necessity of obtaining Listed Building consent if necessary or approval under the Building Regulations, or of obtaining approval under any other Bye-laws, Local Acts, Orders, Regulations and Statutory Provisions in force, and no part of the proposed development should be commenced until such further approval has been obtained.

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Reason : To minimise and mitigate any adverse environmental impacts associated with this development.

- 3 Before the development commences details of the grass seed mix(es) proposed for surfacing the development shall be submitted to and approved in writing by the Local Planning Authority. The grass shall be sown in the first planting season following completion of each section of the development. If the grass fails to establish, it shall be re-sown in subsequent planting seasons until full coverage of the engineering works is established.

Reason : To minimise the visual impact of the development within the landscape in accordance with policies E1 and E2 of the Scarborough Borough Local Plan.

- 4 Within the first planting season following completion of the engineering works of each section of the project, all areas of hedgerow that have been removed shall be replanted with the same species as removed up to the boundary of the works as defined by the fence posts shown on the approved drawings. Such protection as is necessary to allow the hedgerow to re-establish shall be installed including tree guards and temporary fencing. Any plants that die within the first five years of planting shall be replaced.

Reason : To minimise hedgerow loss in accordance with policy E 39 of the Scarborough Borough Local Plan.

- 5 The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990.

Reason : To safeguard the public rights of way and the amenity they convey.

- 6 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- a. vehicular and pedestrian accesses
- b. vehicular parking
- c. vehicular turning arrangements
- d. manoeuvring arrangements
- e. loading and unloading arrangements.

Reason : To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

- 7 No part of the development shall be brought into use until the submitted details for all vehicle access, parking, manoeuvring and turning areas have been approved under condition number 6 and have been constructed in accordance with the approved details and are available for use. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason : To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.



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Planning Manager

DATE 21 March 2016

- 8 Prior to the commencement of the development, a Written Scheme of Investigation shall be submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
- a. The programme and methodology of site investigation and recording
 - b. The programme for post investigation assessment
 - c. Provision to be made for analysis of the site investigation and recording
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- No development shall take place other than in accordance with the written scheme of investigation

Reason : This condition is imposed in accordance with Section 12 of the NPPF as the site is of archaeological interest.

POSITIVE & PROACTIVE STATEMENT

The following steps were taken in an effort to achieve a positive outcome to this application.

The applicant and Planning Authority engaged in extensive pre-application discussions. The scheme was amended during the course of those discussions and the content and nature of the application was agreed.



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Planning Manager

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