



County Hall
Beverley
East Riding of Yorkshire
HU17 9BA

Application for Removal or Variation of a Condition following Grant of Planning Permission or
Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

HU17 8EP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a dwelling, change of use of land for the siting of a static caravan for holiday use and six touring caravan pitches for holiday use and provision of an associated amenity service pod

Reference number

22/03066/PL;F

Date of decision (date must be pre-application submission)

13/02/2023

Please state the condition number(s) to which this application relates

Condition number(s)

21

Has the development already started?

- Yes
 No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

- 1) The defined curtilage for the proposed dwelling is amply large enough for a three bedroom bungalow, the approved design not representing an efficient use of land as required in Policy H4 of the Local Plan, especially as the site is Brownfield, being part of the carpark to the Blue Bell Public House.
- 2) Providing a three bedroom dwelling meets identified Housing Need by reference to the current ERYC Housing Needs Assessment relevant to Holderness,
- 3) 3 Bedroom accommodation, all on one level, with mobility access is a more flexible proposition than two, be it for a family, for grandparents and guests, given there is no suitable accommodation nearby.
- 4) Higher quality and larger accommodation is conducive to business for the blue Bell, a material consideration in the granting of the permission compatible with the long term viability of this valuable local business,
- 5) The design is of a manifestly higher quality per se than the approved design which, while being perfectly competent is somewhat mundane. It is significant that the supporting Design and Access Statement does not really dwell on the reasoning and thought behind it.
- 6) The fresh proposal for the bungalow is not only an example of 'Good Design' as required by local and NPPF Policy but also inherently more sustainable, given the proposed array of Solar pv panels, the ASHP, high levels of insulation while potential solar gain issues are designed out,
- 7) The groundprint of the reworked bungalow still lies within the Development Limit of Old Ellerby, ie technically not in 'Open Countryside.' and so does not give rise to issues of principle that would require more robust justification.
The curtilage boundary is identical to that on the approved scheme.
- 8) The vehicle access now proposed is in an inherently safer position than that on the approved scheme, and better from a residential amenity-privacy point of view.
- 9) No incursions are required onto the banks of trees and shrubs on the south and east boundaries, thus the nature and wildlife friendly boundary treatments are preserved, only minor pruning required to the overhanging crown of one tree along Crabtree Lane.
- 10) New evergreen pregrown hedges are still proposed to the north and west boundaries, while the north elevation, is a 'green wall' with a grid of stainless steel wires with evergreen climbing flowering shrubs trained to grow over them.
- 11) Materials are similar to those on the approved scheme with self coloured off white silicone render being confined to the rear wing, and oak to the porch posts on the relatively more public north elevation.

Please refer to separate supporting Design and Access Statement which elaborates on the points above.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

condition 21

The development hereby permitted shall be carried out in accordance with the following approved plans
Edwardson Associates drawings

- DIA.D - Location plan received 13.09.2022
- DIA.D 2022 02 002 Existing Site Plan received 13.09.2022
- DIA.D 2022.02 Rev D Site Plan as proposed (West Part) 30th October 2023
- Ingleby and Hobson Drawings
- 2600/P1 Site/Block Plan as proposed West Part Scale 1:500
- 20600/P2 Site/Roof Plan as proposed Scale 1:200
- 2600/P3 Plan as proposed scale 1:100
- 2600/P4 Elevations as proposed scale 1:100
- 2600/P5 Sections as proposed

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Jonathan

Surname

Hobson

Declaration Date

30/10/2023

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Jonathan Hobson

Date

30/10/2023