



EAST RIDING

OF YORKSHIRE COUNCIL

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www.eastriding.gov.uk

Peter Ashcroft Head of Planning and Development Management

Indigo Planning Ltd
FAO Mr Richard Frudd
36 Park Row
LEEDS
LS1 5JL

Application No:

DC/10/04560/CLE/STRAT

Case Officer: Emma Lancaster

NOTICE OF DECISION

CERTIFICATE OF LAWFUL EXISTING DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 AND 192 (as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995: ARTICLE 24

The East Riding of Yorkshire Council hereby certify that on the development described in the First Schedule to this Certificate and edged red on the attached plan, was lawful within the meaning of Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

1. These works comprise the lawful commencement of development approved by planning permission 07/05241/STPLF by virtue of the fact that the operations fall within the definition of 'development' as set out at Section 55 of the Town and Country Planning Act 1990 and fall within the scope of definitions provided as to what comprise a 'material operation' representing the initiation of the development of land under Section 56(4) of the Act.

First Schedule: Certificate of Lawfulness (Existing) for works comprising site clearance, excavation, creation of piling mat to form the base foundations of the approved office buildings, and excavation of a trench and subsequent laying of a man hole and associated pipe work in accordance with planning permission 07/05241/STPLF

Second Schedule: Storage Land, Grovehill Industrial Estate, Beck View Road, Beverley, East Riding Of Yorkshire, HU17 0LF,

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Alan Menzies Director of Planning and Economic Regeneration



Notes

1. This Certificate is issued solely for the purpose of Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the development specified in the First Schedule taking place on the land described in the second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under Section 172 of the above Act on that date.
3. This certificate applies only to the extent of the development described in the First Schedule above and to the land specified in the Second Schedule above and identified on the plan. Any development which is materially different from those described or which relate/s to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed when there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Signed AMW

Date : 23 March 2011

Alan Menzies, Director of Planning and Economic Regeneration.