



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

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Hobson

Company Name

Ingleby & Hobson Architects Ltd RIBA

Address

Address line 1

First Floor

Address line 2

28 Lairgate

Address line 3

Town/City

Beverley

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 single storey extensions and conversion of existing farm buildings to create 2no dwelling houses

Reference number

20/03086/PLF

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

11/09/2023

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

Condition number(s)

Variation of Condition 13
Removal of Conditions 14 and 15 (as they are subsumed into the revised Condition 13)

Has the development already started?

Yes

No

Condition(s) - Variation/Removal

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

No special justification is given specific to this site is given by Public Protection.

The justification is identical to that cited on other recent Approvals for Conversion of Agricultural buildings to residential use eg 23/02356 Froghall Farm HU12 8TY (see condition 17) and 22/02620 VAR Field View Long Labe, Woodmansey HU17 0RN Condition 10.

20/02920/PLF Pleasant Wood Farm., Wansford Y025 8NT, a similar application for conversion of redundant agricultural buildings for the same applicants has neither Precommencement nor operating Conditions.re contamination.

The site and buildings have only ever been used for agriculture, housing livestock and harvested crops. There are no fuel tanks on the site and there has been no flytipping of deletrious materials.or known storage of hazardous chemicals.

(The draft Precommencement conditions were e-mailed to Mr Watts at Ingleby and Hobson on the 18th May and 21st August 2023, for approval, but there seems to be no record of Mr Watts agreeing).

Consistency is important in planning decisions, and a standard clause has been deemed acceptable as an operating condition to safeguard future occupants on contemporary applications.

Under the circumstances cited above, the Pre-commencement condition is unduly onerous and costly to the applicant and can be substituted by the standard operating condition quoted below.

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

in the event contamination is found at any time when carrying out the approved development it must be reported immediately to the Local Planning Authority.. An appropriate investigation and risk assessment must be undertaken. and where remediation is necessary a remediation scheme must be prepared by competent persons and submitted to the Local Planning Authority for approval.Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation scheme must be submitted to and approved in writing by the Local Planning Authority.

(this is standard wording taken from Condition 17 on Froghall,farm approval cited above)

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

07/03/2024

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

07/03/2024

