



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

Agent Details

Name/Company

Title

Mr

First name

Nathan

Surname

Rillie

Company Name

nineteen47

Address

Address line 1

Unit B, 58-60 Ryedale House

Address line 2

Piccadilly

Address line 3

Town/City

York

County

Country

United Kingdom

Postcode

YO1 9NX

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Variation of condition 14 (approved plans) of application reference 17/02706/VAR (Variation of Conditions 7, 8 and 9 (Code for Sustainable Homes) of planning permission 09/03961/PLF to update the conditions to refer to the Level 5 of the Code for Sustainable Homes) to allow for minor alterations to the approved house type

Reference number

23/03267/VAR

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

13/03/2024

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

Condition number(s)

2, 6, 10, 11, 12, 13

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

02/07/2012

Has the development been completed?

Yes

No

Condition(s) - Variation/Removal

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

Condition 11 requires the Applicant to submit details of, and subsequently deliver a pedestrian trod footpath prior to the occupation of any dwelling. In relation to this, the Applicant sought clarification from the Local Highways Authority on the required specification to which the path should be delivered. In response, the Highways Development Management Team Leader has notified the Applicant that they would prefer the trod path not to be constructed. They have further recommended that the Applicant should approach the LPA to remove the condition.

See supporting letter for further information and email correspondence

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

Pursuant to the proposed removal of the trod footpath, the following conditions need to be varied to reference the updated Proposed Site Plan (and its reference) as opposed to that previously approved:

2, 6, 10, 12, 13

See supporting letter for further information.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A

19/09/2023

Details of the pre-application advice received

Advice was sought from Ethan Griffiths of East Yorkshire Groundwork Solutions LTD, who were contacted to tender for the Trod footpath between Mill Lane and Walkington on Copleflat Lane. Ethan requested some further information on the footpath, and its requirements.

Mr Forsey, Highway Development Management Team Leader advised the following:

"I have discussed the application with the Area Engineers and they would prefer the trod not to be constructed.

It will be best if you discuss it with your client and get them to contact the planning department with a view to having the condition removed."

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

Nathan

Surname

Rillie

Declaration Date

21/03/2024

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

Nathan Rillie

Date

08/04/2024

Amendments Summary

The application has been amended to provide an amended plan as requested by the LPA, as well as to include the subsequent variation of the relevant conditions (2, 6, 10, 12 and 13) which refer to the previously approved plan (and its reference). This was also requested by the LPA.