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

Beacon Farm, A E M K Slator

Address Line 1

Wisemans Gate

Address Line 2

Weston

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE12 6JD

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

Easting (x)

528823

Northing (y)

325631

Description

Applicant Details

Name/Company

Title

Mr

First name

Albert

Surname

Slator

Company Name

Slator Bros (Farms) Ltd.

Address

Address line 1

Beacon Farm,

Address line 2

Wisemans Gate Weston

Address line 3

Lincolnshire

Town/City

Spalding

Country

Postcode

PE12 6JD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Tim

Surname

Slater

Company Name

3D Planning Ltd.

Address

Address line 1

27 Svenskaby

Address line 2

Orton Wistow

Address line 3

Town/City

Peterborough

Country

United Kingdom

Postcode

PE2 6YZ

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

Change of use of farm buildings to commercial uses (E(g)(iii) B2 and B8) - retrospective

Reference number

H22-1082-20

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

26/02/2021

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

Condition number(s)

7 Within 12 months from the granting of planning permission works to improve the public highway (by means of the provision of a passing place and improvement works to the existing access point) have been certified complete by the Local Planning Authority.
Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Has the development already started?

- [x] Yes
- [ ] No

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

26/02/2021

Has the development been completed?

- [x] Yes
- [ ] No

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

26/02/2021

Condition(s) - Variation/Removal

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

The planning permission ref H22-1082-20 was granted in Feb 2021- within the peak Covid 19 disruption period, when contractors were very busy and material prices skyrocketed- consequently delays were significant, and costs were very high.
The permission was granted subject to a number of conditions- C7 required the offsite highway works to be carried out with 12 months- i.e. By Feb 2022.

Following the grant of permission, the applicant has sought a number of fee quotes from local contractors to carry out the works specified in the transport statement- i.e., provision of a passing place and improvements to the existing site access.

Quotes were sought by Slator Bros (Farms) Ltd. from the following local contractors in October 2021 and subsequently followed up /chased.

1. CER Groundworks Ltd (Carl Rushby) info@cergroundworks.co.uk
2. Harlor Civils Ltd (Taylor Crowson) george@harlorcivils.co.
3. East Anglian Civils Ltd (Jethro Rawling) enquiries@eacivils.co.uk
4. AD Bly Construction (Stuart Hirst) stuart.hirst@adbly.co.uk 01438 821 779
5. Holland Wing Civil Engineering Ltd. (Phil Wing) phil@hollandwing.co.uk
6. L4 Civil Engineering Ltd [Steve Lattimore] 01780 769 164 –

Subsequent to the above- only one fee proposal was received late last year and the cost of this was significantly more than has been anticipated.
Initial estimates had suggested that the cost of the works would be in the region of £20-25K however the quote received was more 3 times the budget figure.
Slator Bros (Farms) ltd. is committed to implementing the necessary works as set out in the condition – however the applicant is requesting further time in order to undertake a new round of tendering for quotes.

Mindful of how busy contractors are currently along with labour shortages and difficulties in material supplies, the 18-month period is considered reasonable for the quotation process allowing for discussion and negotiation with the contractor as well as rationalising the necessary works to achieve a more reasonable fee proposal -for the limited works required; in addition, time needs to be allowed for the appointed contractor to carry out the specified works to the approval of the LPA.

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

Exend period for completeion for a further 18 months.

Site Visit

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

- [x] Yes
- [ ] No

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

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] 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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ⊘ Yes
- ◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- ◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

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

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
Mr H Jones

House name:

Number:
49

Suffix:

Address line 1:
Foxglove Grove

Address Line 2:
Mansfield Woodhouse

Town/City:
Mansfield

Postcode:
NG19 9BS

Date notice served (DD/MM/YYYY):
02/02/2022

Person Family Name:

Name of Owner/Agricultural Tenant:
Mr A Slator

House name:

Number:
32

Suffix:

Address line 1:
Barrington Gate

Address Line 2:

Town/City:
Holbeach

Postcode:
PE12 7LB

Date notice served (DD/MM/YYYY):
02/02/2022

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Tim

Surname

Slater

Declaration Date

02/02/2022

☑ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Tim Slater

Date

03/02/2022