

## Julie Marriott

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**From:** Rodney Blezard  
**Sent:** 18 October 2023 11:39  
**To:** Julie Marriott  
**Subject:** FW: Planning Reference: ZC23/02895/FUL



Rodney Blezard  
Senior Associate Solicitor  
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**From:** David Boulton <David.Boulton@elgplanning.co.uk>  
**Sent:** Wednesday, October 18, 2023 10:36 AM  
**To:** Rodney Blezard <rblezard@bpkcumbria.co.uk>  
**Subject:** RE: Planning Reference: ZC23/02895/FUL

Dear Mr Blezard,

I note your correspondence.

The issue raised in our submission is to seek clarification of ownership and ensure appropriate due process followed in the light of information within the public domain.

This is both the social media post (which specifically encompasses the site with Manor Cottage in the image) and also with reference to the declarations made as part of the various planning applications submitted to the authority in respect of the application site (orchard) and the dwelling (Manor Cottage) both cumulatively and singularly.

A review of the planning history relating to the property does show various references to named parties with respect to ownership as extracted/summarised below for ease of reference which you may wish to review via the Council's public access system.

The question we raised was simply for the authority to seek clarity which seems wholly reasonable and, based on the highlighted information, understandable.

I also note that the application was supplemented (post validation of the application) by a declaration that the applicant did not own the whole site, with the red lined area amended to encompass the access onto the highway, and subsequently included documentation stating Yorkshire Land Ltd as owner of part of the application site and evidence of serving notice on that company. Also heads of terms were submitted referencing Mr & Mrs Green with address as Manor Cottage.

This was submitted to the authority/uploaded to public access after our submission.

I see no reason to correspond further with the authority or issue an apology as a consequence given these circumstances and relevant available information at the time of our submission as, on reflection, I am sure you will appreciate.

Kind Regards

**22/03720/TCON | Felling of 1no. Cherry Tree (T1), 3no. Laburnum Trees (T2, T3 & T4) and 1no. Cypress Tree (T5) within Farnham Conservation Area | Manor Cottage Shaw Lane Farnham North Yorkshire HG5 9JE**

Submitted 26 Sept 2022

Applicant and stated owner of site (Manor Cottage outlined in red) – S Green

Address of owner – Manor Cottage

**22/03722/TCON | Felling of 1no. Fruit Tree (T1) and 2no. Apple Trees (T2) within Farnham Conservation Area. | Manor Cottage Shaw Lane Farnham Knaresborough North Yorkshire HG5 9JE**

Submitted 26 Sept 2022

Applicant and stated owner of site (the orchard trees outlined in red) – S Green

Address of owner – Shaw Lane, Farnham (assumed Manor Cottage)

**22/04030/FUL | Widening of the vehicular access and driveway to the property. | Manor Cottage Shaw Lane Farnham North Yorkshire HG5 9JE**

Submitted 18 October 2022

Applicant and stated owner of site (Manor Cottage outlined in red - the orchard outlined in blue indicating same ownership) – S Green

Address of owner – Shaw Lane, Farnham (assumed Manor Cottage)

**ZC23/02895/FUL | Erection of self-build dwelling, landscaping and associated works. | Manor Cottage Shaw Lane Farnham Knaresborough North Yorkshire HG5 9JE**

Submitted 2 August 2023 (ownership certificate B indicated as Notice being served on 9/08/23 and submitted to LPA 25/09/23)

Applicant and stated owner of site (Orchard and Manor Cottage access drive outlined in red) – Mr & Mrs Green (orchard) and Yorkshire Land Ltd (Manor Cottage)

Address of owners –

Yorkshire Land Ltd – Manor Cottage, Shaw Lane, Farnham

Mr & Mrs Green – stated as Manor Cottage in the submission/Draft Self Build Legal

Agreement Heads of Terms, applicant's address on application form stated as the Planning Agents business address

David Boulton, MRTPI

Director



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**From:** Julie Marriott <[jmarriott@bpkcumbria.co.uk](mailto:jmarriott@bpkcumbria.co.uk)> **On Behalf Of** Rodney Blezard

**Sent:** Monday, October 9, 2023 5:15 PM

**To:** David Boulton <[David.Boulton@elgplanning.co.uk](mailto:David.Boulton@elgplanning.co.uk)>

**Subject:** Planning Reference: ZC23/02895/FUL

Please find correspondence attached