

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000**Application for Approval of Reserved Matters following Outline Approval****Town and Country Planning (Development Management Procedure) (England) Order 2015 (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

Mr

First name

Nathan

Surname

Craker

Company Name

Elivia Homes

Address

Address line 1

c/o agent

Address line 2

c/o agent

Address line 3

Town/City

County

Country

c/o agent

Postcode

CB1 2GA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

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

Hybrid application for a residential development to provide a total of up to 84 dwellings together with associated access from London Road, including provision of a roundabout, associated parking, landscaping, open space and ancillary works comprising: Phase 1 - Application for full planning permission for the erection of 36 dwellings; Subsequent Phases - Application for outline planning permission all matters reserved except for access on the remaining part of the site for the erection of up to 48 dwellings.

Reference number

21/00434/HYA

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

19/03/2024

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Application for approval of reserved matters relating to Phases 2 and 3 being appearance, landscaping, layout and scale pursuant to conditions 7, 8 and 9 of planning permission 21/00434/HYA for the erection of 48 dwellings and associated works.

In addition to addressing the reserved matters, the application also seeks to discharge the following conditions of the outline consent:

- Condition 10 – Secured/Covered Cycle Parking

The outline application was not an EIA application.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

The following drawings are listed on the hybrid decision notice as approved:

19049/C101 T;
19049/S102 F
19049/P103 F
19049/P104 F
19049/P110 G
19049/P111 J
19049/P112 J
19049/P114 B
19049/P115 K
19049/P116 J
19049/P117 F
19049/P118 F
19049/P122 B
19049/P123 A
19049/P124 A
19049/P125 A
19049/P126
19049/P127 A
19049/P128 A
19049/P129 A
19049/C105 G
19049/C108 C
19049/SK33 Q
19049/C106 G
19049/C109
19049/S101 G
19049/P101 AH
139-002-001-PL E
139-002-002-PL D
ITL9262-GA-024 L
19049/C102

Please list all drawing numbers submitted with this application for approval

Please see attached covering letter and drawing schedule

If applicable, please state the reasons for any changes to the original drawings

Two non-material amendment applications have been determined since the grant of the hybrid planning consent. The changes relocated a sub-station within the area adjoining the public open space, but otherwise made minor adjustments to specific homes within the Phase 1 area. The current application does not propose to amend the Phase 1 area or homes at all. The following drawing numbers approved under the NMAs (refs. 24/00646/NMA, approved 20.6.24) were as follows:

- 19049 - C301C
- 19049 - C302D
- 19049 - P301C
- 19049 - P329A
- 19049 - P328A
- ITL9262-GA-045
- ITL9262-GA-047
- ITL9262-GA-046A
- 19049 - P327
- 19049 - S101G
- 19049 - P330
- 19049 - P326

There are some minor changes to the verges within the Phase 2/3 area, which are explained fully in the accompanying Planning Statement and Design and Access Statement.

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

Date (must be pre-application submission)

13/11/2024

Details of the pre-application advice received

Pre-application meeting held 13.11.24.

Feedback has been incorporated into the final scheme design

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of reserved matters 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

Carter Jonas LLP

Date

19/12/2024