



Planning Services, Council Offices
 Seaclose, Fairlee Road
 Newport, Isle of Wight, PO30 2QS
 Tel (01983) 823 552 Fax (01983) 823 563/851
 Email development@iow.gov.uk
 Web www.iwight.com/planning

OFFICE USE ONLY

P/
TCP/
Date rec'd

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

P

Surname

Verey

Company Name

Address

Address line 1

Great Budbridge Manor

Address line 2

Merstone

Address line 3

Town/City

County

Isle of Wight

Country

Postcode

PO30 3DH

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

Demolition of glasshouses; outline for housing

Reference number

P/00657/18

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

25/11/2020

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

Details of drainage, siting, design and external appearance of the buildings, access thereto and the landscaping of the site. Discharge of conditions of reserved matters.

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.

Ecological Statement
Planning Statement
Planning Statement - Appendix 1
Planning Statement - Appendix 2
Phase 1 Desk Study Report - Part 1
Phase 1 Desk Study Report - Part 2
Phase 2 Desk Study Report - Part 3
Drainage Report
Existing Location and Block Plan LG/BURY/VEREY 200-02
Proposed Plans & Elevations 200.04
Phase 1 Desk Study Report Oct 18 - Part 1
Phase 1 Desk Study Report Oct 18 - Part 2
Phase 1 Desk Study Report Oct 18 - Part 3
Phase 1 Desk Study Report Oct 18 - Part 4
Phase 1 Desk Study Report revised - Proposed Site Investigation Layout
Response to Highways Comments
Phase 1 Desk Study Report Revised - Part 1
Phase 1 Desk Study Report Revised - Part 2
Phase 1 Desk Study Report Revised - Part 3
Phase 1 Desk Study Report Revised - Part 4
Phase 1 Desk Study Report Revised - Part 5
REVISED Proposed Site Location and Block Plan LG/BURY/VEREY 200-01

Please list all drawing numbers submitted with this application for approval

Merstone Nursery 339-01 Proposed Site Plan
Merstone Nursery 339-02 Existing Site Plan
Merstone Nursery 339-03 Proposed Units 1 and 2 Plans and Elevations
Merstone Nursery 339-04 Proposed Unit 3 Plans and Elevations
Merstone Nursery 339-05 Proposed Unit 4 Plans and Elevations
Merstone Nursery 339-06 Proposed Unit 5 Plans and Elevations
Merstone Nursery 339-07 Proposed Unit 6 Plans and Elevations
Merstone Nursery 339-08 Proposed Units 7 and 8 Plans and Elevations

Planning Statement
Appendix A- Surface and Foul Drainage Plan
Appendix B- Plan 27215-01 P02 General Drainage Arrangement Plan
Appendix C- Plan 27215-05 P01 Drainage Layout
Appendix D- Plan 27215-06 P01 Surface Water Contributing Areas
Appendix E- Plan BB1553-23-101-001 Bio Bubble
Appendix F- Bio Bubble Specification
Appendix G- Nutrient Budget Calculator Version 2.3
Appendix H- Plan 27215-02 P01 Road Longitudinal Sections
Appendix I- Plan 27215-03 P01 Vehicle Swept Paths Large Vehicles
Appendix J- Plan 27215-04 P01 Vehicle Swept Paths Cars
Appendix K- Plan 27215-07 P01 Road Sections
Appendix L- Building Materials Schedule
Appendix M- Landscaping Scheme
Appendix N- Tree AIA
Appendix O- Preliminary Ecological Assessment
Appendix P- Site Investigation

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

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

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

Adam Ridett

Date

31/10/2023