



**North
Northamptonshire
Council**

Development Management Service
Thrapston Office
Cedar Drive
Thrapston
NN14 4LZ
Tel: 01832 742056
www.northnorthants.gov.uk

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

Mike

Surname

Wells

Company Name

Mike Wells Cars Ltd

Address

Address line 1

Montague Street

Address line 2

Address line 3

Town/City

Rushden

County

Country

Postcode

NN10 9TS

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

Outline application: Demolition of commercial buildings and 156 Wellingborough Road, Rushden, and residential development of up to 11 dwellings (all matters reserved) (Resubmission of 16/01343/OUT)

Reference number

19/01024/OUT

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

21/01/2021

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

Condition 1 - In the case of the reserved matters (access, appearance, landscaping, layout and scale), application for approval shall be made to the Local Planning authority not later than the expiration of three years beginning with the date of this permission.

Condition 3 - Prior to the commencement of the development hereby approved, full specification details of the vehicular access, driveway and turning area to serve the dwellings, which shall include construction, visibility, layout, surfacing and drainage, shall be submitted to and approved in writing by the Local Planning authority. Thereafter and prior to the first occupation of any of the dwellings, the access, driveways and turning areas shall be constructed in accordance with the approved details and permanently retained thereafter.

Condition 4 - Prior to the commencement of the development hereby approved, a schedule of materials and finishes for the external walls and roof(s) of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved schedule.

Condition 5 - The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented.

Condition 6 - Where the risk assessment (required pursuant to condition 5) identifies any unacceptable risk or risks, an appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the LPA.

Condition 9 - No drainage system for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Condition 10 - No works shall commence on the development hereby permitted until details showing the slab levels of the dwellings in relation to the surroundings has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved.

Condition 15 - No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

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.

Drg No 14-146-01 Rev B - Block & Site Plan, Indicative Street Scene & Location Plan

Please list all drawing numbers submitted with this application for approval

2049-000 - Block & Location Plan
2049-001 - Site Plan & Street Scenes
2049-002 - House Types Plots 1-5
2049-003 - House Types Plots 6-10
2049-004 - Material Schedule Plots 1-10
2049-005 - Hard & Soft Landscape Plan
VJS/2049/LMP - Landscape Management Plan
RHC-23-322-TN - Highway Technical Note
2040-P01 - Drainage Strategy Layout
2045-P01 - Private Drainage Details - Sheet 1 of 2
2046-P01 - Private Drainage Details - Sheet 2 of 2
Drainage Management Strategy
STN3556B-G01 - Ground Investigation including Remediation

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

As required by the planning officer report

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

steve bratby

Date

18/01/2024