



Rutland County Council Planning Support Section  
 Catmose, Oakham, Rutland LE15 6HP  
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## Application for a Non-Material Amendment Following a Grant of Planning Permission

### Town and Country Planning 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

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

Land to the North of Cold Overton Road

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

LE16 8XS

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- Yes  
 No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- Yes  
 No  
 Not applicable

## Description of Your Proposal

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

Reserved Matters application in relation to approved outline planning permission 2020/0380/OUT (Erection of 18 no. dwellings with associated access, highways, open space and drainage infrastructure) to include Appearance, Landscaping, Layout and Scale.

Reference number

2021/1334/RES

Date of decision

22/04/2022

What was the original application type?

Approval of reserved matters

For the purpose of calculating fees, which of the following best describes the original development type?

- Householder development:** Development to an existing dwelling-house or development within its curtilage  
 **Other:** Anything not covered by the above category

## Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendments to the site layout to improve turning areas and minor alteration in the layout of plots 16 and 17, thus affecting the garden of plot 10.  
Minor alterations to the appearance of Plot 16 and 17 in response to the changes to the site layout.  
Landscaping plan updated to reflect changes to the improved site layout.

Please state why you wish to make this amendment

To improve the turning areas for fire and refuse lorries.

Are you intending to substitute amended plans or drawings?

- Yes  
 No

If yes, please complete the following details

Old plan/drawing numbers

2108 - 01h - Proposed Site Plan  
2108 - 05b - Proposed Plans and Elevations Plots 4 and 16  
2108 - 14 - Proposed Plans and Elevations Plot 17  
GL1119 01E Detailed Landscape Proposals

New plan/drawing numbers

2108 - 1000h - Proposed Site Plan with Levels  
2108 - 05c - Proposed Plans and Elevations Plot 4  
2108 - 14a - Proposed Plans and Elevations Plot 17  
2108 - 15 - Proposed Plans and Elevations Plot 16  
GL1119 01F Detailed Landscape Proposals

## 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 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

2730/67945567.2/119603.00007

Date (must be pre-application submission)

12/04/2024

Details of the pre-application advice received

Letter from Shakespeare Martinea to Gately Legal outlining the options for Langton Homes dated 12th April 2024 reference 2730/67945567.2/119603.00007. Option B taken :

Option B:

- i. LHL submit a section 96A application to amend the layout as currently desired; and
- ii. the Discharge Application in its current form is left pending determination until such time as the section 96A application is determined. If the section 96A application were to be approved, and the plans approved in that application accord with the Discharge Application, RCC can consider approving the Discharge Application on the basis there are no longer inconsistencies.

## 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 Non-Material Amendment 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

Sally Wetherell

Date

13/04/2024