



## 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

6

Suffix

Property Name

New Rookery Farm

Address Line 1

Church Lane

Address Line 2

Fenny Drayton

Address Line 3

Leicestershire

Town/city

Nuneaton

Postcode

CV13 6BA

**Description of site location must be completed if postcode is not known:**

Easting (x)

Northing (y)

434994

297099

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Peter

Surname

Simpson

Company Name

### Address

Address line 1

Rookery Farm, 6 Church Lane

Address line 2

Fenny Drayton

Address line 3

Town/City

Nuneaton

County

Leicestershire

Country

Postcode

CV13 6BA

Are you an agent acting on behalf of the applicant?

Yes  
 No

### Contact Details

Primary number

Secondary number

Fax number

Email address

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

## Agent Details

Name/Company

Title

Mr

First name

Jack

Surname

Henderson

Company Name

Henderson Planning & Design Ltd.

## Address

Address line 1

19 Rushey Close

Address line 2

Ashby De La Zouch

Address line 3

Town/City

County

Leicestershire

Country

United Kingdom

Postcode

LE65 2WA

# 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

Residential Development for up to 5 dwellings including car park to serve Fenny Drayton community and demolition of existing bungalow and agricultural buildings

Reference number

21/00402/OUT

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

05/10/2022

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

Landscaping only.

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.

Proposed Site Plan ref 2106-032-A-P01 Rev B - Received 23rd Nov 2021  
Proposed Floor Plans ref 2106-032-A-P02 Rev B - Received 5th Sep 2022  
Proposed Landscaping Plan ref 20-032-A-P04 Rev C - Received 23rd Nov 2021  
Proposed Elevations ref 2106-032-A-P03 Rev A - Received 23rd Nov 2021  
Tree Constraints Plan - Received 31st Aug 2022

Please list all drawing numbers submitted with this application for approval

Proposed Landscaping Scheme  
Site Location and Block Plan

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

Jack Henderson

Date

01/05/2025