DEVELOPMENT SERVICES
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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)

435582

Northing (y)

346644

Description

Land to the west of Thornhill Avenue, Belper, Derbyshire, DE56 1NE.

Applicant Details

Name/Company

Title

First name

Jeevan

Surname

c/o Agent

Company Name

Langcroft Developments Ltd

Address

Address line 1

Canopy

Address line 2

41 King Street

Address line 3

Town/City

Leicester

County

Leicestershire

Country

United Kingdom

Postcode

LE1 6RN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Surname

c/o Agent

Company Name

rg+p Ltd

Address

Address line 1

Canopy

Address line 2

41 King Street

Address line 3

Town/City

Leicester

County

Leicestershire

Country

United Kingdom

Postcode

LE1 6RN

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
- [x] Appearance
- [x] Landscaping
- [x] Layout
- [x] Scale

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

Outline planning application for the construction of up to 14 dwellings and associated access arrangements from Thornhill Avenue.

Reference number

AVA/2022/0749

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

02/02/2024

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

Approval of reserved matters (appearance, landscaping, layout and scale) for the construction of 14no. dwellings with associated landscaping, highway and infrastructure, pursuant to outline planning permission reference AVA/2022/0749.

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.

Drawing 1797 002 - site location plan and block plan (position of access only)
Drawing VC0000 001 - access, parking and turning (in relation to the access only)
Arboricultural Impact Assessment and Arboricultural Method Statement reference JH0722THORNHIL July 2022 (Outline Trees, Arboricultural Consultancy).
Tree Plan reference JH-TSP 1 of 1 - Draft Access Tree Removals

Please list all drawing numbers submitted with this application for approval

Please refer to the Planning Statement.

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

n/a

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] 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
- [x] 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

- rgp Ltd

Date

06/11/2026