



North Warwickshire
Borough Council

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Notification of Application

Major Outline Application

Application Ref: PAP/2018/0140

Case Officer: Ray Deans
Direct Dial: (01827) 719290

Date: 07 March 2018

Site Address: Land East of Castle Road & North of Camp Hill Road, Hartshill & Nuneaton, (**Grid Ref:** Easting 433028.23, Northing 293710.65)

Description of Development: Outline application for mixed development comprising the erection of up to 382 residential (class 3a) dwellings together with a local centre providing up to 280sqm net sales area with ancillary parking (22 spaces) associated access to Castle Road and Camphill Road (including demolition of 116 and 118 Camp Hill Road), sustainable drainage system (Suds) open space, landscaping and related infrastructure works, including courtyard bungalow development of two bed sheltered bungalows (Class C3b) and 28 x 2, 3 and 4 (Class 3a) discount for sale ""starter homes""

Applicant: Mr Neil Beards - Tarmac Trading Limited

Dear Sir/Madam

I have received the application described above.

How do I view the application?

You may view the forms, plans and other documents at www.northwarks.gov.uk/planningappsearch. Alternatively you may view them at the Council's One Stop Shop during normal opening hours (as stated on the Council's website). You do not need to make an appointment, but please bring this letter or above reference number with you.

How do I comment on the application?

You may comment on the proposal at www.northwarks.gov.uk/planningappsearch or you may write to the above address. I would like to receive any comments in writing before 28/03/2018. Sometimes I am able to accept written comments beyond this deadline. If you do not feel that you will be able to reply by then, please contact the Case Officer on the email address or details above to agree a revised date. The Case Officer will also be able to assist if you have any questions. If you are unable to contact the Case Officer, a Duty Officer is available between 9am and 1pm weekdays.

If you decide to write your response becomes a public document. It will be able to be seen by the applicant and other members of the public. Please note that comments given verbally cannot be taken into consideration since they may be open to misinterpretation. If you choose to write, receipt of your correspondence will not be acknowledged unless you request so in writing.

What will be considered?

The Council considers a number of different matters. The most important will be how the proposal fairs against planning policy, and you are advised to familiarise yourself with this at www.northwarks.gov.uk/planning prior to making any comments.

What will not be considered?

The Government makes it very clear that some matters are not "planning considerations". These include matters addressed by other legislation; property rights such as boundary and access disputes, covenants or private drainage concerns; morals or motives; speculation; loss of a view; property value; and any form of prejudice.

Who will make the decision?

The Council makes decisions on planning applications through its Planning and Development Board. However, the Board will not deal with all applications as it delegates most cases to the Head of Development Control. In most cases, if representations coincide with the officer's recommendation, then the application will not be reported to the Board. However, if they differ from the recommendation, then the application may go to the Board depending on the outcome of consultation with the local ward members and the Chairperson and Vice Chairperson of the Board. A copy of the full Scheme of Delegation can be obtained at www.northwarks.gov.uk/planning. Please note that an application is not automatically refused if an objection is received.

The Planning and Development Board meets roughly every month and dates and times of the meetings are published at www.northwarks.gov.uk/planning. The agenda is normally made available 5 working days before the date of the meeting. In order to establish if an application is being reported to Board, please check the published agenda at www.northwarks.gov.uk/planning or contact the Case Officer – the Council will not expressly notify you.

Can I speak at the Planning and Development Board meeting?

If the application is reported to Board, and you wish to speak in support or against the application, you will need to inform the Democratic Services section at least two clear working days before the meeting. They can be contacted on democraticservices@northwarks.gov.uk or on (01827) 719222.

You should arrive half an hour before the start of the meeting. A maximum of 3 minutes will be allowed for objectors and 3 minutes for supporters to speak on an application. If there is more than one person wishing to speak, the time must be shared or you should nominate a single speaker. Democratic Services will be on hand to help and a practice note is available at www.northwarks.gov.uk/planning.

What happens then?

You will only be notified of the outcome of the application if you specifically request so in writing. Beyond this Development Control usually has no further involvement, although the applicant may need to discharge conditions or address other matters such as Building Regulations.

Can I get a copy of the decision or officer's report?

When a decision is made the decision notice and officer's report are published at www.northwarks.gov.uk/planningappsearch. Should you wish to view the correspondence which has led to that decision, please contact the Central Services Planning Support Team at the email address above or on (01827) 715341. There will be a couple of days delay before a copy of the file is published at www.northwarks.gov.uk/planningappsearch.

If published, we endeavour to blank out personal data. If you are concerned about this, you may wish to take extra steps to avoid accidental publication of your personal details. For example you could exclude your telephone number; print your name instead of using your signature; or send your representation directly as a Word or PDF attachment to the above email address.

Yours faithfully

Authorised Officer