

**Carl Stott**

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**From:** Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>  
**Sent:** 04 January 2022 10:59  
**To:** Carl Stott  
**Subject:** RE: Leconfield Road, Nanpantan - P/20/2199/2

Good morning Carl and happy new year,

Thanks for the response re. the development description before the Christmas break but as the description is fundamental to any permission it needs to be accurate and, in turn, the wider public need to be clearly informed of what they are considering. Failure to do so presents a significant risk of judicial review, particularly with this case.

I understand the timescales since submission and that the development description should have been confirmed at the point of validation but having reviewed this case and discussed it with my team it is clear that the current description does not accurately reflect the proposals and the case cannot be progressed to committee until it is resolved. As the development description is fundamental to the application, another reconsultation will need to be undertaken before committee reporting to align with due process.

Noting your comments below and with some further changes to clarify what is being considered, please could you confirm whether the following development description is agreed:

*Outline application for residential development with associated infrastructure for up to 30 dwellings, including detail of associated point of access. All other matters (landscaping, scale, layout and appearance) reserved.*

I apologise for the oversight of this issue since validation but subject to agreement of an updated description, this case can be progressed with a 2 week reconsultation and, subject to consideration of any responses, progressed to committee as soon as possible thereafter.

Kind regards,

Mark

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**From:** Carl Stott <carl.stott@nineteen47.co.uk>  
**Sent:** 23 December 2021 16:27  
**To:** Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>  
**Subject:** RE: Leconfield Road, Nanpantan - P/20/2199/2

Mark

I am agreeable to this minor change to the description of development on the strict basis that it does not require any reconsultation or otherwise affect efforts to have the application taken to the Plans Committee of 27<sup>th</sup> January 2022 in any way.

I would, however, highlight that it is only the 'point of access' to be considered, rather than access per se, as the internal road layout is shown for illustrative purposes only.

Kind Regards