



## Everards Meadows – Phase One Planning Applications

### Information

This document contains information on each application relating to the Phase One planning application for Everards Meadows. To see all documents relating to each application, please visit the [Blaby District Council Planning Portal](#) and enter the reference number.

### Types of Application

#### Outline

Applications for outline planning permission seek to establish whether the scale and nature of a proposed development would be acceptable to the local planning authority, before a fully detailed proposal is put forward.

This type of planning application allows fewer details about the proposal to be submitted. The Everards Meadows Outline Planning Permission approved the principle of the development with access details only.

#### Reserved Matters (RM)

Where outline permission has been granted a further application for the outstanding reserved matters, i.e. the information excluded from the initial outline planning application including information about the layout, scale and appearance of the development.

#### Variation of Condition (VOC)

This type of application is for the removal or variation of a condition attached to a previous planning permission.

### **Discharge of Condition (DOC)**

This type of application is for the removal or variation of a condition attached to a previous planning permission.

### **Application for non-material amendments (NMAT)**

Following a grant of planning permission, it may be necessary to make amendments to the permission. This type of application is used where such changes are non-material, and do not change the impact or nature of the previous permission.

## **Applications**

### **Reference Number: 15/1524/RM**

Reserved Matters application (relating to application 15/0888/VAR) for the construction of;

- Brewery, visitor centre and ancillary uses.
- Brewery tap.
- Restaurants.
- Cycle hire facility.
- Erection of footbridge over River Soar.
- Provision for erection of temporary marquee (approx 5 times per year).
- Associated parking & landscaping.
- Pedestrian access and vehicular access from Soar Valley Way (A563) & Narborough Road South (B4114).

This application did not include details of the food and drink preparation units, which will be developed as phase 2 of the scheme.

### **Reference Number 16/0821/DOC**

Discharge of conditions attached to planning application 15/0888/VAR;

14 - Foul Drainage.

15 - Surface Water Drainage.

18 - Archaeological Work.

30 - Details of Permissive Footpaths.

39 - Construction Traffic Management Plan.

### **Reference Number 16/0834/NMAT**

Non Material Amendment to the Bridge approved as part of application 15/1524/RM.

### **Reference Number 16/1574/NMAT**

Non Material amendment to application 15/0888/VAR – Elevational detail and materials.

### **Reference Number 17/0175/FUL**

Erection of a garage building and associated hardstanding used for small scale vehicle repair and valeting of company vehicles.

### **Reference Number 17/0461/RM**

Revisions to existing Phase 1 Reserved Matters Approval 15/1524/RM including;

- A reduction in the approved pub/cafe bar floor area to accommodate solely a restaurant/ bar
- The accommodation of a cafe and public toilets in a separate new building located between the pub/restaurant and the cycle centre

**Reference Number 18/0002/DOC**

Discharge of Conditions 7 and 8 attached to 17/0461/RM – Surface Water Drainage Scheme and Maintenance Plan and Schedule.

**Reference Number: 18/1125/RM**

Revised Reserved Matters Application for Brewery / Visitors Centre and Beer Hall

**Reference Number: 18/1599/DOC**

Discharge of conditions 7 and 8 attached to 18/1125/RM (detail for the gravel footpath and hydraulic model for the surface water drainage system)

**Reference Number: 18/1677/NMAT**

Non-Material amendment to 18/1125/RM - removal of trees T2 and T3 along southern boundary

**Reference Number: 19/0462/NMAT**

Non Material Amendments to planning application 17/0461/RM - amendments to approved cycle centre and cafe comprising elevational amendments resulting from internal layout changes, external materials amendments to the buildings, external enclosure changes and adjustments to approved cycle paths due to existing levels and ponding.

**Reference Number: 19/0491/DOC**

Discharge of Conditions attached to planning Application 15/0888/VAR. Condition 13 (External Lighting Scheme), Condition 17 (External Plant and Noise Levels), Condition 20 (Archaeology), Condition 31 (Safety Audit for Narborough Road site access), Condition 32 (Safety Audit for Soar Valley Way site access), Condition 34 (Car Park Management Plan), Condition 35 (Cycle Parking Provision), Condition 36 (Framework Travel Plan).

**Reference Number: 19/1078/DOC**

Discharge of Condition 5 (Submission of Materials Details) attached to application 18/1125/RM, which granted consent for a building comprising Brewery, Offices, Visitors Centre, Ancillary Uses, Brewery Tap (Public House) with associated Parking and Landscaping - Revised Reserved Matters for Phase 1B of the Everards Meadow Development.

**Reference Number: 20/02/EIASC**

Environmental Impact Screening Opinion - Green Infrastructure Scheme - to increase flood storage capacity and improve access to the site and its biodiversity through the creation of ponds, swales and the enhancement of ditches.

**Reference Number: 20/0958/FUL**

Green Infrastructure Scheme - to increase flood storage capacity and improve access to the site and its biodiversity through the creation of ponds, swales and the enhancement of ditches.

**Reference Number: 20/0981/DOC**

Approval of details required by conditions 13 (Lighting Scheme) and 17 (noise, vibration, fumes and odours) attached to planning application 15/0888/FUL.

**Reference Number: 20/0984/NMAT**

Non Material Amendment to application 18/1125/RM (Approval of Brewery, Brewery Tap and associated uses and infrastructure) including clarification of extraction equipment on roof and brewery equipment to rear of building, amendments to cladding, curtain wall and parking layout.

**Reference Number: 20/0987/FUL**

Erection of a one food and one drink pod.

**Reference Number: 20/1035/FUL**

Installation of a Sculpture.

**Reference Number: 20/1334/DOC**

Discharge of Condition 3 (Archaeological Written Scheme of Investigation) attached to Planning application 20/0958/FUL which approved a Green Infrastructure Scheme to increase flood storage capacity and improve access to the site and its biodiversity through the creation of ponds, swales and the enhancement of ditch.

**Reference Number: 20/1407/DOC**

Discharge of Condition 4 attached to planning application 20/0958/FUL requiring the submission of a Method Statement outlining a scheme for the protection of the trees within close proximity to area 1.

**Reference Number: 21/0439/DOC**

Discharge of part two of Condition 3 (Archaeological Watching Brief Final Report) attached to application 20/0958/FUL - Everards Meadow Green Infrastructure Scheme.