

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

Story Homes  
Story House  
Lords Way  
Kingmoor Business Park  
CARLISLE  
Cumbria CA6 4SL  
FAO Mr David Hayward

**APPLICATION REFERENCE: 4/20/2474/OR1**

**RESERVED MATTERS APPLICATION (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR ERECTION OF 335 DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE PURSUANT TO OUTLINE PLANNING APPROVAL 4/13/2235/001 PHASE 3, EDGEHILL PARK, WHITEHAVEN**

**Story Homes**

The above application dated 24/11/2020 has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

**Planning Conditions**

1. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

**Reason**

To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 17<sup>th</sup> November 2020

Application Form

Received 16<sup>th</sup> March 2021

Site Location Plan – Drawing No. 54D-STO 1001 Rev. A

Edgehill Park Phase 3 - Materials Samples

Topographical Survey 1 of 2 – Drawing No. SL028.90.9.SL.TP01

Topographical Survey 2 of 2 – Drawing No. SL028.90.9.SL.TP02

Alexander (A) contents: planning drawing number AXR-P-CON; planning layout 1 drawing number AXR-PLP1; planning elevation 1/1 drawing number AXR-PLE1/1; planning elevation drawing number AXR-PLE1/2

Carter (A) contents: planning drawing number CTR-P-CON; planning layout 1 drawing number CTR-PLP1; planning elevation 1/1 drawing number CTR-PLE1/1; planning elevation 1/2 drawing number CTR-PLE1/2,

Cooper (A) contents: planning layout 1 (semi) drawing number CPR-PLP1; planning elevation 1/1 (semi) drawing number CTR-PLE1/1 rev A; planning elevation 1/2 (semi) drawing number CTR-PLE1/2 rev B; planning layout 1 (front) drawing number CPR-PLP2; planning elevation 2/1 (front) drawing number CTR-PLE1/1 rev A; planning elevation 2/2 (front) drawing number CTR-PLE1/2 rev B; planning layout 1 (corner) drawing number CPR-PLP3; planning elevation 2/1 (corner) drawing number CTR-PLE3/1 rev A; planning elevation 2/2 (corner) drawing number CTR-PLE3/4 rev B;

Emmerson (A) contents: planning layout 1 drawing number EMN-PLP1; planning elevation 1/1 drawing number EMN-PLE1/1; planning elevation 1/2 drawing number EMN-PLE1/2; planning elevation 1/3 drawing number EMN-PLE1/3

Harper contents: planning drawing number HPR-P-CON rev B; planning layout 1 drawing number HPR-PLP1 rev A, planning elevation 1/1 drawing number HPRPLE1/1 rev B, planning elevation 1/2 drawing number HPR-PLE1/2 rev B

Hewson contents: planning drawing number HWN-P-CON rev C, planning layout 1 drawing number HWN-PLP1 rev A, planning elevation 1/1 drawing number HWN-PLE1/1 rev C, planning elevation 1/2 drawing number HWN-PLE1/2 rev C, planning elevation 1/3 drawing number HWN-PLE1/3 rev C

Jameson (A) contents: planning drawing number JMN-P-CON, planning Layout 1 drawing number JMN-PLP1, planning elevation 1/1 drawing number JMNPLE1/1, planning elevation 1/2 drawing number JMN-PLE1/2

Larson (A) contents: planning drawing number LRN-P-CON, planning layout 1 drawing number LRN-PLP1, planning elevation 1/1 drawing number LRN-PLE1/1, planning elevation 1/2 drawing number LRN-PLE1/2

Masterton (A) contents: planning drawing number MTN-P-CON rev C, planning layout 1 drawing number MTN-PLP1 rev A, planning elevation 1/1 drawing number MTN-PLE1/1 rev C, planning elevation 1/2 drawing number MTN-PLE1/2 rev C

Oxley (A) contents: planning drawing number OXY-P-CON rev A, planning layout 1 drawing number OXY-PLP1 rev A, planning elevation 1/1 drawing number OXYPLE1/1 rev A, planning elevation ½ drawing number OXY-PLE1/2 rev A

Sanderson (A) contents: planning drawing number SAN-P-CON rev B, planning layout 1 drawing number SAN-PLP1 rev A, planning elevation 1/1 drawing number SAN-PLE1/1 rev A, planning elevation 1/2 drawing number SAN-PLE1/2 rev A, planning elevation 1/3 drawing number SAN-PLE1/3 rev A

Spencer (A) contents: planning drawing number SPR-P-CON rev D, planning layout 1 drawing number SPR-PLP1 rev B, planning layout 2 drawing number SPR-PLP2 rev B, planning elevation 1/1 drawing number SPR-PLE1/1 rev C, planning elevation 1/2 drawing number SPR-PLE1/2 rev C, planning elevation 2/1 rev C, planning elevation 2/2 drawing number SPR-PLE2/2 rev C

Wilson (A) contents: planning drawing number WLN-P-CON rev D, planning layout 1 (front) drawing number WLN-PLP1 rev B, planning elevation 1/1 (front) drawing number WLN-PLE1/1 rev B, planning Elevation 1/2 (front) drawing number WLN-PLE1/2 rev B, planning elevation 1/3 (front) drawing number WLN-PLE1/3 rev B, planning layout 2 (corner) drawing number WLN-PLP2 rev B, planning elevation 2/1 (corner) drawing number WLN-PLE2/1 rev B, planning elevation 2/3 (corner) drawing number WLN-PLE2/3 rev B, planning elevation 2/4 (corner) drawing number WLN-PLE2/4 rev B

Garage Booklet contents: planning drawing number GB-P-CON rev A, single garage 1 planning drawing 1/1 drawing number GB-PLP1/1 rev A, single garage 1 planning drawing 1/2 drawing number GB-PLP1/2 rev A, double garage 1 planning drawings 2/1 drawing number GB-PLP2/1 rev A, double garage 1 planning drawings 2/2 drawing number GB-PLP2/2 rev A, twin garage 1, planning drawings 3/1 drawing number GB-PLP3/1, twin garage 1 planning drawings 3/2 drawing number GB-PLP3/2

Emmerson (A) Contemporary contents: planning layout 1 drawing number EMN-PLP1 rev A, planning elevation C drawing number EMN-PLE1/2 Rev B

Harper (A) Contemporary contents: planning layout 1 drawing number HPR-PLP1 rev A, planning elevation C drawing number HPR-PLE C rev B

Jameson (A) Contemporary contents: planning layout 1 drawing number JMN-PLP1, planning elevation C drawing number JMN-PLE C

Larson (A) Contemporary content: planning layout 1 drawing number LRN-PLP1, planning elevation C drawing number LRN-PLE C

Oxley (A) Contemporary content: planning layout 1 drawing number OXY-PLP1 rev A, planning Elevation C drawing number OXY-PLE C rev A

External Plot Finishes Issues (01) – Standard Construction Details Booklet -

Received 16<sup>th</sup> April 2021

Detailed Site Layout Plan – Drawing No. 54D-STO 100 Rev I

Detailed Site Layout Plan Coloured – Drawing No. 54D-STO 101 Rev B

Proposed Street Scenes – Drawing No. 54D-STO 107 Rev A

Proposed Street Scenes – Drawing No. 54D-STO 108 Rev A

Management Plan – Drawing No. 54D-STO 106 Rev D

Proposed Hard Surfaces Plan – Drawing No. 54D-STO 105 Rev D

Elevation Treatment Plan – Drawing No. 54D-STO 102 Rev D

Boundary Treatments Plan – Drawing No. 54D-STO 103 Rev E

Parking Provision Plan – Drawing No. 54D-STO 104 Rev C

External Works Layout (1 of 5) Drawing No. 7503-PL04-1 rev A

External Works Layout (2 of 5) Drawing No. 7503-PL04-2 Rev A

External Works Layout (3 of 5) Drawing No. 7503-PL04-3 Rev A

External Works Layout (4 of 5) Drawing No. 7503– PL04-4 Rev A

External works Layout (5 of 5) Drawing No. 7503-PL04-5 Rev A

Landscape Plan (1 of 3) Drawing No. SHEHP-WW-01 Rev D

Landscape Plan (2 of 3) Drawing No. SHEHP-WW-02 Rev D

Landscape Plan (3 of 3) Drawing No. SHEHP-WW-03 Rev D

Landscape Management Plan (1 of 3) Drawing No. SHEHP-WW-11 Rev D

Landscape Management Plan (2 of 3) Drawing No. SHEHP-WW-12 Rev D

Landscape Management Plan (3 of 3) Drawing No. SHEHP-WW-13 Rev D

Reason

For the avoidance of doubt and in the interests of proper planning.

**In Approval of Planning Conditions Imposed on Planning Application ref. 4/13/2235/001.**

3. In approval of requirements for the submission of details of the proposed development as imposed by Planning Condition 7, Planning Condition 8, Planning Condition 9, Planning Condition 11 and Planning Condition 12 imposed on Planning Application ref. 4/13/2235/001.

Reason

For the avoidance of doubt and in the interests of proper planning.

**Pre-Commencement Planning Conditions**

4. Prior to the commencement of development other than site preparation works, detailed specifications of the carriageways, footways, footpaths, cycleways hereby approved including longitudinal/cross sections, shall be submitted and approved in writing by the Local Planning Authority. The carriageways, footways, footpaths, cycleways hereby approved shall be designed, constructed, drained and lit to a standard suitable for adoption. Any works so approved shall be constructed before the development is complete.

Reason

In the interests of highway safety and the provisions of Policy T1 and Policy DM22 of the Copeland Local Plan 2013-2028.

**Pre-Occupation Planning Conditions**

*Highways*

5. No dwelling hereby approved shall be occupied until the estate road including footways and cycle ways to serve that dwelling have been constructed in all aspects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

In the interests of highway safety and the provisions of Policy T1 and Policy DM22 of the Copeland Local Plan 2013-2028.

6. No dwelling hereby approved shall be occupied until the approved parking layout and any associated turning spaces associated with the use of that dwelling have been constructed, marked out and made available for use. The approved parking layout and any associated turning spaces associated shall be retained for the lifetime of the development.

Reason

In the interests of highway safety and the provisions of Policy T1 and Policy DM22 of the Copeland Local Plan 2013-2028.

*Play Space*

7. No dwelling hereby approved shall be occupied unless and until a scheme detailing the layout and design of the approved children's play space has first been submitted to and approved in writing by the Local Planning Authority. The approved scheme is to be completed prior to the occupation of the dwellings identified as Plots 168, 169, 170 and 177 hereby approved. The area shall not thereafter be used for any purpose other than as a children's play space for the lifetime of the development.

Reason

To ensure sufficient open space is provided within the site for use by future occupants in accordance with the requirements of Policy DM12 of the Copeland Local Plan 2013-2028.

*Bus Stops*

8. No dwelling hereby approved shall be occupied unless and until a scheme detailing the location and layout of two bus stops has first been submitted to and approved in writing by the Local Planning Authority. The approved scheme is to be implemented prior to the commencement of any bus service serving the development. The bus stops shall not thereafter be used for any purpose for the lifetime of the development.

## Reason

To ensure a the delivery of a sustainable and accessible development in accordance with the provisions of Policy T1 and Policy DM22 of the Copeland Local Plan 2013-2028.

## Other and Controlling Planning Conditions

### *Landscaping*

9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting season following the completion of the development. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

## Reason

To safeguard and enhance the character of the area and secure high quality landscaping in accordance with the provisions of Policy DM26 of the Copeland Local Plan 2013-2028.

### *Highways*

10. There shall be no vehicular access to or egress from the Application Site other than via the approved accesses.

## Reason

In the interests of highway safety and the provisions of Policy T1 and Policy DM22 of the Copeland Local Plan 2013-2028.

11. No development excluding the provision of proposed vehicular highway crossing connecting to High Road identified on Detailed Site Layout Plan – Drawing No. 54D-STO 100 Rev I received 16<sup>th</sup> April 2021 shall commence within an exclusion area measured 14m each side of Regional High Pressure Gas Pipe and within an exclusion area measured 3m each side of the Medium Pressure Gas Pipe as identified on Drawing Edgehill Park Gas North and Drawing Edgehill Park Gas South as attached to this Decision Notice until a scheme for the stopping up and/or diversion of the Regional High Pressure Gas Pipe and Medium Pressure Gas Pipe as identified on Drawing Edgehill Park Gas North and Drawing Edgehill Park Gas South as attached to this Decision Notice has been both submitted to and approved in writing by the Local Planning Authority and any approved scheme has been implemented.

## Reason

To safeguard the assets of the Northern Gas Networks and to ensure the safety of construction workers, end residents and members of the public.

## Informatives

### Coal Authority Standing Advice.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

### Public Right of Way.

Requirement to accord with planning conditions imposed on Planning Application ref. 4/13/2235/001.

### Northern Gas Networks.

The approval of this Application for Approval of Reserved Matters Following Outline Approval does not remove or supersede the requirement to consult with and seek the necessary approvals from Northern Gas Networks for works to and within the vicinity of Northern Gas Network assets.

## Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework



Please read the accompanying notice

A handwritten signature in black ink, appearing to read "N. S. Hayman", with a stylized flourish at the end.

PP Pat Graham  
Chief Executive

27<sup>th</sup> April 2021

**APPROVALS**  
**(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

**Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.