

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2474/OR1.
2.	Proposed Development:	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.
3.	Location:	PHASE 3, EDGEHILL PARK, WHITEHAVEN.
4.	Parish:	Whitehaven.
5.	Constraints:	N/A.
6.	Publicity Representations & Policy	N/A.
7.	<p>Report:</p> <p>Site and Location:</p> <p>The Application Site comprises Phase 3 of the residential development known as Edgehill Park, Whitehaven.</p> <p>Proposal:</p> <p>This application seeks approval of the reserved matters of scale, layout, access, appearance and landscaping pursuant to the approval of Outline Planning Permission for residential development on the Application Site under Planning Application ref. 4/13/2235/001.</p> <p>On the 21st April 2021, Members of the Planning Panel resolved to grant delegated authority to the Planning and Place Manager to approve the Application for Approval of Reserved Matters Following Outline Approval subject to:</p> <ul style="list-style-type: none"> - The planning conditions outlined at the end of the Planning Panel Report; and, - The imposition of any means as deemed appropriate and necessary by the Planning and Place Manager to control the impacts of the development on the assets of Northern Gas Networks in consultation with Northern Gas Networks and the HSE. <p>Report:</p> <p><i>Northern Gas Networks</i></p> <p>Consultation responses received:</p> <p>No Dig – 26.04.2021</p> <p>Following our objection to the proposed planning application in the area of PHASE 3, EDGEHILL PARK,</p>	

WHITEHAVEN on 4th January 2021 we are now willing to rely on our statutory powers and so withdraw our objection.

Donald Gilbank –

26.04.2021

What was originally put forward by me, and which is acceptable to all parties at NGN is as follows:-

High Pressure Gas: dashed yellow : 28 metre exclusion strip – This is measured 14m each side of the pipe?

Correct

Medium Pressure Gas: dashed blue: 6 metre exclusion strip – This is measured 3m each side of the pipe?

Now Correct

Hope this clarifies; but ring me if you wish to discuss.

Many thanks for the e mail and proposed condition wording, which is acceptable. (Have attached 2 gas plans for you to utilise)

High Pressure Gas: dashed yellow : 28 metre exclusion strip.

Medium Pressure Gas: dashed blue: 6 metre exclusion strip.

22.04.2021

In respect of your observations:-

- Northern Gas Networks is happy to withdraw their objection to the proposed development subject to the imposition of the previously discussed planning condition.
- Yes; you should receive confirmation from our Before You Dig Team in the near future.
- Northern Gas Networks do not consider that the plan prepared by Story Homes is fully acceptable and therefore requests the gas plan attached to the email dated 20th April 2021 be referenced in any planning condition. It is not clear if this drawing does or was meant to include the easement to the medium pressure line? It is assumed that this is the grey lined area shown surrounding the pipeline?
- The addition of the gas plan was to ensure that Story Homes are aware of the full extent of the (Blue Dashed) medium pressure gas pipe as it passes through the development land and into the previously developed section to the north. (this to ensure that there is no infringement of the pipe during the construction works prior to its diversion). (Hence as you suggested: two gas plans attached for you to refer to).
- The Pig Trap Easement is actually just another High Pressure Gas Pipe, which branches off the parent pipeline; therefore, specific reference is not necessary, particularly when referencing

gas plan attached to the email dated 20th April 2021 which identifies this as part of the High Pressure Gas Pipe.

- Yes, that is correct (so long as both sections of High Pressure pipe are identified on the plan as being sterilised from development until decommissioned).

Assessment

Northern Gas Networks have now issued a consultation response confirming the withdrawal of the objection to the development subject to the imposition of a planning condition to control development within the easements of the medium pressure and high-pressure gas pipelines crossing the Application Site.

The following planning condition is has been developed in response to the request of Northern Gas Networks to reference the asset plans prepared by themselves and not those prepared by the Applicant for certainty and clarity:

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 16th 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.

The above planning condition encapsulates the provisions required by Northern Gas Networks to safeguard their assets and ensure site safety, whilst permitted the Applicant to commence the works in other areas of the Application Site whilst the works of stopping up and/or diversion are secured and completed.

An informative is also proposed confirming the requirement to consult and seek the necessary approvals from Northern Gas Networks prior to completing any works within the vicinity of their assets.

The Applicant has confirmed that the proposed planning condition is acceptable to them.

Planning Condition 2 – Approved Plans

The approved list of plans was not referenced within the Planning Panel report due to the late timing of the receipt of revised plans resolving minor comments from Cumbria County Council – Highways.

The revised plans were presented to Members of the Planning Panel and these plans are outlined below for inclusion within Planning Condition 2 to define the approved development.

Received 17th November 2020

Application Form

Received 16th 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 16th 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

Conclusion:

The above-cited Planning Condition 11 and informative accord with the resolution of the Members of the Planning Panel on the 21st April 2021 and meet with the requirements outlined by Northern Gas Networks.

The definition of Planning Condition 2 accords with the details presented to Members on which their resolution was based.

Permit the approval of Application for Approval of Reserved Matters Following Outline Approval subject to the imposition Planning Condition 11 and informative and the definition/revision of

	Planning Condition 2.	
8.	Recommendation: Approve	
9.	Condition(s): See Conclusion.	
Case Officer: Chris Harrison		Date : 27.04.2021
Authorising Officer: N.J. Hayhurst		Date : 27/04/2021
Dedicated responses to:- Agent.		