



The Market Hall
Market Place
Whitehaven
Cumbria CA28 7JG
Telephone 0300 373 3730
cumberland.gov.uk

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The application site is located within Leconfield Industrial Estate, which is located centrally within Cleator Moor approximately 600m to the north-west of the town centre. The Estate is accessed via the B5295 'Leconfield Street' which is at its southern boundary.

The application site extends to approximately 1.27Ha and is located in the north east part of the Estate. The site was formerly occupied by two industrial structures which were demolished in c.2015, leaving only the concrete slabs in situ. More recently the site has been part utilised by BOC Gases Ltd. as a compound for the storage and distribution of bottled gas products and part utilised by a scrap merchant.

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Sproat

Company Name

Cumberland Council

Address

Address line 1

111 Botchergate

Address line 2

Address line 3

Town/City

Carlisle

County

Cumbria

Country

Postcode

CA1 1RZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Chris

Surname

Johnson

Company Name

Avison Young

Address

Address line 1

Central Square

Address line 2

Forth Street

Address line 3

Town/City

Newcastle Upon Tyne

County

Tyne and Wear

Country

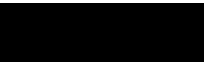
United Kingdom

Postcode

NE1 3PJ

Contact Details

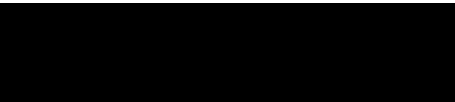
Primary number



Secondary number

Fax number

Email address



Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

VARIATION OF CONDITION 3 TO AMEND PARAMETER PLAN AND CONDITION 23 TO ALLOW FOR OFFICE USE IN ADDITION TO THE APPROVED USES OF PLANNING APPROVAL 4/22/2184/001 OUTLINE APPLICATION FOR THE ERECTION OF A NEW BUILDING UP TO 4000 SQUARE METRES IN FLOORSPACE FOR VARIOUS USES, CAR PARKING, LANDSCAPING & ENGINEERING WORKS

Reference number

4/24/2300/0B1

Date of decision (date must be pre-application submission)

30/10/2024

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

The outline application was not EIA development. The application seeks approval of all reserved matters. The only matters approved at outline were principle, access, and parameters of scale and use. The reserved matters application is in accordance with the approved parameters.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Please refer to covering letter and Planning Statement.

Please list all drawing numbers submitted with this application for approval

Please refer to covering letter and Planning Statement.

If applicable, please state the reasons for any changes to the original drawings

n/a

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

Andrew Sproat
Programme Manager | Capital Programme
Business Transformation and Change | Cumberland Council
Parkhouse Building | Baron Way | Carlisle | CA6 4SJ
cumberland.gov.uk

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Matt Verlander

Date

07/10/2024