



The Market Hall  
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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

FORMER STATION YARD AND ADJACENT FIELD

## Applicant Details

### Name/Company

Title

Mr

First name

NIGEL

Surname

KAY

Company Name

NIGEL KAY HOMES LTD

### Address

Address line 1

c/o ROBINSON & Co.

Address line 2

OXFORD CHAMBERS

Address line 3

NEW OXFORD STREET

Town/City

WORKINGTON

County

CUMBRIA

Country

Postcode

CA14 2LR

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## 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

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR UP TO 65 DWELLINGS WITH DETAILS OF PROPOSED ACCESS AND ALL OTHER MATTERS RESERVED

Reference number

4/23/2076/001

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

19/07/2024

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

RESERVED MATTERS APPROVAL IS SOUGHT FOR 60 DWELLINGS INCLUDING LAYOUT, SCALE, APPEARANCE AND LANDSCAPING

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.

Location Plan Drawing No: 22/07/1026-01a),  
Application Site Boundary, Dwg No: M3570-PA-02-V1,  
Revised Access Junction Plan, Number 0001, Revision P08  
Flood Risk Assessment & Outline Drainage  
Revised Road Safety Audit Stage 1, P  
Revised Designers Response - Ref: 784-B041101-ISSUE 3  
Transport Statement Revision 3, -Ref: 784-B041101  
Planning Design and Access Statement, r  
Biodiversity Baseline, Ref: JN00551/D02.  
Preliminary Ground Investigation Report, Project No: GEO2022- 5470.  
Landscape and Visual Appraisal, Ref: M3570-LVA-22.11-V1  
Phase 1: Desk Top Study Report  
Preliminary Ecological Appraisal, Report Reference: JN00551/D01,  
Tree Constraints Report.  
The Report on an Archaeological Desk-Based Assessment –  
The Report on an Archaeological Desk-Based Assessment – Text.  
The Report on an Archaeological Desk-Based Assessment –Plates.  
The Report on an Archaeological Desk-Based Assessment – Figures 1-7.  
Email from Agent, dated 27th June 2023.

Please list all drawing numbers submitted with this application for approval

LOCATION PLAN - REF: 22/07/1026 - 01a)  
PROPOSED SITE PLAN (ENLARGED) - REF: 22/07/1026 - 03a)  
PROPOSED SITE PLAN - REF: 22/07/1026 - 04a)  
THE LANGDALE PROPOSALS - REF: 22/07/1026 - 05  
THE RYDAL PROPOSALS - REF: 22/07/1026 - 06  
DERWENT COTTAGES - REF: 22/07/1026 - 07  
THE GRASMERE PROPOSALS - REF: 22/07/1026 - 08  
THE AMBLESIDE PROPOSALS - REF: 22/07/1026 - 09  
THE PATTERNDALE PROPOSALS - REF: 22/07/1026 - 10  
THE ESKDALE PROPOSALS - REF: 22/07/1026 - 11  
THE BOWNESS PROPOSALS - REF: 22/07/1026 - 12  
  
LANDSCAPE LAYOUT - REF: M3570.PP.01.V02  
EXTERNAL MATERIAL SCHEDULE  
PHASING PLAN  
DESIGN AND ACCESS STATEMENT - REF: 22/07/1026 - DAS

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

## 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

## 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

Glen Beattie

Date

20/09/2024