



Proud of our past. Energised for our future.

Copeland Borough Council
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Application for Planning Permission

Town and Country Planning Act 1990 (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

Land at Whangs Beck, Egremont, Cumbria

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

The Site's comprise existing highway, small areas of hardstanding and grassed land. The site of the proposed upper access forms an existing access track which is currently used by Copeland Borough Council for grass cutting and maintenance purposes.

When did this use end (if known)?

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Vehicle access and hard standing

Existing materials and finishes:

Both Site's currently comprise the existing highway and areas of hardstanding. The proposed access track for the upper flood storage area incorporates an existing concrete access track, currently used by CBC for grass cutting and maintenance purposes, which will require minimal changes to the highway. The access track for the lower flood storage area maximises the use of existing hardstanding areas. A drop kerb will be provided at the start of the lower access.

Proposed materials and finishes:

The Cross Sections drawing (drawing reference: IMNW000818-VBA-HA-3T3-DR-C-0004 Rev. C01) submitted with the planning application shows the proposed tarmac surface for the footpaths that will require occasional vehicular access. This surface comprises a Geotextural Separator Layer with 150mm high 'Type 1' Granular Sub-Base, with 80mm of Dese Bitumen Macadam Base Course, then 60mm of Dense Bitumen Macadam Wearing Course on top. 50mm wide by 200mm high P.C.C Edging will be laid on 290mm high by 150mm wide 10/20 Concrete Back, haunched to within 50mm of the top. The width of the tarmac surface will vary.

Type:

Other

Other (please specify):

New surfacing (Grasscrete)

Existing materials and finishes:

The Site currently includes grassed land. The majority of the proposed upper access track, and the remainder of the proposed lower access track, will be constructed from grasscrete.

Proposed materials and finishes:

Details of the proposed grasscrete tracks is shown on the submitted Cross Sections drawing (drawing reference: IMNW000818-VBA-HA-3T3-DR-C-0004 Rev. C01). This comprises 150mm high Specification for Highway Works (SHW) Type 1 Sub-Base, and 100mm high Grasscrete Type GC1 with A252 Mesh. This will provide an environmentally friendly, reliable, and hardwearing surface for vehicles with good infiltration, that is aesthetically pleasing to blend with the surroundings. The crossfall (direction as appropriate to the track location) will be 2.5% (1 in 40).

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

The lower access currently includes concrete bollards. Existing street furniture will need to be removed to facilitate the lower access and an overhead cable may need to be relocated to enable the works to commence.

Proposed materials and finishes:

Three demountable (steel) bollards will be provided across the start of both accesses to allow entry for maintenance vehicles only, whilst restricting access for other vehicles.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Alongside the planning statement, the following drawings and plans are submitted as part of the planning application:

- Red-line Boundary (drawing reference: IMNW000818-VBA-HA-3T3-DR-C-0003 Rev. C01);
- General Arrangement (drawing reference: IMNW000818-VBA-HA-3T3-DR-C-0001 Rev. C02);
- Whangs Beck Upper – Existing and Proposed Plans (drawing reference: IMNW000818-VBA-HA-3T3-DR-C-0002 Rev. C01);
- Whangs Beck Lower – Existing and Proposed Plans (drawing reference: IMNW000818-VBA-HA-3T3-DR-C-0005 Rev. C01);
- Cross Sections (drawing reference: IMNW000818-VBA-HA-3T3-DR-C-0004 Rev. C01); and
- Landscape Masterplan (drawing reference: IMNW000818-VBA-LL-3T3-DR-L-0001 Rev. C01)

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

The proposed Development aims to maximise the use of existing assets such as highways and hardstanding. As the proposed Development will necessitate works to the existing highway, the EA have consulted with Doug Coyle (Manager of Flood and Development Management) at Cumbria County Council to discuss the design of the proposed Development and explore the requirements for obtaining any other necessary consents.

Following discussions with Doug Coyle it was advised that the surface for the vehicle turning areas should be a type of grasscrete to provide a hardwearing surface for vehicles, whilst still allowing infiltration and grass cutting by CBC across the whole of the open area. It was also agreed that the design of the new accesses should be to adoptable standards or a standard acceptable to the Highway Authority, and a s278 Agreement would be required to make the alterations to the public highway. The s278 will be acquired separate to, but as part of, the planning approval.

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

5

Total proposed (including spaces retained):

4

Difference in spaces:

-1

Trees and Hedges

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

19/10/2021

Details of the pre-application advice received

Initial pre-application discussions with CBC took place on 19th October 2021 involving representatives of the EA and VBA, and Heather Morrison (CBC Senior Planning Officer) to explain the proposed Development, discuss the approach and content of the planning application, and the timetable for submission.

During the pre-application discussions, CBC accepted the principle of the development, with the main issues surrounding the need to minimise potential impacts, for example on residential amenity. Consequently, it was recommended that the EA seek the opinions of CCC Highways and Countryside Access officers', Egremont Town Council, and residents.

CBC advised that finished levels and materials should blend with the surroundings, which following feedback received from the other consultees has been incorporated into the design, to minimise potential impacts.

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

14

Suffix:

Address line 1:

The Ferns

Address Line 2:

Orgill

Town/City:

Egremont

Postcode:

CA22 2JB

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

10

Suffix:

Address line 1:

The Oaks

Address Line 2:

Town/City:

Egremont

Postcode:

CA22 2HX

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

8

Suffix:

Address line 1:

The Oaks

Address Line 2:

Town/City:

Egremont

Postcode:

CA22 2HX

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

9

Suffix:

Address line 1:

The Oaks

Address Line 2:

Town/City:

Egremont

Postcode:

CA22 2HX

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

8

Suffix:

Address line 1:

The Larches

Address Line 2:

Town/City:

Egremont

Postcode:

CA22 2JE

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

8

Suffix:

Address line 1:

The Larches

Address Line 2:

Orgill

Town/City:

Egremont

Postcode:

CA22 2JE

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

15

Suffix:

Address line 1:

The Hollies

Address Line 2:

Town/City:

Egremont

Postcode:

CA22 2JD

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

2

Suffix:

Address line 1:

Gosforth Park Way

Address Line 2:

Gosforth Business Park

Town/City:

Newcastle-Upon-Tyne

Postcode:

NE12 8ET

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

11

Suffix:

Address line 1:

The Oaks

Address Line 2:

Orgill

Town/City:

Egremont

Postcode:

CA22 2HX

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

10

Suffix:

Address line 1:

The Lilacs

Address Line 2:

Town/City:

Egremont

Postcode:

CA22 2HU

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

10

Suffix:

Address line 1:

The Lilacs

Address Line 2:

Town/City:

Egremont

Postcode:

CA22 2HU

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

10

Suffix:

Address line 1:

The Larches

Address Line 2:

Town/City:

Egremont

Postcode:

CA22 2JE

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

9

Suffix:

Address line 1:

The Larches

Address Line 2:

Orgill

Town/City:

Egremont

Postcode:

CA22 2JE

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

9

Suffix:

Address line 1:

The Larches

Address Line 2:

Orgill

Town/City:

Egremont

Postcode:

CA22 2JE

Date notice served (DD/MM/YYYY):

29/04/2022

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Stuart

Surname

Hardy

Declaration Date

29/04/2022

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Stuart Hardy

Date

29/04/2022