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Copeland Borough Council
The Copeland Centre,
Catherine Street, Whitehaven,
Cumbria CA28 7SJ

tel: 0845 054 8600
fax: 01946 59 83 03
email: info@copeland.gov.uk
web: www.copeland.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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Plot 7"/>
Address Line 1	<input type="text" value="Land to the North of School Brow"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Moresby Parks"/>
Town/city	<input type="text" value="Whitehaven"/>
Postcode	<input type="text"/>

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

Easting (x)	Northing (y)
<input type="text" value="299710"/>	<input type="text" value="519753"/>
Description	
<input type="text"/>	

Applicant Details

Name/Company

Title

Mr

First name

George

Surname

Ross

Company Name

Address

Address line 1

1 Beech Grove

Address line 2

Address line 3

Town/City

Whitehaven

County

Cumbria

Country

United Kingdom

Postcode

CA28 6LG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Daniel

Surname

Sowerby

Company Name

Address

Address line 1

Sowerby House, Townhead

Address line 2

Dearham

Address line 3

Town/City

Maryport

County

Country

United Kingdom

Postcode

CA15 7JW

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

RESERVED MATTERS APPROVAL FOR THE ERECTION OF 20 DETACHED DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE APPROVAL 4/16/2175/0O1

Reference number

4/21/2327/0R1

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

02/11/2022

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

Condition 3

For the avoidance of doubt, this permission approves the reserved matters of appearance and landscape in relation to Plot 1, Plot 6, Plot 14, Plot 15 and Plot 16 as identified on Site Layout – Drawing No. 6972 01 Rev. D received 19th May 2022 only.

A further application for Approval of Reserved Matters following Outline Approval is required in relation to the reserved matters of appearance and landscape for all other plots.

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

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.

Planning Application Form received 13th July 2021
Type One – The Lorton – House Design Pack received 24th March 2022
Type Two (H) – The Borrowdale (Handed For Plot) – House Design Pack received 24th March 2022
Type 3 (H) – The Wilton – House Design Pack received 24th March 2022
Type 4 – The Dovenby – House Design Pack received 30th October 2022
Type 5 – Plot 6 – House Design Pack received 24th March 2022
Site Layout – Drawing No. 6972 01 Rev. E received 13th September 2022
Adoptable Road Layout – Drawing No. 6972 100 Rev. K received 13th September 2022
Section 38 Plan – Drawing No. 6972 106 Rev. E received 13th September 2022
Road and Drainage Longsections Sheet One – Drawing No. 6972 101 Rev. F received 24th March 2022
Road and Drainage Longsections Sheet 2 – Drawing No. 6972 102 Rev. B received 24th March 2022
Road Cross Sections – Drawing No. 6972 105 received 24th March 2022
Typical Road Construction Details – Drawing No. 6972 103 Rev. B received 24th March 2022
Proposed Housing Development, Moresby Parks – Drainage Strategy – March 2022 received 24th March 2022
Drainage Strategy Sheet 1 of 3 – Drawing No. 6972 200 Rev. Q received 13th September 2022
Drainage Strategy Sheet 2 of 3 – Drawing No. 6972 201 Rev. R received 30th October 2022
Drainage Strategy Sheet 3 of 3 – Drawing No. 6972 202 Rev. M received 13th September 2022
Contributing Areas – Drawing No. 6972 203 Rev. G received 13th September 2022
Section 104 Agreement Plan – Drawing No. 6972 204 Rev. F received 13th September 2022
Adoptable Drainage Easement Plan – Drawing No. 6972 205 Rev. B received 24th March 2022
Adoptable Surface Water Manhole Base Details – Drawing No. 6972 206 Rev. A received 24th March 2022
Adoptable Foul Water Manhole Base Details – Drawing No. 6972 208 Rev. A received 24th March 2022
Adoptable Manhole Schedule – Drawing No. 6972 400 Rev. A received 24th March 2022
Detention Basin Section – Drawing No. 6972 210 Rev. D received 30th October 2022
Proposed Housing Development, Moresby Parks Drainage Strategy March 2022 received 24th March 2022
Proposed New Housing Development Moresby Parks – Cumbria – 5th April 2022 – Operation and Maintenance Plan Surface Water Drainage System received 30th October 2022
Outdoor Lighting Report Ref. SHD130 18 March 2022 received 13th July 2021
A3 Land Registry Plan – Drawing No. 6972 205 Rev. D received 13th September 2022

Please list all drawing numbers submitted with this application for approval

Design and Access Statement (DAS) - DAS-001
GHR-P7-001 - Proposed Elevations
GHR-P7-002 - Proposed Floor Plans
GHR-P7-003 - Proposed Site Drainage Plans

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

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

4/21/2327/0R1

Date (must be pre-application submission)

02/11/2022

Details of the pre-application advice received

Original approval and breif telephone conversation on 16th March 2023

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 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

Daniel Sowerby

Date

29/03/2023