



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

Land at

Address Line 1

Nethertown Road

Address Line 2

Address Line 3

Town/city

St Bees

Postcode

CA27 0AY

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

Easting (x)

297236

Northing (y)

510902

Description

Applicant Details

Name/Company

Title

Mr

First name

Graeme

Surname

Morgan

Company Name

Sunshine Properties West Coast Ltd

Address

Address line 1

57 Horseshoe Drive

Address line 2

Address line 3

Town/City

Ccokermouth

County

Cumbria

Country

England

Postcode

CA13 9FJ

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

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 A RESIDENTIAL DEVELOPMENT WITH ALL MATTERS RESERVED LAND AT NETHERTOWN ROAD, ST BEES

Reference number

APPLICATION No: 4/21/2368/001

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

19/05/2022

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

The appearance, layout and scale of the proposed residential dwelling on Plot 5.

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.

OUTLINE APPLICATION - 4/21/2368/001 - DECISION DATED 19th MAY 2022:

- Location Map (Amended), Scale 1:1250, Drawing No: 008, received by the Local Planning Authority on the 8th November 2021.
- Location Plan (Amended), Scale 1:1250, Drawing No: 006, received by the Local Planning Authority on the 8th November 2021.
- Access Appraisal, Prepared by WYG November 2020, received by the Local Planning Authority on the 16th August 2021.
- Preliminary Ecology Appraisal, Prepared by Hesketh Ecology July 2021, received by the Local Planning Authority on the 16th August 2021.
- Planning Statement, received by the Local Planning Authority on the 16th August 2021.

RESERVED MATTERS APPLICATION - 4/23/2100/0R1- DECISION DATED 25th August 2023:

- Location Plan, Scale 1:1250, Drawing No: 666, received by the Local Planning Authority on the 6th April 2023.
- Site Plan – Road Layout Only (Amended), Scale 1:1250, Drawing No: 005, Revision: J, received by the Local Planning Authority on the 28th June 2023.
- Construction Traffic Management Plan (Amended), received by the Local Planning Authority on the 27th July 2023.
- Plot 4 & 5 Nethertown Road St Bees Drainage Details, Scale 1:20, Drawing No: 22-C-16767-02, Rev: A, received by the Local Planning Authority on the 6th April 2023.
- Plot 4 & 5 Nethertown Road St Bees Proposed Drainage Plan, Scale 1:200, Drawing No: 22-C-16767-01, Rev: B, received by the Local Planning Authority on the 25th May 2023.
- Letter from Unblock Cumbria Ltd dated 17th March 2023, received by the Local Planning Authority on the 6th April 2023.
- Drainage Strategy Report, Prepared by A L Daines & Partners November 2022, Rev A, received by the Local Planning Authority on the 6th April 2023.

Please list all drawing numbers submitted with this application for approval

23.51.02B Plot 5 Proposed Plans Elevations and Section

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

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

Carolyn Williamson

Date

15/02/2024