

Statement of commencement with reference to approved  
planning permission application 4/25/2124/0B1

**USE OF LAND FOR THE SITING OF FOUR GLAMPING PODS WITH SMALL  
DECKING AREAS, CONSTRUCTION OF A PARKING COMPRISING 4 SPACES,  
FOOTWAYS AND ASSOCIATED DRAINAGE AND MINOR EARTH WORKS TO  
REGRADE THE LAND LEVELS  
5 ELLERBECK BARNS, EGREMONT**

Please note the times and dates and the photos provided are within the specified timescale stated in condition 1 that commencement should begin before April 20<sup>th</sup> 2026.

November 25<sup>th</sup> 2025

Bulk of the grass and brush removed with a strimmer to make way for further clearing of the area proposed for the car park, turning area and refuse point.

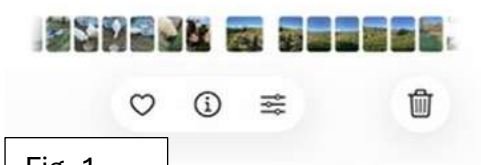
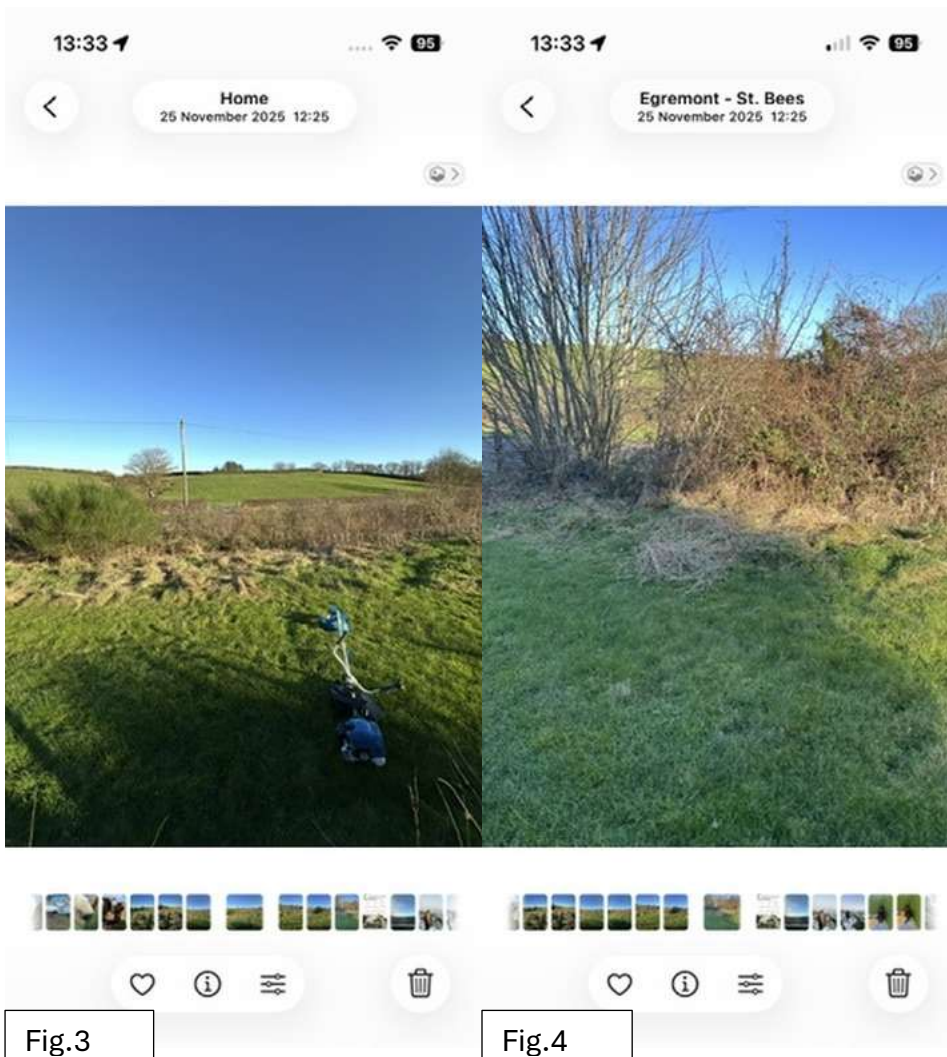


Fig. 1



Fig.2



Jan 19<sup>th</sup> 2026

Bushes and trees trimmed have been trimmed up in regards to the visibility splay, to allow for good visibility in and out of site entrance.

This will need to be done periodically to retain the required visibility of 91m NW and 83m SE measured 2.4 metres down the centre of the access road and the nearside channel line of the major road.

New hedge row -See figure 6, had previously been planted, to provide privacy for the house and use as a clear line along the

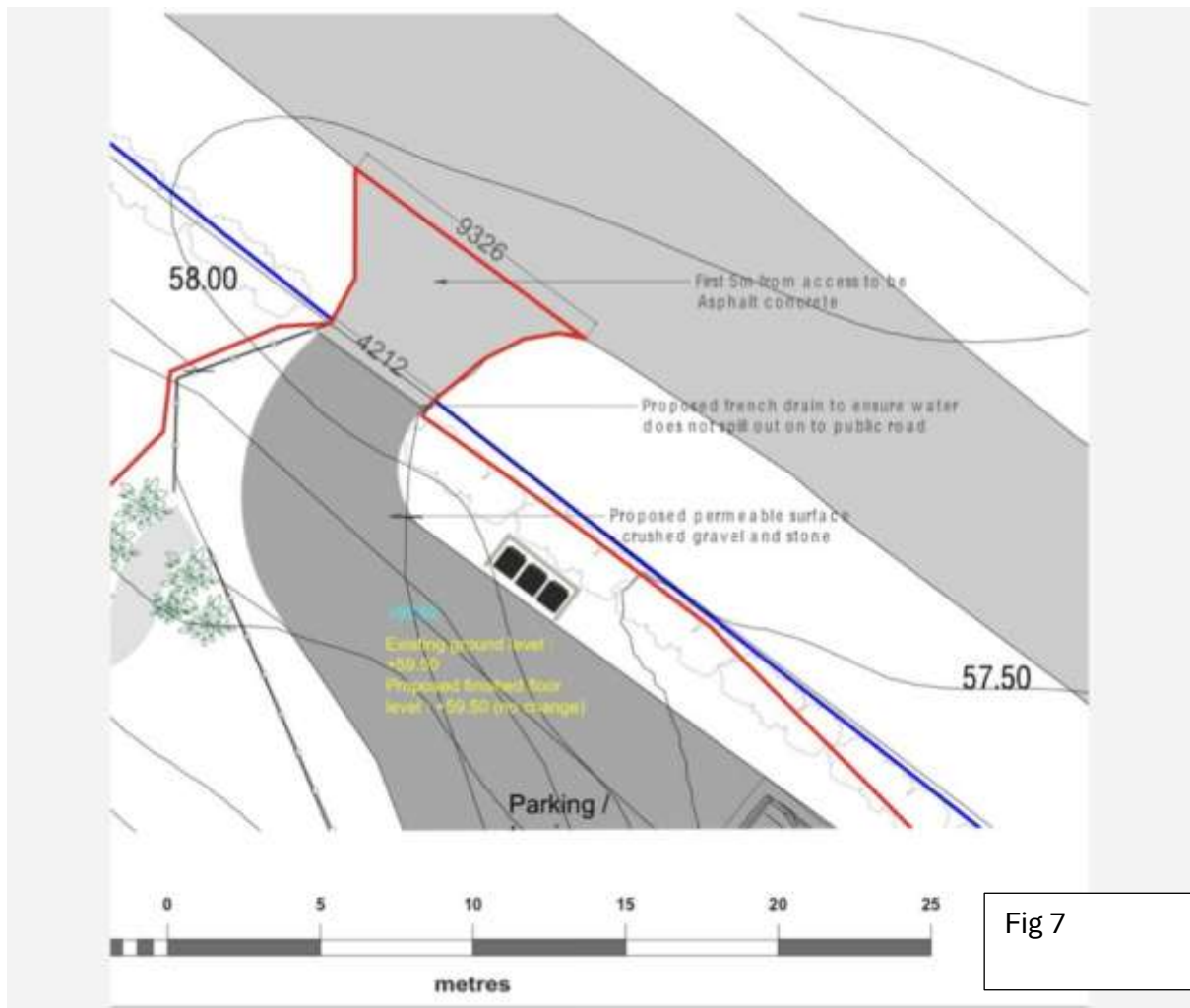
edge of the proposed car park, a gate will be installed at a later date, these hedges were provided to us as part of a scheme with the woodland trust.



Fig.5



Fig.6



April 10<sup>th</sup> 2026

Further trimming and pruning of the plants near the entrance to allow for clear as per visibility. Fig.8/9/10/



Fig 8



Fig 9



fig 10



April 10<sup>th</sup> -12<sup>th</sup> April 2026

This weekend a material operation was commenced, the drain at the bottom of the drive was constructed see fig 13/13.1/14/15/16 with reference to the plan fig 7.

The constructed drain consists of a plastic channel approx. 85mm deep x 120mm external width. It is made from a durable material that allows vehicles to drive over it safely.

This was approx. 6 hours labour including demolishing a channel in the original concrete by the existing entrance, laying the materials, and re-filling any areas that needed it.

Covering the pre commencement condition 5. 'The development hereby approved must be carried out in accordance and implement the measures set out in the approved document 'road access plan' scale 1:100, drawing number 210825-01-06. This is to prevent any surface water discharging onto or off the highway from the existing hardstanding surface.



14:17

91



Egremont - St. Bees  
12 April 17:09



Fig 14

12/04/2026

Fig 15

10/04/2026





Fig 16  
10/04/2026

The same weekend we hired a micro digger to clear the top soil from the existing gravelled driveway, constructing and laying out

the road to be used up to the proposed parking area. fig  
12/12.1/12.2

13:36

99



Egremont - St. Bees  
11 April 13:54



**Depot Address**  
Group Ltd  
Whitehaven Plant and Tool  
Unit 2, Joe McEain Avenue  
Whitehaven Commercial Park  
Morecby Parks  
Whitehaven  
CA28 8FA

**HIRE DESPATCH**

**Customer**  
STARK - EGREMONT - 4006  
Po Box 550  
Account Abco001  
Huddersfield  
Huddersfield  
HD1 1XN



**Date**  
09/04/25  
**Customer Order No.**

On Hire From 10/04/26

FLEET No	ITEM No	MODEL DESCRIPTION	FUEL (IF REQ)	QUANTITY	QTY DELIVERED
	KEY	Key		1	
	BUCD1	Excavator Bucket - Ditching		1	
	BUCL2	Excavator Bucket - 32in		1	
	BUC09	Excavator Bucket - 9in		1	
3481149	ME034	Excavator - 0.8T Stage 5	RETURNED	1	

**DRIVERS NOTE:** Please ensure the correct site specific PPE is worn at all times.

**VISIBLE DAMAGE / MISSING ITEMS**

ON TIME

SUPPORTING DOCUMENTS & CERTIFICATION

CORRECT PRODUCT

GOOD WORKING ORDER

Please Note: If hired equipment is returned in a damaged or dirty condition charges may follow - all machines requiring fuel will be supplied with a full tank. Daily checks of Fuel, Oil, Water and Tyres are the customer's responsibility.

General Conditions of hire apply as printed overleaf. Acceptance of the hired equipment will be held as implying acceptance of the above conditions appearing overleaf. The same conditions will be held to apply to any hired equipment.

The hirer is reminded that where applicable and in line with the attached General Conditions for the hiring of Equipment and General Conditions of Sale, suitable and sufficient insurance cover must be in place.

Operator requires that all operators of hired equipment which are

at point of hire: IN DEFENDERS, SAFETY IN SAFETY RITS

Fig 12  
Proof of digger hire delivery sheet

**Supplied by and Queries to:**

4008 Egremont  
Bridge End  
Egremont  
CA22 2RQ  
Tel: 01946 822880

**SALES INVOICE**



**Invoice to:**

04069811 | 13401

Gemma Waghorn T/A Three Amigos

Invoice No:

Account No:

Invoice Date/ Tax Point:

Email:

Fax No:

Deliver to:

15/04/2026

CUSTOMERS ORDER No.	DESP NOTE	DESP DATE	METHOD	OUR REF		
	00133402	15/04/2026	Collections	501501		
ITEM No.	DESCRIPTION	QUANTITY	PRICE	UNIT	VALUE	VAT
SP/4285870	GAP HIRE MICRO DIGGER	1.00 EA		EA		S
CARRIAGE	Carriage (Parcel Carriers etc.)	1.00 EA		EA		S
<b>RATE % :</b>			<b>TOTAL GOODS</b>			
<b>GOODS :</b>			<b>TOTAL VAT</b>			
<b>VAT :</b>						

You can pay by BACS or Faster Payments. Our bank details are: Sort Code: 20-62-61  
Account Number: 00618091 Account Name: STARK Building Materials UK Limited.  
Please quote your account number in the payment reference.  
For other options please refer to the reverse of your statement.

INV TOTAL £

VAT Reg. No. GB 394 1212 63

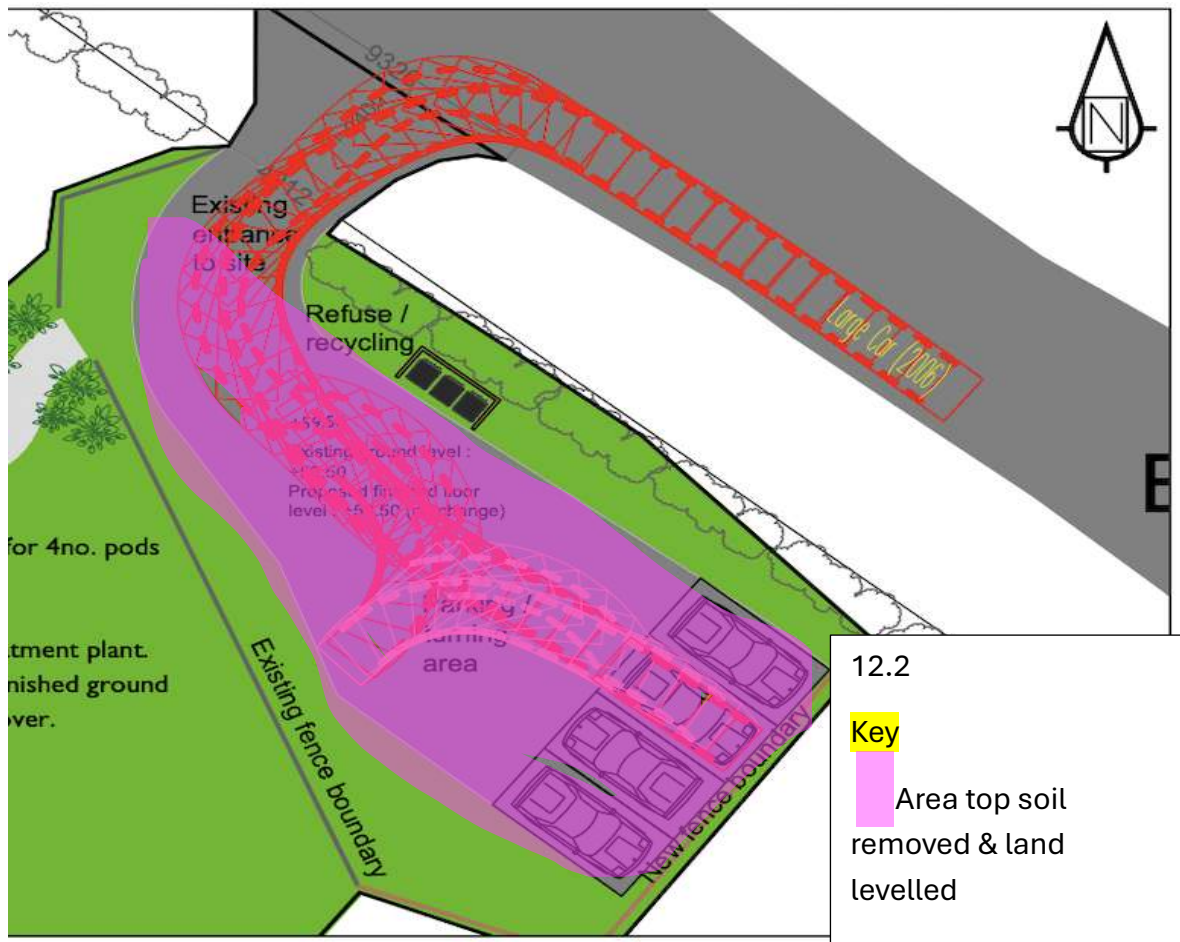
For Terms and Conditions of Sale, please visit [www.starkbuild.co.uk/Terms-and-Conditions-of-Sale](http://www.starkbuild.co.uk/Terms-and-Conditions-of-Sale)  
TERMS STRICTLY 30 DAYS NET.

Goods sold with Timber Chain of Custody (C of C) are shown by reference to the scheme product description.  
FSC or PEFC. Claims are, unless stated in the product description, FSC (SA-COC-013286); FSC Mix 70%  
PEFC (SA-PEFC-COC-013286); 70% PEFC certified. Applies only to branches in scope of C of C certificates.

STARK Building Materials UK Limited. Registered Office:  
Merchant House, Binley Business Park, Coventry, CV3 2TT  
Registered in England & Wales No. 01647362

Fig 12.1

04069811 | 13401 | 00001 | 00001 |



In doing so it has enabled us to see where the ground needs levelling to, the soil removed was then relocated and used to create an even surface for the area specified in the plan (fig 12.1/) see Fig 17/18/19/20/21/22/23

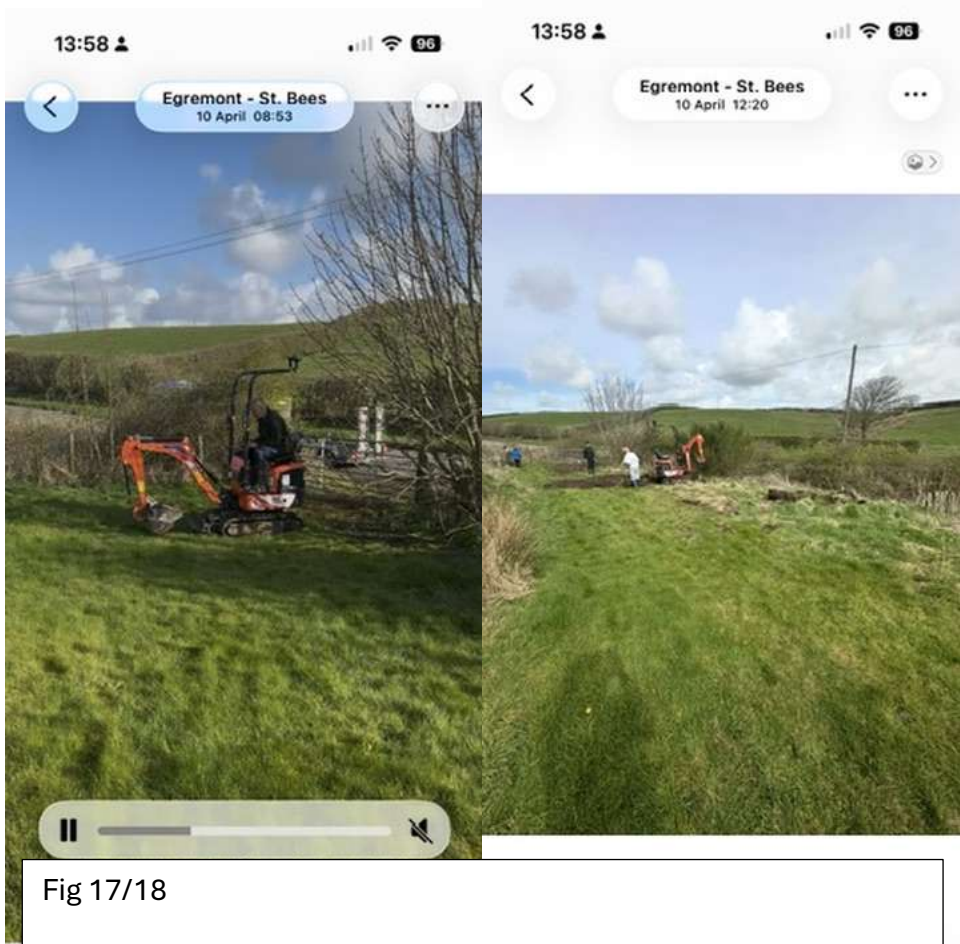


Fig 17/18

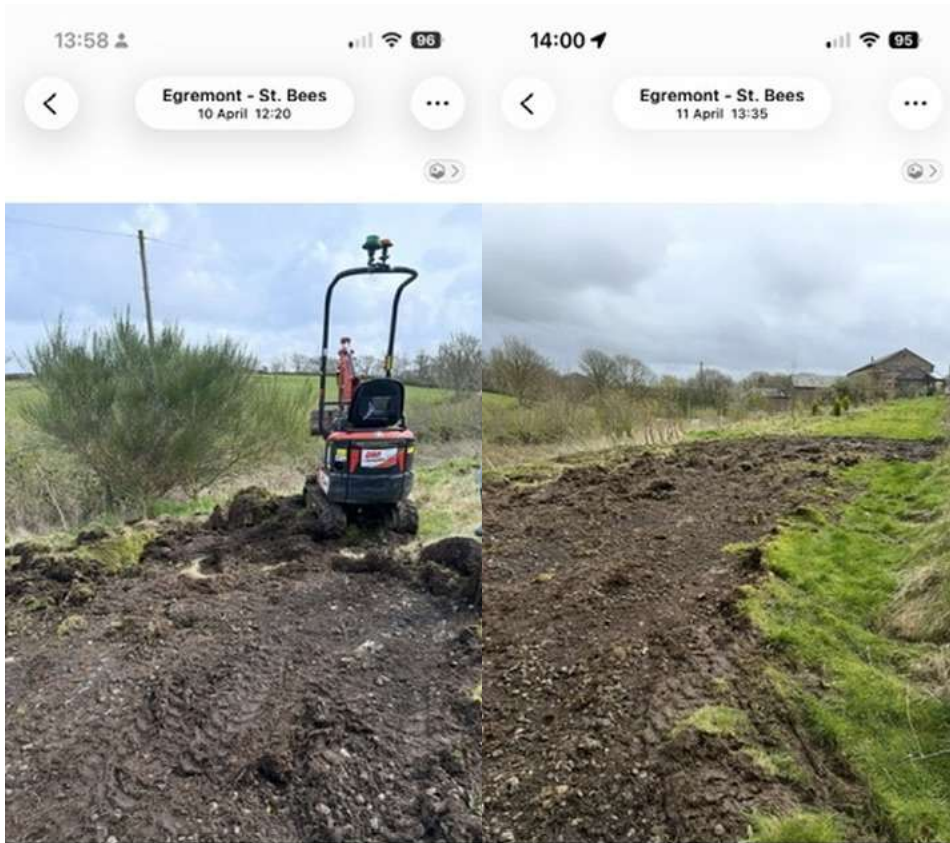


Fig 19/20



Fig 21



Fig 22

12/04/2026

Top soil relocated to level the ground



14:30

89



Egremont - St. Bees  
12 April 12:36



Fig 23  
12/04/2026