

PLANNING APPEAL DECISION

Lead Officer: Tony Pomfret - Principal Planning Officer

To inform Members of a recent Appeal Decision in respect of Alterations of redundant buildings to form 3 Dwellings and Alterations to Access at Low Stowbank Farm, Kirkland Road, Ennerdale.

Recommendation: That the decision be noted in the context of the Council's local Plan policies and also in relation to performance monitoring.

Resource Implications: Nil

1.0 SUPPORTING INFORMATION

1.1 Full planning permission for this development was refused on 14 September 2005 for the following reason:-

The increased use of vehicular access onto the public highway resulting from the proposed development would, by reason of substandard visibility, result in additional danger to all users of the road contrary to Policy HSG 17 of the Copeland Local Plan 2001-2016 2nd deposit Version.

1.2 A subsequent appeal against this decision has been DISMISSED.

1.3 In her summing up the Inspector concluded that the proposed access would be "substandard and cause an unacceptable risk of accident. The harm caused could not be overcome by imposing conditions to require a traffic mirror or alternative access. The proposed development would cause an unacceptable loss of highway safety and conflict with Local Plan Policy HSG 17".

1.4 A copy of the Inspector's decision letter is attached to this report.

Contact Officer: Heather Morrison – Senior Planning Officer

Background Papers: Development Services File 4/05/2047/0F1 and Inspector's Decision letter dated 28 September 2006