

To The Owner
37 Church Road
Distington CA14 5TE

Dear Sir

**REF REDEVELOPMENT OF FORMER PUBLIC HOUSE AND VICTORIA HALL
ON CORNER OF MAIN STREET AND CHURCH ROAD DISTINGTON**

I write to you on behalf of the owner of the adjoining site on the corner of Church Road and Main Street where proposals are lodged with Copeland BC, to redevelop the site and to demolish the existing buildings and erect four new dwellings with associated courtyard parking to the rear.

I enclose copy plans for your information purposes. You will notice that access to the courtyard parking is from Church Road.

In order to achieve visibility splays, (clear vision up Church Road for vehicles coming out of rear courtyard), we require a small portion of land in your garden as shown on the plan, to be controlled and to have no obstruction such as a hedge or a wall placed upon this portion of land, which would impede visibility up Church Road.

This would form part of any future approval, and does not affect your rights to this ground, but only to control, as part of the approval under a Section 106 agreement that this visibility splay, can be provided and maintained.

If you have any queries on the above please do not hesitate to contact me.

Yours faithfully

Richard J. Lindsay Dipl Arch DA(Manc) MASI CIOB

Agent acting for the owner of the development site

Ccfile/C Harrison Principal Planning officer CBC

To The Owner
36 Church Road
Distington CA14 5TE

Dear Sir

**REF REDEVELOPMENT OF FORMER PUBLIC HOUSE AND VICTORIA HALL
ON CORNER OF MAIN STREET AND CHURCH ROAD DISTINGTON**

I write to you on behalf of the owner of the adjoining site on the corner of Church Road and Main Street where proposals are lodged with Copeland BC, to redevelop the site and to demolish the existing buildings and erect four new dwellings with associated courtyard parking to the rear.

I enclose copy plans for your information purposes. You will notice that access to the courtyard parking is from Church Road.

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Yours faithfully

Richard J. Lindsay Dipl Arch DA(Manc) MASI CIOB

Agent acting for the owner of the development site

Ccfile/C Harrison Principal Planning officer CBC

12/5/21

FAO Home Group
Ennerdale Road
Maryport CA15 8HW

Dear Sirs

**REDEVELOPMENT OF FORMER PUBLIC HOUSE AND VICTORIA HALL
CORNER OF MAIN ST/CHURCH RD DISTINGTON**

I act for clients who will be developing this corner site,(if Planning Approval is given), and as part of the conditions will be visibility splays on Church Road extending across a small portion of the front boundary of nos 36 and 37 Church Road.

It involves no physical interference with your land but just a condition that no obstruction will be placed in this zone which might restrict visibility up Church Road.

I have sent letters to both houses and one seems to be empty and I realised that although some houses are privately owned in this part of Church Road, you may still own nos 36 and 37.

I also enclose a plan showing the small area affected, and if you have any queries on the above please contact me and I will be happy to answer them.

Yours faithfully

Richard J. Lindsay Dipl Arch DA(Manc) MASI CIOB

Ccfile

Mr C Harrison Principal Planning Officer CBC

Partnership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

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

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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.

* "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	Address	Date Notice Served
The Owner/tenant	36 Church Rd Birmingham CA14 5TE	12/5/21
The Owner/tenant	37 Church Rd Birmingham CA14 5TE	12/5/21
Home Group	Emerald Rd Maryport CA15 8HW	12/5/21

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):