

15/11/21
Holme Dale
Low Scales
Wigton CA7 3NE

FAO Development Control
Copeland BC
The Copeland Centre
Whitehaven CA28 7SJ

Dear Sirs

**FORMER APPROVAL 4/18/2169/0F1 CHANGE OF USE RESIDENTIAL
DWELLING TO GUEST HOUSE KELD GREEN THE BANKS SEASCALE**

Acting on behalf of my clients, I am pleased to enclose a Full Plans application for the formation of a new car park and vehicular access at Keld Green Guest House.

The Guest House when full requires additional parking facilities, and it is accepted that an informal parking area in front of the Guest House, with a loose gravel surface has led to problems, which have been brought to the attention of the planning authorities.

Vehicles have reversed from this parking area on to the public highway, which we agree is not acceptable. A further issue is that loose gravel from the parking area, has on occasions spilled on to the highway, which again is not acceptable. Our planning application seeks to address these issues.

A formal parking area with a central access via new dropped kerbs on to the highway, is proposed, with marked parking bays. Adequate turning facilities exist within the site, and the new layout would mean that cars would access from the site on to the highway in a normal manner and not reverse on to the highway.

Furthermore a boundary fence/wall will be erected along the remainder of the boundary between the new car park and the footpath. A boundary wall/fence will also be erected between this car park and the existing access down the side of Keld Green.

Finally two further improvements will be made. The car park will be hard surfaced in a material to be agreed upon, (probably tarmac). A new ACO drain will be installed

across the proposed new entrance which will accept all run off of surface water from the new car park to prevent water running on to the public highway.

I therefore enclose for your information, the following documents and plans on behalf of my clients.

- 1.Full planning Forms signed on behalf of my clients.
- 2.The plan fee of £462.00 paid by card.
- 3.Plans of the site as existing all numbered.
- 4.Plans of the site as proposed all numbered..
- 5.Site location plans numbered.

It will be essential to await the advice from Cumbria Highways on the above application, and despite COVID affecting meetings, if a site visit could be arranged, with Officers, I consider it would be very advantageous, and would help not only progress matters, but would help to explain my clients intentions.

In conclusion I look forward to the application being validated, and if you require any further information, please contact me and I will be happy to provide the same.

Yours Faithfully

Richard J. Lindsay

Ccfile

Client RM

Demi Crawford Planning Enforcement Officer