

## Christie Burns

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**From:** Glen Beattie  
**Sent:** 20 April 2026 09:49  
**To:** Christie Burns  
**Cc:** David Whitfield  
**Subject:** RE: 4/26/2035/0R1 - SITE OF FORMER BECKERMET SERVICE GARAGE, BECKERMET  
**Attachments:** Prop Site Plan 03a).pdf; ATC and Visibility Splays letter and details.pdf; ENHANCED EXTERNAL MATERIAL SCHEDULE.pdf; Integrated PV panel system.pdf; Lighting bollard.pdf

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Hi Christie,

We received the speed survey results last week so I can now respond to your email below and the HA comments in their letter.

### **Highway Authority.**

#### Visibility splays at access.

I have attached a letter from our highway consultants which sets out the results of the speed survey and confirms the visibility splay requirement. The 85<sup>th</sup> percentile speeds are such that the required splay lengths are much reduced, so I have amended the site plan accordingly. The required splays are achievable so hopefully this will satisfy the HA.

#### Access Road/ Shared Driveway.

I have retained the road width at 4.10m as the HA confirm is permitted but I have eased the centreline radius to 12.5m and removed the internal footpath as suggested. A 12.5m centreline radius is more in line with CDG requirements so on this basis, I don't think swept paths are a necessity.

#### Footways.

I note the HA state that a 2.00m frontage footpath can't be insisted upon, so I have retained the 1.20m path width as originally drawn as I think it is more appropriate to the conservation area location. By default, the short length of path to each front door will provide a passing place in the eventuality that a wheelchair and pedestrian need to pass.

The internal footpath has been removed as outlined above.

#### Servicing.

I note the HA confirm there is sufficient turning space for small delivery vans and that the effuse collection will be from the front of the site.

#### Parking.

I note the HA confirm there is sufficient parking.

In response to the HA queries, I have attached a pdf of the site plan drawing which is now 25/02/1072 – 03a) and the letter from our highway consultants. The highway construction details will be submitted as part of the Discharge of Condition application.

#### **LLFA.**

As noted in the letter, this will be dealt with as part of the Discharge of Condition application.

#### **Parish Council comments.**

Design comments noted however the submitted design reflects the sketch proposals submitted as part of the PPA application which the Council confirmed was appropriate for the conservation area location.

PV panels are now all-but a mandatory requirement under the Building Regulations for new build dwellings. I have located them on the rear elevations which face south for maximum effectiveness which means they will not be visible from the public highway.

**LPA queries.**

I have prepared an Enhanced External Material Schedule which supersedes the one originally submitted – pdf attached. The document provides images and link details to the websites in question for all the materials listed. As agreed, I have amended the schedule to indicate painted timber windows on the front elevations but have retained uPVC on the rear elevations.

I have provided a separate document covering the integrated PV panels. This is the same system as the one recently accepted in the St. Bees conservation area.

I have changed the boundary treatment adjacent to plot 2 and between plot 5/ 5 Rifle Terrace from a fence to a rendered wall. This is reflected on the revised site plan attached.

Lighting bollards – I have added the locations to the site plan and provided a separate image/ specification sheet.

Landscaping – I would prefer to deal with this now so have added a Landscape Planting Schedule to the site plan. I will be submitting the site plan along with a Landscape Management Plan as part of the Discharge of Condition application.

Retaining walls – the heights of these will vary as stated but I have expanded the annotation to approximate the heights. I have also added a specification to the site plan drawing.

**Effect of development on 5 Rifle Terrace.**

I would contest there is any loss of light, loss of privacy or that the development is overbearing to 5 Rifle Terrace. The relationship between the two properties is gable to gable and there is approximately 8.30m of separation measured perpendicular from the front building line of plot 5. There is only a first-floor bathroom window in the west elevation of plot 5 which will be obscure glazed and looking at Google Street scene, the gable end of 5 Rifle Terrace contains only a partially glazed entrance door at GF level. In my opinion, the separation distance and arrangement of openings mean there is no loss of light or loss of privacy, and the development is not overbearing on 5 Rifle Terrace.

I trust the above deals with the queries satisfactorily. I appreciate you will now undertake a 3-week re-consultation so please let me know if you need anything else.

Also, just to note that I will be submitting the Discharge of Condition application today so it will probably be with you mid-week once the planning fee has been paid.

Regards,  
Glen