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Copeland area Planning Department, Cumberland Council

For the attention of Cathy Henderson

Date: 29 April 2024

Your reference: 4/22/2407/0F1

Dear Cathy Henderson

**CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/22/2407/0F1**

**Site Address: THE KNOLL, HIGH HOUSE ROAD, ST BEES  
CA27 0BZ**

**Proposal: CONSTRUCTION OF THREE TWO STOREY, FOUR BEDROOMED  
DETACHED DWELLINGS WITH ASSOCIATED INFRASTRUCTURE**

Thank you for your consultation on 16 April 2024 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

I can confirm that the response made to the previous application should still apply.

I attached our previous response hereto.

Date: 25 May 2023

Your reference: 4/22/2407/0F1

Dear Cathy Henderson

**CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/22/2407/0F1**

**Site Address: THE KNOLL, HIGH HOUSE ROAD, ST BEES, CA27 0BZ**

**Proposal: CONSTRUCTION OF THREE TWO STOREY, FOUR BEDROOMED  
DETACHED DWELLINGS WITH ASSOCIATED INFRASTRUCTURE**

Thank you for your consultation on 24 May 2023 regarding the above Planning Application.

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Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

I can confirm that we have no objections to the proposal, subject to the following recommended conditions being included in any Notice of Consent which may be issued:

**Condition 1:**

The development shall not commence until visibility splays providing clear visibility as Drawing No.amended March 23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason:

In the interests of highway safety.

To support Local Transport Plan Policies: LD7, LD8

**Condition 2:**

Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason:

In the interests of highway safety and environmental management.

To support Local Transport Plan Policies: LD7, LD8

Yours sincerely

**June Farquharson**

Assistant Development Management Officer