

Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 15 March 2024

Your reference: 4/23/2292/0F1

Dear Planning Officer

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2292/0F1
Site Address: FIELD ADJACENT TO CHURCH STREET, CLEATOR
Proposal: ERECTION OF A DWELLING & DETACHED GARAGE/WORKSHOP

Thank you for your consultation on the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

As shown on plan TF-PDD-001_E the aco channel has been extended to cover the entire frontage of the driveway.

As this site is private, you should ensure adequate visibility is in place for the development access and also the junction to the public highway.

As presented on TF-PPD-001_E a privet hedge is to be planted between fence and boundary, the privet hedge needs to be maintained and must not grow higher than the 900mm fence as this will affect visibility from the driveway and also forward visibility from the junction onto and off the estate so you should seek to secure this through condition.

Surface water drainage is proposed to connect into the existing surface water sewer onsite, a permeable surface is also proposed and these element can be managed through building control.

Our recommendation is to apply standing advice as per the service level agreement to the remaining aspects.

The LHA & LLFA have no objections to the development subject to the following conditions being included in any notice of consent you may grant.

Condition: The development shall not commence until visibility splays providing clear visibility of 43 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. 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 grow 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.

Condition: The proposed fence/hedge boundary shall not exceed 900mm above the footway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved (before development commences) (before the development is brought into use) and shall not be raised to a height exceeding 900mm thereafter.

Reason: In the interests of highway safety.

Informative:

A PROW public footpath number 403005 lies adjacent to/runs through the site, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

Reason: To support Local Transport Plan Policy W1, W2.

Yours sincerely

Natalie Robinson
Planning Application Officer