

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 3 June 2024

Your reference: 4/23/2366/0F1

Dear Christie M Burns

## **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/23/2366/0F1**  
**Site Address: MOORLEYS, EGREMONT**  
**Proposal: ERECTION OF ROADSIDE FENCE WITH SCREEN HEDGE  
PLANTING, INSTALLATION OF A DOMESTIC OIL TANK,  
CONSTRUCTION OF GARDEN/BIKE STORE AND SCREENED  
DOMESTIC WASTE BIN ENCLOSURE**

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:

Original application 4/21/2556/0F1 for this property/fence was agreed:

"The visibility splay crosses the hedge and wall which on on drawing number 2102-C-200 Rev A (submitted with 4/22/2005/0F1) it has been stated that the wall will be built to max 1.00m and the existing hedge will be reduced in height to 1.00m. The height of the hedge will need to be maintained as to not exceed 1.05m which will obstruct the visibility. Therefore I recommend that a boundary height condition is included. Please note that the fence should also not exceed 1.05m if in the visibility site line."

The new fence height 1.9m does not obstruct through the visibility splay, however as presented on the plan the new hedge planting in front of the fence looking east will obstruct the visibility line in the future. Therefore I recommend that a boundary height condition is included. The hedge must not exceed 1.00m and will need maintained as to not exceed 1.00m in the future.

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:** Any existing highway fence/wall boundary shall be reduced to a height not exceeding 1.00m above the carriageway 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 1.00m thereafter.

**Reason:** In the interests of highway safety.

Yours sincerely

**Natalie Robinson**  
Planning Application Officer