

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 11 December 2024  
Your reference: 4/24/2254/0F1

Dear Sarah Papaleo

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/24/2254/0F1**  
**Site Address: LAND AT BREWERY BROW, PARTON**  
**Proposal: ERECTION OF A STORAGE SHED TO STORE HOBBY CARS**

Thank you for your consultation on 5 December 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: 16 August 2024  
Your reference: 4/24/2254/0F1

Dear Sarah Papaleo

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/24/2254/0F1**  
**Site Address: LAND AT BREWERY BROW, PARTON**  
**Proposal: ERECTION OF A STORAGE SHED TO STORE HOBBY CARS**

Thank you for your consultation on 30 July 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.

- The existing access by which vehicles associated with this proposal would leave and rejoin the public highway is unsatisfactory since the required visibility of 60 metres x 60 metres from 2.4 meters of the centre of the access road cannot be achieved at the junction with the public highway.
- Entry to the site from the west and exit to the west of the site is not achievable due to gradient of the Brewery Brow.
- An existing utility pole is situated within the existing access, this causes a restriction to vehicle movement and would need removed and relocated.
- A proposed surface water channel would be installed across the access but no detail has been provided on where this channel will connect into.
- The proposal is to drain the site and building via a new soakaway system but no BRE 365 results have been submitted as part of this application to show ground conditions are acceptable for this proposal.

In conclusion the opinion of the LHA and LLFA is that the intensification of use which would result from the proposed development is unacceptable in terms of highway safety and we would recommend refusal until the above points can be addressed.

Yours sincerely

**Paul Telford**  
Development Management Officer