

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 26 November 2024

Your reference: 4/24/2371/0F1

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2371/0F1
**Site Address: LAND TO THE REAR OF CHURCH ROAD/MAIN STREET,
DISTINGTON**
**Proposal: CHANGE OF USE FROM A PRIVATE FIELD TO A COMMUNITY
GARDEN - THIS WILL INCLUDE REFURBISHMENT OF
HARDSTANDING (FORMER CAR PARK) AND DEVELOPMENT OF
ALLOTMENTS AND COMMUNITY GARDEN INCLUDING THE
SITING OF TWO STORAGE CONTAINERS**

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:

In principle there are no objections to the proposal from a highways or LLFA perspective, however there is some further information and recommendations that the applicant needs to consider.

Highways

The use of the existing access even with occasional use will likely be an increase over what is current, however we do not believe this will have a material effect on existing highway conditions.

The proposed access road as presented has a variable width of 4.0 metres and 5.0 meters along its length.

We do recommend that the applicant widen the access to 4.8m and maintain this width for 15 metres then reduce down to 3.7m into the site, the reduced access should be centralised to allow better visibility whilst entering and exiting the site, this will also allow vehicles to pass without having to reverse back out into the highway.

It should be noted that Public Right of Way FP 404021 passes along the western boundary of the development site.

The applicant must be advised that:

- The granting of planning permission would not give the applicant the right to block or obstruct the right of way shown on the attached plan.
- The right of way as shown on the definitive map and statement must be kept open and unaltered for public use until an order made to divert, stop up or to temporarily close it has been confirmed.

There is no provisions for cycles we would ask that you demonstrate they are providing space to park cycles.

LLFA

There are no detailed plans that have been submitted to show the surface water management that the applicant will administer within the site, how does the carpark and tarmac area drain at present? If installing soakaways we would advise not to be positioned in close proximity to the highway – which should be at least 5m away from the highway and property.

In light to the above comments additional details are required from the applicant. Upon receipt of the amended plans I shall be better placed to provide full response.

Yours sincerely

June Farquharson
Assistant Development Management Officer