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Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 27 June 2025

Your reference: 4/25/2169/0F1

Dear Christie M Burns

## **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/25/2169/0F1**  
**Site Address: PETERSBURGH FARM, BECKERMET**  
**Proposal: CONVERSION OF EXISTING STONE BARNs INTO TWO DWELLINGS INCLUDING THE SUB-DIVISION OF EXISTING GARDEN AND CAR PARKING AREAS WITH ASSOCIATED INFRASTRUCTURE AND ANCILLARY FACILITIES**

Thank you for your consultation on the above Planning Application.

### ***Please note that this is an updated response***

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows :

Thank you for your consultation on the above Planning Application.

I have reviewed the plans and statement and have the following observations:

- The two accesses are in existing locations for the farm house and farmyard.
- The number of parking spaces remain at 8 overall, intensification at the accesses will be minimal.
- The road is a dead-end and carries very little traffic.
- There are no recorded injury accidents on the C4013.
- The slight intensification of trips associated with the additional dwellings will cause some impact on the C4013. However, due to the speed limiting physical layout of the road and the low number of vehicles, the occasional head-on meetings, requiring reversing. This can be considered more of a nuisance and inconvenience rather than a road safety matter.
- There are some existing informal passing places and field accesses which provide opportunities for vehicles to pass one another.
- The site is in Flood Zone 1 and is not shown to be at risk from any flooding source.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

**The accesses shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least five metres inside the site, as measured from the carriageway edge of the adjacent highway.**

*Reason: In the interests of highway safety.*

**Details of 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.*

**Advisory Statement**

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team. The road widening / creation of passing places will need a S184 permit or S278 or similar. The LHA will advise on the necessary Permit or Legal Agreement.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Yours sincerely

**Shamus Giles**

Lead Officer - Flood & Development Management