

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 01 December 2025
Your reference: 4/25/2369/001

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2369/001
Site Address: WYNDHOWE, BLYTHE PLACE, SEA MILL LANE, ST BEES
**Proposal: OUTLINE APPLICATION WITH SOME MATTERS RESERVED
INCLUDING APPROVAL OF ACCESS, LAYOUT & SCALE FOR TWO
RESIDENTIAL DWELLINGS & THE DEMOLITION OF EXISTING
DWELLING "WYNDHOWE"**

Thank you for your consultation on the above Planning Application.

The slight increase in vehicular use of the existing access is unlikely to have a significant material affect on existing highway conditions. I can therefore confirm that the Local Highway Authority has no objection to the proposal, we would however recommend that the following conditions are included in any consent you may grant:

Condition 1:

Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) 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 thereafter in accordance with the schedule.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

Condition 2:

Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason: In the interests of highway safety.

Condition 3:

Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:

- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- Cleaning of site entrances and the adjacent public highway;
- Details of proposed wheel washing facilities;
- The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- Surface water management proposals during the construction phase

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

Condition 4 :

Development shall not commence until a Demolition Management Plan has been submitted to and approved in writing by the local planning authority.

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

Yours sincerely

June Farquharson
Assistant Development Management Officer