

Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 12 February 2026
Your reference: 4/26/2024/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2024/0F1
Site Address: NOOK FARM, CLEATOR
Proposal: DEMOLITION OF THE EXISTING FARMHOUSE AND ASSOCIATED AGRICULTURAL BUILDINGS AND ERECTION OF REPLACEMENT FARMHOUSE (SELF/ CUSTOM BUILD), DETACHED CAR-PORT BUILDING, STABLE BUILDING, IMPLEMENT SHED AND WORKSHOP PLUS FORMATION OF NEW FLOOD LIT OUTDOOR HORSE ARENA

Thank you for your consultation on the above Planning Application.

The Local Highway Authority and Lead Local Flood Authority can confirm that we have no objections to the proposal, we would however recommend that the following conditions are included in any consent you may grant:

Condition 1:

The development shall not commence until visibility splays providing clear visibility of 215 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays.

The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded. Any existing highway fence/wall/hedgerow boundary shall be reduced to a height not exceeding 1.05m 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 1.05m thereafter.

Reason: In the interests of highway safety.

Condition 2:

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 3:

PROW (public footpath/bridleway/byway) number 403016 lies adjacent to/runs through the site, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

Reason: To support Local Transport Plan Policy W1, W2.

Yours sincerely

Paul Telford
Development Management Officer