

Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 9 July 2026

Your reference: 4/26/2186/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2186/0F1
Site Address: MORESBY HALL, MORESBY
Proposal: HYBRID APPLICATION SEEKING FULL PERMISSION FOR THE CONVERSION OF A BARN AND STAFF COTTAGE TO PROVIDE THREE HOLIDAY LETS AND WORKS TO LISTED BUILDING; AND OUTLINE PERMISSION FOR ENABLING DEVELOPMENT COMPRISING THE DEMOLITION AND CLEARANCE OF DILAPIDATED FORMER AGRICULTURAL STRUCTURES AND THE ERECTION OF FIVE DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE AND REINSTATEMENT OF A VEHICULAR ACCESS

Thank you for your consultation on the above Planning Application.

The Local Highway Authority and Lead Local Flood Authority have reviewed the proposal of FULL PERMISSION FOR THE CONVERSION OF A BARN AND STAFF COTTAGE TO PROVIDE THREE HOLIDAY LETS AND WORKS TO LISTED BUILDING.

The slight increase in vehicular use of the existing access is unlikely to have a significant material effect on existing highway conditions. It is noted from the details supplied that the proposal will not lead to an increase the flood risk for the site. I can confirm that the Local Highway Authority and Lead Local Flood Authority raise no objection to the proposal.

The Local Highway Authority and Lead Local Flood Authority have reviewed the proposal of OUTLINE PERMISSION FOR ENABLING DEVELOPMENT COMPRISING THE DEMOLITION AND CLEARANCE OF DILAPIDATED FORMER AGRICULTURAL STRUCTURES AND THE ERECTION OF FIVE DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE AND REINSTATEMENT OF A VEHICULAR ACCESS.

The LHA and LLFA have no objections, however we would 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 60 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 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 and shall not be raised to a height exceeding 1.05m thereafter.

Reason: In the interests of highway safety.

Condition 2:

The dwellings shall not be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan and has been brought into use. The vehicular access turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use.

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

- **Pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;**
- **Details of proposed crossings of the highway verge;**
- **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;**
- **Construction vehicle routing;**
- **The management of junctions to and crossings of the public highway and other public rights of way/footway;**
- **Details of any proposed temporary access points (vehicular / pedestrian)**
- **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.

Informative:

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.

<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

Paul Telford
Development Management Officer