
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 14 November 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.

The Local Highway Authority (LHA) can confirm as follows :

Local Highway Authority response:

I note the latest (November 2025) revisions seem to consist of:

1. Glazing changes

- No comment

Changes to the car parking arrangement and boundary wall layout / heights to Unit 1 (as shown on the revised drawing 'Location and Block Plan PF-2493-04 Rev. E)

- The boundary walls adjacent to the highway are in the visibility splay. These are now shown to be a maximum of 1.05m high as required.

Conclusion

The LHA now has no objections to the minor modifications to the proposals. I recommend the following conditions are included in any consent :

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) (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.

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