

Your reference:
Our reference: 20/0516
Enquiries to: Miss G Heron
Direct Dial: 01768 212145
Email: planning.services@eden.gov.uk
Date: 18 September 2020



Mansion House, Penrith, Cumbria CA11 7YG
Tel: 01768 817817

Mrs J Dutton
2 The Faulds
Front Street
Armathwaite
CA4 9PB

Dear Mrs Dutton,

Application No. 20/0516
Proposal Discharge of condition 3 (on-site evidence of visibility splays and removal of vegetation) attached to approval 20/0248.

I write with reference to your application received by the Council on 28th July 2020 relating to the above. Condition 3 of 20/0248 requires on-site evidence of the visibility splays to be submitted to the Local Planning Authority.

A site visit was conducted by the Case Officer on 11th September 2020 where the visibility splay of 2.4 metres set back from the highway was measured out on site and it was witnessed that the necessary vegetation and planting had been reduced in height to 900mm to achieve the visibility splay as required by Drawing Number: 19-145-01B Rev B. Photographs were taken by the Case Officer to confirm this.

Also, Cumbria County Council as Local Highways Authority responded on 29th July 2020 confirming that they have no objection to the commencement of the works associated with the creation of a new off-street parking area.

Therefore, I can confirm that on-site evidence of the visibility splays, as required by Condition 3 of 20/0248, has been approved by the Local Planning Authority. Development may therefore proceed in accordance with the plans approved under 20/0248 and subject to the extant conditions of that permission.

The planting and vegetation within the visibility splays, as shown on Drawing Number: 19-145-01B Rev B, **must be kept below 900mm at all times** otherwise a breach of the planning condition will have occurred and the development will be unauthorised.

Yours sincerely,

A handwritten signature in black ink, appearing to read "O Shimell", is written over a light grey circular stamp.

Oliver Shimell LLB

Assistant Director Planning and Economic Development