

ST BEES PARISH COUNCIL

Application ref 4/22/2407/0F1 The Knoll, High House Rd, St Bees (amended plans)

St Bees Parish Council has considered these amended plans and wishes to submit the following comments:

The Parish Council is very concerned about the impact of further development on the drainage systems in this area of the village. The drainage systems in the village are old and unable to cope with the additional demands created by new developments. The proposal is to build three large properties on a site where there was previously one house. The Parish Council believes that the proposals as submitted do not provide a clear strategy for drainage.

The property which used to occupy the site would most probably have had no more than an upstairs bathroom and toilet and a downstairs toilet. The proposed development has the same for each property as well as an additional en-suite shower/toilet and utility room all of which will discharge into the foul water system, increasing the discharge more than threefold.

The surface water drainage discharge proposals in the previous application were inaccurate and this revised proposal offers no clear solution. Comments have been used such as 'link to a soakaway system if possible' but this does not offer any kind of reassurance that the applicant has a clear strategy to resolve this problem.

Whilst the plans do provide for parking on the site, we know from previous experience that large family homes often have a number of vehicles and this will only add to the parking problems on village streets.

On balance, the Parish Council believes that the site may be more suitable for two rather than three properties.

J Donaldson, Clerk to St Bees Parish Council 22 May 2023