

ST BEES PARISH COUNCIL

Application 4/24/2071/0R1 Plot 5 Land to the S of Southrigg, Nethertown Rd – Reserved Matters

St Bees Parish Council wishes to submit the following comments:

The use of sandstone facing/cills/headers and quoins is a welcome link to the local style of housing and should be encouraged, and conditional on procurement from local sources.

The facing brick is stated as TBC but this should be emphasized to be complementary to the local sandstone to be used and not be contrasting with it. This would maintain a visual harmony and linkage to historic style in the village.

In general more details about materials, visual finishings and boundary constructions should be provided before final comments can be made.

With respect to the decision note 4/21/2368/001 listed in the application; section 4 states that “full details of foul water and surface water drainage schemes be submitted”. Those details are missing from this application and should be provided.

Whilst it is assumed that some details must have been previously provided to enable sanction of the connection of the overall development’s private sewage connection into United Utilities adopted network, it should be pointed out that there is a paucity of information about this connection. It has been brought to the Parish Council’s attention that the connection made to the adopted network may in fact be contrary to building regulations Part H section 2.30 and thus have rendered United Utilities network non-compliant and at risk of sewage loss of containment. This information was presented to the Council’s Planning Committee on 19 February 2025 in a member of the public’s presentation and it has also been separately passed to United Utilities to review and reconsider the connection terminal of the private sewage network. Until United Utilities provide a written response on the adopted system’s potential non-compliance status and the risks from loss of containment of the adopted sewer system, no further decision(s) on usage of the private sewer system should be made in connection with this application, or any other application which uses the private sewer network presently connected into the adopted network.

J Donaldson, Clerk to St Bees Parish Council 10 March 2025