

AWe / LW / 6165

19th February 2026

Cumberland Council
The Market Hall
Market Place
Whitehaven
Cumbria CA28 7JG

F:A:O: Christie Burns MRTPI
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ARCHITECTS
SURVEYORS
CDM ADVISORS




Dear Sirs

Re: Oddfellows Arms, St.Bees – 4/25/2412/0F1

With reference to the above property and current planning submission (reference above), we write to thank-you for your email correspondence of the 5th February 2026, the content of which is noted.

With regard to the points raised in the aforementioned email, we would respond as follows:

1) Boundary Treatment to Rear of the Site –

		
Existing car park elevation of external store building to be demolished.	Existing side / rear elevation of external store building to be demolished. With blockwork external walling to boundary.	Existing image of current boundary treatment to the seating area.

It is not envisaged that the existing blockwork walling to the current outbuilding, which is set back from the original stone retaining wall that forms the boundary, will be retained following the demolition of the outbuilding. The finish (blockwork) is not visually pleasing. To ensure the current level of privacy enjoyed by the neighbour behind and below the Oddfellows site, it is proposed that the stone retaining wall will be extended to match the height of the outbuilding, to provide a more acceptable appearance. The new stone wall will have a modern blockwork backing, but this will only be seen from within the Oddfellows site. In terms of screening to

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the seating area in this location, it is proposed to use install the same suggested screening that is proposed for the terraced area to the main building.



The screening would be installed to a similar height as the existing timber post and rail fencing, to allow users of the seating area to still gain views across to the coastline.

2) Noise Management Plan:

As part of the day-to-day operations of the property there will be a noise management plan in place and in operation, specifically relevant to the use of the property. Key elements of the noise management plan will include:

- Proactive Rules & Communication: Clearly outlining in the booking contract and also the house manual that loud music, parties, and shouting are prohibited.
- Quiet Hours: Implement strict, enforceable quiet hours, specifically between 10pm & 8am to avoid disturbing neighbours.
- Noise Monitoring Technology: The use of proprietary noise detection sensors within the property, that will alert the applicant / property manager when noise exceeds set thresholds, allowing for intervention before it becomes a disturbance.
- Physical Sound Mitigation: Double glazed window units are already a part of the fabric of the existing building and will be carried through into the proposed extension.
- Neighbor Relations: The applicant / property manager will provide direct contact details to immediate neighbours to encourage direct communication between the parties, rather than automatically reverting to the authorities.
- Guest Vetting & Penalties: Guests will be as far as is practicable screened, and there will be in place a "one strike and you're out" policy for noise violations, including potential immediate eviction.
- Safe Check-in/Out: There will be set arrival and departure times that will be co-ordinated to minimise disturbance, such as avoiding late-night arrivals and associated luggage noise.

In summary, the protocol or action plan for a 'noise' incident will comprise of:

1. **Monitor:** Receive alerts from noise sensors.
2. **Contact Guest:** Immediately inform the lead guest to reduce noise.
3. **Local Security:** If noise persists, send a local contact or security to the site.
4. **Eviction:** As a last resort, enforce contractual clauses to evict guests.

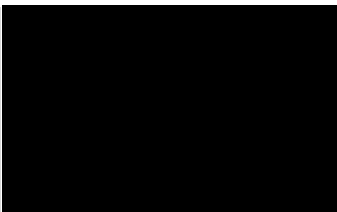
3) **Management Plan**

Attached for the Councils reference are the details of the short-term rental agreement that is proposed to be put in place between the applicant / property manager and the customer at each and every rental point. This document along with the noise management plan will form the basis of the overall property management plan on which the use and operation of the building will be based upon. See attachment.

We trust that you find the above and attached in order and acceptable. However, should you have any queries or require any further information please do not hesitate to contact the writer at this office.

Yours Faithfully

For and on behalf of Day Cummins Limited



Andrew West BSc (Hons) MRICS MFPWS

Enclosed;