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27th January 2026

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

F:A:O: Christie Burns MRTPI – Senior Planning Officer



**ARCHITECTS
SURVEYORS
CDM ADVISORS**

Dear Sirs

Re: Town & Country Planning Act – Oddfellows Arms, 92 Main Street, St. Bees

With reference to the above property and the current planning application submitted to Cumberland Council for the conversion of the building – Ref: 4/25/2412/0F1, we write in response to your emails dated the 18th of December 2025 and the 9th of January 2026 and their attachments.

Email of the 18th of December 2025:

1. Concerns about neighbour amenity raised by both the planning officer, environmental health and the parish council have been acknowledged and taken into consideration. As a result, the scheme has now been amended to reflect the removal of the two first floor balcony areas to the main property. In addition, the intention to create two permanent hot tub plinths serving the main property and the pod located on each of the ground floor terraces have also been removed. Refer to attached project drawings.
2. A plan and elevations of the proposed pod have been added to the project drawings, in line with an indicative photograph to further advise on the layout of the pod. This design has taken into account concerns regarding the inclusion of a side window and the potential overlooking issues with the residential property below that could be caused, the pod's source of natural light and ventilation will now be wholly via the front elevation of the building, so as to avoid any concerns with overlooking.
3. Regarding the site plan and boundary treatments, the condition of the site as you are aware is generally poor and has been neglected for some time (see photos below). In terms of the boundary treatments what there is currently, is in poor condition and as part of the proposal the Northern boundary fencing would be replaced on a like for like basis to maintain an open aspect between the rear of the site and the lonning, which will also help with visibility to avoid issues with vehicles leaving the parking area and other vehicles travelling up and down the lonning. The lack of any specific planting on the site makes for a stark appearance; by way of attempting to soften this starkness some areas of planting have been introduced. There is a proposal to renew the guarding around the existing terrace to the main property and also to the area where the new pod is proposed, this will be simple in design for both of the areas, whilst providing a level of privacy and separation from the car parking area, see image below.

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View of the original public house car parking area looking West. Defective hardstanding and deteriorating timber post and rail fencing to the Northern boundary separating the site from the lonning.



View of the original public house car parking area looking East back toward the main building. Defective hardstanding and deteriorating timber post and rail boundary fencing.



General view of the West facing rear elevation of the former public house, raised terrace area partially enclosed by picket style painted timber fencing.



Image of the picket style painted timber fencing partially enclosing the former public house rear terrace.



Example of proposed screening to the seating and terraced areas.

4. With regard to the ecologists' comments in their consultation response, we enclose for your file and review a Construction Method and Environmental Management Plan, which we would ask to be read in conjunction with the arbtech Preliminary Ecological Appraisal and Roost Assessment.

Email of the 9th of January 2026:

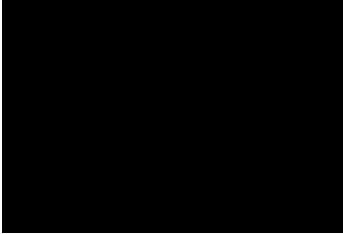
This email included responses to the application from Environmental Health, Flood & Development Management and also the Parish Council.

5. The concerns raised by Environmental Health regarding the first-floor terraces and the provision of hot tubs to the two ground level terraces have been mitigated by their removal from the scheme. As identified in Item 1 above.
6. The concerns raised by the Flood & Development Management over parking are noted, however as the response points out the rear parking area served the former public house for many years clearly without any formal layout arrangement. It is appreciated that the Design, Access & Heritage Statement perhaps does not clarify that the intention for the main building, hence the concern over the number of vehicles visiting and using the site. As part of the holiday letting management procedures, the intention is that the property would be available to a single group of users, for example a gathering of family members holidaying together, rather than seven or eight individual groups who have no previous connection. At the time of booking the accommodation it would be made clear that parking is provided but is limited.
7. The Flood & Development Management in their response have suggested that the rear parking area is redesigned to provide additional parking. Whilst we have looked at the parking layout and amended the design to ensure a better parking solution, we have not been able to increase the number of spaces available, whilst maintaining accepted dimensional standards. But again, we would point out that this is an existing and established parking area that previously served the public house.
8. The response from the St. Bees Parish Council raises a number of points and we would respond as follows:
 - Affordable Housing – The property had been offered to the open market for a period of time (refer to the marketing and viability report), which resulted in four offers being submitted to the marketing agent during that period, the intention of all those making offers was to convert the premises to a residential use, although the exact detail of that use is not known, we would suggest conversion to provide affordable housing was not an economically viable option on a commercial footing. However, the opportunity for such a scheme was there and clearly there was no appetite for such a venture.
 - Design, Scale and Appearance – We would suggest that the proposed extensions are not significantly different to those that are existing, in terms of both design, scale and appearance. The main difference will be that the new extensions will be constructed to modern thermal standards to improve the thermal efficiency of the building overall. The important principle Main Street elevation will remain unaltered.
 - Amenity of Neighbours – Concerns around the amenity of neighbours has been dealt with earlier in this response, in terms of design amendments. However, we would point out that the former use as a public house is likely to have had at least the same if not a greater detrimental effect on the amenity of neighbours. We would argue that the impact from the proposed conversion will be far less disruptive than that of a public house. Based on evidence of how the former public house was used, the premises would have had the capacity to accommodate upwards of 25 persons, the proposal including the occupants of the pod structure would be no more than 17 persons in total.
 - Concerns around traffic movements and off-street parking are addressed in item 7 above. It is acknowledged that construction traffic will be a temporary and unavoidable inconvenience, but in reality, this would be the case whether the works were in connection with the proposed use or associated with works to convert to affordable housing or any other scheme. It is a matter for the construction management of the site.
9. With respect to the effect this proposal will have on local business, it is likely to have a positive effect on those businesses, as the guests of the accommodation are just as likely to frequent local establishments such as the public houses, hotels / restaurants and shops during their stay.

We have attempted in this correspondence to address as many of the issues / concerns raised in the various responses received in connection with this application. However, if you wish to discuss any aspect of the proposal or require any further information / clarification, then please do not hesitate to contact the writer at this address.

Yours Faithfully

For and on behalf of Day Cummins Limited



Andrew West BSc (Hons) MRICS MFPWS

Encs,