

St Bees Parish Council commentary to revised planning application 4/25/2412/0F1 – March 2026

PROPOSED CHANGE OF USE FROM FORMER PUBLIC HOUSE TO A SHORT-TERM HOLIDAY LETTING PROPERTY INCLUDING INTERNAL ALTERATIONS AND DEMOLITION/REBUILDING OF REAR EXTENSIONS. PLUS INSTALLATION OF GARDEN POD BUILDING TO REAR OF THE SITE. -- ODDFELLOWS ARMS, 92 MAIN STREET, ST BEES.

This is still a contentious application. The revision done by the applicant has done nothing to address the concerns and contradiction to planning policies.

The application is still highly overdeveloped and is still proposing the two-person accommodation pod to the rear. The overall application is still proposing a total of 17-person high density of occupancy and only 4 vehicular parking places. Therefore very little has changed since the original application, on that basis all of the previous points of objections remain valid, as this conversion to short-term lettings and the highly challenging impacts to adjacent properties and the nature of the historic village setting that is St Bees flies in the face of many planning policies.

Firstly -- the application is still incorrectly numbered as being 92 Main Street when it actually carries the address as number 91 as shown on the site location plan.

Secondly -- This proposed development would seem to cross a number of policy and strategic markers in the adopted Local Plan, and on this basis should be soundly objected to and refused. The points in question are laid out below.

Housing of an affordable nature is in short supply in St Bees and there is already ample short-term lettings for holiday makers and transient workers in the village where there are three hotels, numerous guest houses, bed and breakfasts, Fairladies Barn Guest house opposite which has ample off-road parking for its guests, and also the numerous other rental and short term lets in the village. The application makes no reasoning as to why this development adds to a need that is not there.

Development of this property in this way would be tipping the balance into an oversupply of tourist accommodation and cause economic harm to the local businesses already in the village. The fact that some existing short-term rentals are being converted back to domestic home units is telling enough that there is no demonstrable local need for this form of development. This application would be counter to the NPPF of sustaining and supporting the local businesses already in the village and pose significant erosion and harm to the character and nature of St Bees community. The heart of a village are its people and people need homes and this property could so imaginatively be integrated into the heart of the village by converting and providing much needed affordable homes.

Additionally the design, layout, scale and appearance of this development is inappropriate to the location of the property and will have an unacceptable and overbearing impact upon neighbouring residents due to its occupancy density, scale and proximity. This is partly counter to Policy H12 where developments should not result in any unacceptable harm to the amenity of neighbours in terms of noise and disturbance.

It will also be a significant loss of the original property from the possibility of providing a needed and affordable housing supply into the village. The property developer is presenting a significantly lack lustre concept that has no consideration for either the local need or the local community. This is partly an aspect of policy H7 and H8. This property was once two separate dwellings, and this development could have been

an imaginative and bold step to reintegrate a supply of needed and affordable family homes back into the village – even possible would be to cleverly generate three individual homes from the single property.

The development runs contrary to nearly all the sub-sections to Policy H13 - Conversion and sub-division of buildings to residential uses and as such should be dismissed on this policy alone.

Finally, the property location is sited on a particularly highly congested part of St Bees main street and is offering only 4 vehicular parking spaces for what is proposed as a 17-person multi-home occupancy. This is a significantly woeful disregard of consideration of the impacts to neighbouring properties and to the general through traffic management of the main street, notwithstanding the significant safety issues for traffic egress and ingress onto or from the main road highway as well construction traffic management.

For all the reasons presented in this summary, the development does not align with policy, it impacts the sensitive balance of community by introducing unnecessary and unneeded short term lets when it is actually affordable homes that are required. It would have an unacceptable impact on current local businesses, poses long-term harm to neighbouring properties and significant and permanent vehicle and road safety risks. For these reasons this application should be refused.

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