

Ms C Burns
Senior Planning Officer
Cumberland Council



The Clerk to St Bees Parish Council
East House
Coulderton
Egremont
Cumbria
CA22 2UR

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2 September 2024

Dear Christie,

Ref 4/23/2394/0F1 Land at Nethertown Road, St Bees

Thank you for forwarding details of additional and amended information in respect of this application.

Although the proposed development has been scaled back, our original grounds for objection remain the same. The development would be outside the settlement boundary set out in both the previous Local Plan and in the new Local Plan which is expected to be adopted shortly. Any development outside this boundary should only be permitted where there are pressing reasons to do so. In this case there is no justification for deviating from the policy of confining development to sites within the settlement boundary.

Five holiday pods would make a minimal contribution to the local economy and would not outweigh the inconvenience caused to residents by noise and additional traffic. It cannot be argued that there is a shortage of holiday accommodation in St Bees. The village has a large caravan park, a hotel and several established B&Bs and, as any internet search will show, there are a large number of self catering properties available to book. There are also holiday lodges (log cabins) at Springbank Farm and an extant planning consent for glamping pods at Ellerbeck Barns within our parish to cater for those who wish to holiday in less traditional buildings.

The recent amendments to the application do not change the Parish Council's objections and we urge Cumberland Council to refuse the application.

Yours faithfully.

Mrs Jane Donaldson
Clerk to St Bees Parish Council