

St Bees Parish Council

Comments on revised planning application 4/25/2412/0F1 – May 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 contradictions to planning policies.

The application is still highly overdeveloped even though the two-person accommodation pod to the rear has now been removed. The overall application is now proposing a total of 15-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 -- The Copeland Plan was subsumed into the Cumberland Plan, and this proposed development would seem to cross a number of policy and strategic markers, 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 there are numerous other rental and short term lets in the village. A lot of which is underutilised and 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 are 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. The measures proposed to avoid noise and nuisance to neighbouring properties are inadequate to provide any reassurance to nearby residents, dealing only with problems after the event. 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 still only offering 4 vehicular parking spaces for what is proposed as a 15-person multi-home occupancy. Following past precedents at least 8 off road parking spaces would be required for should a high-density occupancy. This area of road in St Bees is unable to safely accommodate further parking and is the most congested of the entire village; and it is a very real bottleneck subject to frequent traffic management tailbacks and gridlock. All of these carry risks of accidents, of which there have been many, to both vehicles and pedestrians. 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.

The contentious and controversial manner of this application is raising much angst in the village amongst residents for all the concerns laid out in this objection and its proposal is a step too far towards damaging both the neighbourhood, the essence of the village, businesses viability in the village and degrades further much needed family housing in the village.

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 poses unacceptable impact to current local businesses and poses long-term harm to neighbouring properties and poses significant and permanent vehicle and pedestrian road safety risks.** The Parish Council believes that his application should therefore be rejected.

J Donaldson

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