

## Oliver Hoban

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**From:** Environmental Health  
**Sent:** 05 January 2026 15:38  
**To:** Development Control  
**Cc:** Christie Burns  
**Subject:** 4/25/2412/0F1 - ODDFELLOWS ARMS, 92 MAIN STREET, ST BEES

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.

Thank you for the above planning consultation.

Environmental Health have concerns over possible noise disturbance and loss of privacy that would adversely affect local residential amenity from this application in its current guise. In particular, due to the proposed provision of external first floor balcony areas at the rear, one of which is immediately adjacent to a bedroom of the next dwelling on the terrace. The two proposed first floor balconies would also overlook the rear of other dwellings along the terrace, and appear incongruous to the present setting and style of housing in the St Bees Conservation Area.

The proposed provision of two external hot tubs and a garden pod at the rear also adds to the potential for noise disturbance, particularly during the later hours and at weekends.

Whilst Environmental Health would request the submission of a Noise Management Plan to accompany this application, the proposed development feels too intense and not in keeping with the area.

Environmental Health notes the comments from St Bees Parish Council and, in this instance, are in agreement with them as far as loss of residential amenity is concerned.

We therefore object to this application in its current form and request that it is scaled back to reflect the above concerns.

Regards

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