

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 8 January 2026

Your reference: 4/25/2412/0F1

Dear Christie M Burns

### **CONSULTATION ON PLANNING APPLICATION**

**Appn:** 4/25/2412/0F1

**Site Address:** ODDFELLOWS ARMS, 92 MAIN STREET, ST BEES

**Proposal:** 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 your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection in principle to the proposed development but would like the following point addressed before a final response can be issued.

- Although the car park and access is not ideal it is existing and has been for many years to serve the public house, the proposal of 4 car parking spaces to serve 7 bedrooms plus 1 pod unit is not acceptable as visitors to the proposed holiday let will likely travel via car, the required number of car parking spaces for the proposal is 8, 1 space per unit/bedroom. The LHA acknowledge that 8 car parking spaces is unachievable but still require the developer to redesign the car park including swept paths to maximise the amount of parking within the car parking area as parking at the front of the property is already at capacity.

In light to the above comments additional details are required from the applicant. Upon receipt of the amended plans I shall be better placed to provide full response, otherwise I will have no other alternative as to recommend objection.

Yours sincerely

**Paul Telford**  
Development Management Officer