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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Day Cummins Limited
4A Lakeland Business Park
Lamplugh Road
Cockermouth
CA13 0QT
FAO: Mr Andrew West

APPLICATION No: 4/25/2412/0F1

**PROPOSED CHANGE OF USE FROM FORMER PUBLIC HOUSE TO A SHORT
TERM HOLIDAY LETTING PROPERTY (SUI GENERIS) INCLUDING INTERNAL
ALTERATIONS AND DEMOLITION/REBUILDING OF REAR EXTENSIONS
ODDFELLOWS ARMS, 91/92 MAIN STREET, ST BEES**

Seaura Properties Ltd

The above application dated 05/12/2025 has been considered by the Council in
pursuance of its powers under the above mentioned Act and PLANNING
PERMISSION HAS BEEN GRANTED subject to the following conditions:

Standard Conditions:

1. The development hereby permitted must be commenced before the expiration
of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country planning Act 1990 as
amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:

- Application Form (Amended), received by the Local Planning Authority on the 30th July 2026.
- Site Location Plan, Scale 1:1250, Drawing No: 004, Rev: -, received by the Local Planning Authority on the 5th December 2025.
- As Existing Site Plan, Scale 1:100, Drawing No: 002, Rev: -, received by the Local Planning Authority on the 5th December 2025.
- As Proposed Site Plan (Amended), Scale 1:100, Drawing No: 005, Rev: G received by the Local Planning Authority on the 28th April 2026.
- As Existing Plans Sections and Elevations, Scale 1:50 & 1:100. Drawing No: 001, Rev: -, received by the Local Planning Authority on the 5th December 2025.
- Proposed Plans, Sections and Elevations (Amended), Scale 1:50 & 1:100, Drawing No: 003, Rev: H, received by the Local Planning Authority on the 30th July 2026.
- Market Viability Report, Prepared by Everard Cole, Ref: JB27102925SB, received by the Local Planning Authority on the 5th December 2025.
- Preliminary Ecological Appraisal and Roost Assessment, Prepared by Arbtech November 2025, received by the Local Planning Authority on the 5th December 2025.
- Design, Access & Heritage Statement (Amended), Prepared by Day Cummins July 2026, File Ref: 6165, Rev: E, received by the Local Planning Authority on the 30th July 2026.
- Construction Method and Environmental Management Plan (Amended), Prepared by Day Cummins January 2026, File Ref: 6165, Rev: D, received by the Local Planning Authority on the 1st May 2026.
- Short-Term Rental Agreement, received by the Local Planning Authority on the 19th February 2026.
- Agent Response Letter to LPA and Consultees, received by the Local Planning Authority on the 27th January 2026.
- Noise Management Plan (Amended), Rev: B, received by the Local Planning Authority on the 1st May 2026.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Prior to First Use/Occupation/Installation Conditions:

3. Prior to the first use of the development hereby approved, the proposed four off street parking spaces must be constructed and brought into in line with the following approved plan:

- As Proposed Site Plan (Amended), Scale 1:100, Drawing No: 005, Rev: G received by the Local Planning Authority on the 28th April 2026.

The off street parking spaces must be retained at all times in accordance with the approved details for the lifetime of the development and must not be altered within the prior consent of the Local Planning Authority.

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety in accordance with Policies CO4, CO5 and CO7 of the Copeland Local Plan 2021-2039.

4. Prior to the first installation at the site, full details of any replacement windows must be submitted to and approved in writing by the Local Planning Authority. The replacement windows must be installed in accordance with the approved details and retained as such for the lifetime of the development.

Reason

To safeguard the traditional appearance of the Heritage Asset in accordance with Policies DS4, BE1 and BE2 of the Copeland Local Plan 2021-2039.

5. Prior to the first installation at the site, an external lighting scheme for the development must be submitted to and approved in writing by the Local Planning Authority. The external lighting must be installed prior to the first use of the site in accordance with the approved details and retained as such for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to protect the ecological interest evident on the site in accordance with DS4, N1 and N3 of the Copeland Local Plan 2021-2039

6. Prior to the first occupation of the development hereby approved, evidence of the installation of the ecology enhancement measures detailed within the approved document 'Construction Method and Environmental Management Plan (Amended), Prepared by Day Cummins January 2026, File Ref: 6165, Rev: D, received by the Local Planning Authority on the 1st May 2026', must be submitted to and approved in writing by the Local Planning Authority. The enhancement measures must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to protect the ecological interest evident on the site in accordance with DS4, N1 and N3 of the Copeland Local Plan 2021-2039.

Other Conditions:

7. The flat roof areas to the rear of the site, as shown on the approved plan 'Proposed Plans, Sections and Elevations (Amended), Scale 1:50 & 1:100, Drawing No: 003, Rev: H, received by the Local Planning Authority on the 30th July 2026', must at no time be used as a balcony/roof terrace/amenity space for this property.

Reason

In order to safeguard the amenities of adjoining residential occupiers in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

8. The development must be carried out in accordance with and implement all of the mitigation and enhancement measures set out in the approved document:
 - Preliminary Ecological Appraisal and Roost Assessment, Prepared by Arbtech November 2025, received by the Local Planning Authority on the 5th December 2025.
 - Construction Method and Environmental Management Plan (Amended), Prepared by Day Cummins January 2026, File Ref: 6165, Rev: D, received by the Local Planning Authority on the 1st May 2026.

The development must be carried out in accordance with the approved document at all times thereafter.

Reason

To protect the ecological interests evident on the site in accordance with Policy N1 and N3 of the Copeland Local Plan 2021 – 2039.

9. Following approval of the development, construction activities must be carried out in accordance with the following approved document:
 - Construction Method and Environmental Management Plan (Amended), Prepared by Day Cummins January 2026, File Ref: 6165, Rev: D, received by the Local Planning Authority on the 1st May 2026.

The development must be carried out in accordance with the approved document at all times thereafter.

Reason

In the interests of the amenities of neighbouring occupiers during the construction of the development in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

10. The use of the site must be carried out in accordance with the following approved documents:
- Noise Management Plan (Amended), Rev: B, received by the Local Planning Authority on the 1st May 2026.
 - Short-Term Rental Agreement, received by the Local Planning Authority on the 19th February 2026.

Reason

In order to safeguard the amenities of adjoining residential occupiers in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Informative Notes:

1. Biodiversity Net Gain – Exemption Applies

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemptions: Development subject to the de minimis exemption.

2. Bats

During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Iain Fairlamb
Service Manager for Development and Implementation
Thriving Places

05th August 2026

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.