
From: jane donaldson
Sent: 27 November 2025 11:02
To: Development Control
Subject: Ref 4/25/2369/001 Outline application for two dwellings & demolition of existing dwelling - Wyndhowe, Sea Mill Lane, St Bees

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Thank you for forwarding this application for the Parish Council's comment.

The site has formerly been used for a residential property, although the bungalow has been unoccupied for some time. We note that the application is for outline permission for demolition of the existing dwelling and its replacement with two houses. The Parish Council has some concerns about access to the site. The access is on a very narrow road with no pavements and is very close to a blind corner. Two new dwellings will result in more vehicle movements and access for construction vehicles during the demolition and construction phase is likely to cause significant inconvenience to residents. The Parish Council recognises that this is an outline application at this stage with details of design etc reserved but the Council has concerns about drainage arrangements, as several properties in that area have long standing issues with foul and surface water drainage and it is important that any new dwellings do not worsen the existing problems. It is also important that the height and appearance of the houses are in keeping with neighbouring properties.

Jane Donaldson

Clerk to St Bees Parish Council