

# BEADNELL PARISH COUNCIL

Clerk \* Jean Blackshaw \* Meadowthorpe \* Christon Bank \* Alnwick \* NE66 3EY

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## MINUTES OF PLANNING MEETING held on 04 December 2013 at 06.30pm in Beadnell W.I. Hall

**Present:** Councillors G Martindale (Chair), C Williamson (Vice Chair), D Baker, C Brunt, and J Hall

**Members of Public:** 2

<b>1. Proposal</b>	<b>One &amp; two storey kitchen, living &amp; bed extension &amp; internal reorganisation amended/additional information</b>
<b>Location</b>	<b>South View 8 Elford Farm Cottages, Seahouses, NE68 7UT</b>
<b>Applicant</b>	<b>Mr &amp; Mrs P Bernard</b>
<b>Application No.</b>	<b>13/03099/FUL</b>
<b>Case Officer</b>	<b>Householder and Others Team</b>

The Parish Council again **objected** to this planning application. The revised plans did not address any of the concerns previously raised by the Parish Council in their letter of objection dated 30 October 2013.

The Parish Council objections are as follows:

1. This dwelling is located in a small rural farming hamlet where there are a total of 10 houses. Number 8 is located at the end of a terrace of farm cottages. The scale and appearance of this proposed extension would alter the character of the area. The proposed extension would over power and dominate the existing building and alter the appearance of the terrace of farm cottages. **NPPF paragraph 60** states that 'it is proper to seek to promote or reinforce local distinctiveness' and **paragraph 64** states 'Permission should be refused for development of poor design that fails to take the opportunity available for improving the character and quality of an area.....'. This proposed extension would not reinforce the local distinctiveness or improve the character of this rural farming hamlet. The proposal is contrary to **Saved Policy F2(ii)** as it does not conserve and enhance the landscape and does not accord to its surroundings by virtue of scale, density, massing and layout.
2. The proposed 6 large glazed roof windows would have a negative impact on the dark skies. It is recognised by the CPRE that Northumberland has the darkest skies in the Country and this should be conserved. The insertion of 6 large roof windows will result in unacceptable light pollution in this part of the Parish were there are no street lights polluting the dark skies. This proposal is contrary to **NPPF paragraph 125** which states 'By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscape and nature conservation.'
3. **Berwick upon Tweed Borough Council Saved Policy M14** states that there should be 3 car parking spaces for a 3 bedroom house. The revised plans illustrate the inadequate parking provision with parking for 2 cars nose to tail between the proposed extension and the boundary wall and a totally unrealistic proposal for off street parking approximately 60 metres away in front of an operational farm barn where there are large doors for farming vehicle access to this building. It is likely that this is private land belonging to the farmer.

The Parish Council has no objection to the house being extended as long as this is done sensitively, maintains the character of the area, respects the dark skies and has adequate parking provision.

**G Martindale Chair**

Parish Council meetings are open, members of the public and press are welcome

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