

## BEADNELL PARISH COUNCIL

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### MINUTES OF PLANNING MEETING held on 25 June 2014 at 6.30pm in Beadnell W.I.Hall

**Present:** Councillors G Martindale (Chair) C Williamson (Vice Chair), C Brunt, J Hall, J Lumby and L Gray (Clerk)

**Apologies for Absence:** Councillors B Patterson, D Baker

Members of Public: 17

1. Proposal	Construction of a 3 bedroom detached dwelling with integral Garage for 2 cars
Location	Land to rear of 138B Harbour Road Beadnell Chathill Northumberland NE67 5BJ
Applicant	Mr Robert Thompson
Application No.	14/01688/FUL

Councillor Martindale disclosed a personal and prejudicial interest as he had been involved in the preparation of the application on behalf of the applicants. Councillor Martindale left the room during the discussion and decision on this matter and the Chair was passed to the Vice Chair for the rest of the meeting.

No letters of objection had been received by the Parish Council.

The following concerns were voiced by several members of the public present. Issues were raised about the proposed dwelling being too large for such a small plot and inadequate parking provision with no parking facility for visitors. There was no facility to turn a vehicle round so cars would have to reverse into the Wamses. The structure would be highly visible from the beach with one whole wall on the upper elevation consisting of windows. The effect on the surrounding landscape and AONB was a concern. The extensive upper glass windows face west into Beadnell Bay and would reflect in the sun emphasising the existence of the house. The roof was too high and perhaps a dwelling of one and a half floors would be more acceptable and less intrusive. There appeared to be no objection to an appropriate development with less height and massing on this site. The access to the site during construction would be very difficult. Concern was expressed about access to the Public Right of Way not being restricted during construction and later by cars parked on the Public Right of Way.

The Parish Council had some concerns about height, scale, mass and density of the proposed dwelling and the effect on the surrounding landscape particularly where the upper floor and roof would intrude above the dunes and affect the views in the AONB ie from Beadnell Bay.

The Parish Council **objected** to this proposed dwelling on grounds that it is contrary to Berwick upon Tweed Council Saved Policies F1 and F2 as it does not conserve or enhance the landscape and does not accord to its surrounding by virtue of height, scale, density, massing and layout. The advice in the National Planning Policy Framework is to protect and enhance AONBs and Heritage Coast, paragraphs 114 and 115. The present proposal could impact on the views and landscape of Beadnell Bay.