

## BEADNELL PARISH COUNCIL

Clerk \* Laurie Gray \* 6 Castle Drive \* Seahouses \* Northumberland \* NE68 7BB

Telephone \* 01665 722819

Web Site \* [www.beadnellparishcouncil.org.uk](http://www.beadnellparishcouncil.org.uk)

### MINUTES OF PLANNING MEETING held on 2 July 2014 at 6.30pm in Beadnell W.I.Hall

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

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

Members of Public: 12

- |                 |   |
|-----------------|---|
| 1. Proposal     | Demolition of an existing dwelling and outbuilding and<br>Construction of a new two storey dwelling |
| Location        | Link House Beadnell Chathill Northumberland   |
| Applicant       | Mr & Mrs Donnelly   |
| Application No. | 14/01529/FUL  |

20 letters of objection were received prior to the meeting and all the members of the public present were against the application.

Concerns were raised about the footprint of the proposed dwelling being twice the size of the current building resulting in a very bulky structure that would have a significant adverse effect on the natural beauty of the AONB. The increase of the roof line and mass compared to the existing cottage would make the house very visible from the beach as well as inland from the west and dominate the skyline.

Concerns were expressed about the materials to be used in the construction such as a tin roof and excessive glass being totally out of keeping for the area. The extensive upper glass panelled windows, which would not only cause considerable reflection from sunlight during the day but also destroy this dark sky protection area at night.

The amount of glass would also cause a hazard to birds with the potential for them to crash straight into them during flight. There were also issues voiced about other wildlife such as bats in that area.

Members of the public felt strongly that it was important to maintain the character of Coastline and were concerned that this type of building was unsuitable for this area.

The Parish Council **objected** to this application on grounds that the proposed development by virtue of its scale, height, massing and materials would have an adverse impact on the special character of the AONB and Heritage Coast. The proposal was therefore contrary to Berwick upon Tweed Saved Policies F1 and F2 and does not accord with the principles stated in the NPPF paragraphs 114 and 115 to conserve, protect and enhance the landscape and natural environment.

## BEADNELL PARISH COUNCIL

Clerk ★ Laurie Gray ★ 6 Castle Drive ★ Seahouses ★ Northumberland ★ NE68 7BB

Telephone ★ 01665 722819

Web Site ★ [www.beadnellparishcouncil.org.uk](http://www.beadnellparishcouncil.org.uk)

2.	Proposal	Retrospective – Reinforcement of sea defence to rear
	Location	The Beach House Harbour Road Beadnell Chathill
	Applicant	Mrs Christine Paxton
	Application No.	14/01146/FUL

Parish Councillors expressed extreme concern that unauthorised works had been carried out in this unique protected area and furthermore anticipated that a prosecution would be issued by the appropriate authority.

Since this area is protected by International, National and Local statutory regulations the applicant should have sought the advice and approval of the relevant agencies before proceeding with the work.

Although the Applicants Ecology Report states that “*The boulders within the sea defence appear to be original materials ie no materials have been removed from the coast/beach to refurbish this defence.*” it can be seen on inspection that many of the boulders in the sea defence wall are covered with limpets and barnacles.

A large digger and dumper truck was witnessed on the rocks in the low tide area removing boulders and taking them up the beach to The Beach House. Unless boulders can be purchased with limpets, barnacles and seaweed already on them it is difficult to believe the statement that “*no materials have been removed from the coast/beach*”.

Clearly the witness reports and the inspection of the boulders is in conflict with the Applicants Ecology Report and the statements made therein.

Whether or not these ‘*sea defence works*’ are the appropriate engineering solution in this situation is for others to decide, suffice to say that unauthorised and haphazard works are at odds with the County Councils sea defence policies and the statutory regulations referred to above.

The Parish Council **objected** to this retrospective planning application on the grounds that regulations and processes were not adhered to.