

# BEADNELL PARISH COUNCIL

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## MINUTES OF PLANNING MEETING held on 17 September 2014 at 6.30pm in Beadnell W.I.Hall

**Present :** Councillors C Williamson (Vice Chair), C Brunt, J Lumby, J Hall, D Baker & L Gray (Clerk)

**Apologies for Absence:** Councillors G Martindale (Chair), B Patterson

**Members of Public:** 11

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|-----------------|--------------------------------------------------------------------------------------------------------------------|
| Proposal        | Resubmission/Amended Application for construction of a 3 Bedroom detached dwelling with integral garage for 2 cars |
| Location        | Land to rear of 138B Harbour Road Beadnell Chathill                                                                |
| Applicant       | Mr Robert Thompson                                                                                                 |
| Application No. | 14/01688/FUL                                                                                                       |

This was a resubmission of an application with amendments and additional information, including sections through the site, street scene elevation and an amended Design, Access and Heritage Statement which had been objected to by the Parish Council at a meeting on 25 June 2014.

Several members of the public spoke against the application raising concerns that the privacy for the surrounding properties would be affected and the proposed dwelling would still be too large a structure for the plot in an area consisting mainly of bungalows. The construction would be too close to neighbouring boundaries with windows on all elevations being very intrusive overlooking adjoining properties and gardens. Although parts of the roof would be slightly lower the house was considered to be an over development of the plot creating an overbearing feature which would be visually intrusive and have an adverse impact on the character of the surrounding landscape. The new Design and Access Statement was welcomed but there were still concerns about the height of the dwelling being two storeys with a pitched roof and the mass being too large for the plot. A smaller bungalow type dwelling may be more acceptable in that area.

Concerns were expressed that vehicles would park on the Public Right of Way and block access to the public footpath. Also as there was no turning area or room to manoeuvre on the footpath there would be the danger of vehicles reversing either to or from the property on a public foot path that is in frequent use particularly by children going to the beach.

The Applicant explained that he had a right of access over the Public Right of Way and cars had been driving in and out of this access for a long period of time without any problems. He also referred to the change in design and location of the windows to address previous concerns about privacy.

The Parish Council had concerns that the resubmitted application had not materially changed enough from the plans previously objected to and the height, scale, mass and density was over development of this plot which was in the garden of the existing property. There were also concerns about the safety of the access and parking on the Public Right of Way due to there being insufficient parking within the curtilage of the proposed dwelling.

The Parish Council **objected** to the proposed development 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 provision for car parking does not comply with Saved Policy M14 which recommends 3 car parking spaces within the curtilage of a 3 bedroom dwelling. This lack of car parking provision will result in vehicles parking on the Public Right of Way and could create a dangerous access. The advice in the National Planning Policy Framework paragraph 53 is to resist inappropriate development of residential gardens where development would cause harm to the local area. This proposal would be visually intrusive on the character of the landscape of the surrounding area. The specific amenity of other properties would be affected by loss of privacy by being overlooked by a domineering building.

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