

BEADNELL PARISH COUNCIL

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

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MINUTES OF PLANNING MEETING held on 15/10/2014 at 6.30pm in Beadnell W.I.Hall

Present : C'llors G Martindale (Chair) C Williamson (Vice Chair), C Brunt, D Baker, L Gray (Clerk)

Apologies for Absence: Councillors B Patterson, J Lumby **Members of Public:** 11

Proposal	Replacement of mobile home with a new wooden cabin style mobile home for holiday let.
Location	Land North of Shepherds Cottage Beadnell Northumberland
Applicant	Mrs Lilian Mains
Application No.	14/02201/FUL

Concerns were raised regarding the proposal to replace the present caravan which nestles unobtrusively in the grounds of Shepherds Cottage with a wooden cabin four times larger, 6ft higher and rotated into a more visible position to give better views resulting in an obtrusive feature which will have an adverse impact on the character of the AONB. The structure is made up of *large amounts of glazing to maximize the views of the surrounding landscape* would result in unacceptable light pollution and destroy this dark sky protection area contravening NPPF paragraph 125 which seeks to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscape and nature. There is no planting shown on the plans despite the access statement 2.5 claiming that mature planting within the site will be increased enabling the site to be further screened which contraindicates the statement *to maximise the views of the surrounding landscape*.

The Parish Council **unanimously objected** to this application on grounds that it was 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 surroundings by virtue of height, scale, density, massing and layout. It also contravenes NPPF paragraph 115 which places "great weight" on protecting AONBs which have the highest status of protection in relation to landscape and scenic beauty. The Parish Council in principle was not against the caravan being replaced but any replacement should be appropriate to its setting, of similar size, occupy the same site and be no more visually intrusive than the existing caravan.

Proposal	Demolition of an existing dwelling and outbuilding and Construction of a new two storey dwelling – Amended Plans
Location	Link House Beadnell Chathill Northumberland
Applicant	Mr & Mrs Donnelly
Application No.	14/01529/FUL

All the members of the public present objected to this amended application. Concerns were raised that the proposal was still higher than the existing cottage, still 2 storey, still closer to the sea, still an increased footprint of over 50% and still a vast amount of glazing. The suggestion to install time activated internal blinds was not acceptable as these can be overridden, breakdown, be subject to power cuts and their use will be unenforceable. The uses of zinc tiles on the north elevation, along with the zinc roof are materials which are not part of the local vernacular. The nearest buildings are at Annstead where the materials are stone and slate. The use of materials which are alien to the area would have a negative impact on the grade 2 listed Annstead farm house, cottage and outbuildings, a nationally designated heritage asset.

It was considered that fundamentally there was no real difference between this revised application and the application refused by the Planning Inspector. Link House is the only building located between Beadnell and Seahouses on the seaward side of the road in this section of unspoilt links dunes. To replace it with a modernistic structure 53% larger, with much glazing and using materials which are alien to the area would result in a dwelling that neither accords with its surroundings nor appear appropriate in this setting adversely affecting the AONB and Heritage Coast.

The Parish Council **unanimously objected** to this amended application.

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