

MINUTES OF PLANNING MEETING held on 2nd August 2017 at 6.00pm in Beadnell W.I. Hall

Present: Councillors: J Hall (Chair) R Batten; A Nation; M Dawson
Clerk: I Hunter
Members of Public: 11

Apologies for Absence:

Declaration of Interest: None

Request for Dispensation: None

Planning Applications:

17/02406/FUL -To erect PVCU conservatory on the side of the property 15 Longstone Close
Beadnell NE67 5BS Applicant: Mr. G Powell

Parish Councillors considered this application and unanimously agreed to support the application

17/02276/FUL -Proposed development of serviced tourist Accommodation, including 3 No. bunk Barns with ancillary facilities, 7No yurt camping tents and 6 No. timber camping pods. The provision of associated amenity space including dome structure, access pathways and new vehicular access / car parking Tughall Steads Chathill Northumberland NE67 5ER Applicant: Mrs. A Robinson (Farms) Ltd

Objections: The Chair read out the following objections which was received via e-mail

- We object strongly to the above planning application.
- Tughall Steads is a small hamlet of former farm buildings converted for residential use. Many (including our own) are used for holiday accommodation
- The proposed development, which (in effect) consists of the creation of substantial facilities for camping, is entirely out of character with the existing farmsteading. Although the application states that it does not involve the creation of “residential units” it does involve the creation of facilities for a large number of people to sleep, eat, and bathe. Because the very essence of camping is outdoors living, there will be a lot of outdoors noise (estimated 85 occupants), possibly in large groups. There is an “external cooking space” for each part of the site. It is strikingly different to the style and use of the existing development. There is no similarity in the type of facilities to be provided.
- Unlike many other campsites in the area, the proposed development is very close to the existing buildings and will direct affect the use of them. The holiday visitors to our cottage do not want to stay in – or next to – a campsite, with its inevitable noise and potential for disturbance. The quiet character and scale of the existing farm steading is a major attraction to our guests. This proposed development will result in a loss of business for us. With considerable overheads we do not make a substantial profit and any loss of business may make the entire exercise economically unviable with the resultant loss of work for local cleaners, laundry, garden, maintenance staff (including decorators and builders), window cleaners as well as the agents who let for us. There are a significant number of local people who rely upon the holiday let businesses at Tughall for their livelihoods. They will be put at risk by this proposed development.
- Although historically there may have been farm buildings on the land to be used, the use for many years has been as a field. There has been no human occupation of the proposed site. It is not within an existing settlement.

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- The size of the proposed development is entirely out of scale with the existing farmsteading. The proposed development would more than double the number of occupants (an estimated extra 85 beds in the proposed development). This will change the nature of the site from being a small quiet residential development. The format of the proposed accommodation will attract large groups with potential issues for safety and security of the existing dwellings and their visitors.
- There will be a very large increase in the volume of traffic. There is no public transport to the site. Vehicle access for everyone will be needed. If there is one car for every two visitors this will mean an extra 42 cars on site and using the narrow lane (no passing places and poorly maintained) from the main road, which is also used by walkers and children. This will create dangers for all users and inevitably a lot of extra noise. It is noted that one of the access routes is actually through the existing development, right by the houses on site where children safely play. Moreover, that access does not go a car park.
- There are only car parking spaces for 21 cars plus 3 disabled. The inevitable impact will be that the users of the campsite will seek to park within the existing settlement to the detriment of the users of the existing settlement.
- There is very little light pollution from the existing dwellings. It is unclear what is proposed for the campsite, but clearly some external lighting will be needed and this will impact both on the existing dwellings and the dark sky environment.

Members of the public added the following objections:

- Contrary to the current ethos of the site.
- Not in keeping with the current site.
- Location of the development.
- There is a risk to business viability to the current owners on this site.
- There is no management plan
- There is no information as to what time of day the site will be open
- The site office will not be fully manned
- There will be an increase in noise
- There is no noise survey
- There will be light spill
- There will be an impact on the ecology
- There are highway's safety issues,- a narrow road on to the site which will be used by pedestrians & vehicles, as well as the access on to the B1340
- Insufficient parking for the proposed development
- The Right of Way is not within an easy walking distance
- The development is not sustainable as there is no amenities nearby
- Concerns about smell from outdoor cooking
- The current properties will be overlooked
- Loss of privacy.
- Concerns about the proximity and height of the boundary fence

1 member of the public left the meeting at this point

- Concerns about the disturbing of the archaeology on the site.
- The development is against Policy No's M12, R9, R12 C5 & C6 of the Berwick Borough Council Local Plan.
- The area is a right of way, which means there should be no camping
- No information on how waste from the site will be handled.
- Lack of information regarding a sewage system

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Parish Councillors:

The Chairman agreed with many of the objections, stating skylights in buildings is something ANOB raise on applications within their area, however this application is out with the ANOB area. She concluded by saying she felt this was a quality proposal and she could not see any planning reasons to object to the application.

Parish Councillor R Batten objected to the application on the number of proposed parking spaces and highway's safety.

Parish Councillor M Dawson- objected to the application on the highway's safety issues.

Parish Councillor A Nation- agreed there is a demand for this type of development and this is near footpath, will employ staff and is compatible with the neighbouring AONB. However she had concerns about the overlooking, noise, enjoyment of the area, insufficient screening and there is no landscaping plan, which is a requirement of the soon to emerge NHP. She objected to the application.

Parish Councillors voted: 3 votes to object & 1 vote to support the application, so it was agreed to object to the application.

The Clerk to collate a response from the comments supplied at the meeting.

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Chairman_____

Date_____

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