

## 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 12 April 2017 at 6.30pm in Beadnell W.I.Hall**

**Present:** Councillors: G Martindale (Chair); J Hall; T McCarthy; R Batten; A Nation; L Gray (Clerk)

**Apologies for Absence:** D Baker

**Declaration of Interest:** 0

Members of Public: 29

Proposal	Demolition of existing Old School House and erection of 6 no. residential units
Location	Old School House Meadow Lane Beadnell NE67 5AJ
Applicant	Mr & Mrs Darren and Lisa Kell
Application No.	17/00968/FUL
Case Officer	North Planning Officer

This application generated great public interest with 29 members of the community in attendance with written representations in opposition from Councillor John Woodman and James Williamson who could not attend and Andrew Brown in attendance.

The applicant did not attend.

The Community raised major written and verbal concerns about the application which are summarised as follows:

- Meadow Lane is an attractive and historic part of the village, all the properties are bounded to the roadside with stone walls, in this case, removal to provide vehicular access is undesirable, unacceptable and to be opposed.
- Parking provision is insufficient as experience in Beadnell clearly demonstrates that properties with this type of accommodation generate a minimum of 2 cars, often 3 plus visitor parking.
- Meadow Lane is a narrow road, insufficient parking will cause vehicles to overspill into the road which already has parking issues around and adjacent to the WI Hall directly opposite. The WI Hall is a valuable asset and provides a meeting place for the WI, Parish Council, children's play groups and well as the many community events.
- Increased traffic will increase the danger to children entering and exiting the playground access adjacent to this proposal.
- The issue of windows and balconies overlooking the playground raised concerns for the safety and invasion of privacy of the children playing.
- The proposed dwellings are 3 storey and present a street scene at odds and opposed to all the surrounding buildings.
- Concerns were raised that the 6 properties would become holiday lets. Beadnell already has a substantial holiday accommodation provision of over 80% holiday let and second homes.
- The gardens shown on the plans are considered to be too small for family occupation in a 3/4 bedroom house for permanent residency.
- Increase in foul and surface sewage raised concerns as the existing system is known to be at capacity. Attention was drawn to the Water Authorities consultation letter already lodged with the County Council.

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

## 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)

In addition the following submission was presented:

- The application is contrary to NPPF 14 - it is not in keeping with the adopted Policies of the Northumberland Coast AONB which is to be protected.
- The application is contrary to NPPF paragraph 28 - the design is not in keeping with the village and does not respect the character of the countryside.
- The application is contrary to NPPF paragraph 109 - it does not protect or enhance the landscape.

The Parish Council unanimously **objected** to this application as it is an overdevelopment of this site in terms of size, massing and density. The proposed height puts the properties above the street scene of the other houses and creates an unacceptable visual impact, which is against Policy F2 of the Berwick upon Tweed Saved Policy.

The Design and Access statement includes old aerial pictures of the site which do not show the fourteen houses at Kennedy Green and suggests that the first floor balconies will give a view over to Beadnell Bay. Unfortunately they will also give a view into the rear gardens and rooms of some of the houses on Kennedy Green as well as the full area of the Children's Playground.

NPPF 116 requires that planning permission should be refused for major developments in AONB's except in exceptional circumstances and where it can be demonstrated they are in the public interest, neither are demonstrated in this application.

The recent approval for 45 houses on land at Kennedy Green recognised that at a current level of 83% second and holiday homes, measures must be taken to improve the supply of affordable housing and housing solely for permanent occupancy. The S106 agreement attached to the permission ensures this. It is therefore essential that any new development similarly protects the interests of the local, permanent population and an S106 with the same stringent measures must be placed on any development taking place on the site of the old school.

Proposal	Expansion of existing caravan & camping site. Construction of access roads and hardstandings for caravans. Advice also requested on number of hardstandings that would be acceptable.
Location	Beadnell Bay Caravan Site Beadnell Chathill Northumberland
Applicant	Mr Nick Dawe
Application No.	17/00231/PREAPP
Case Officer	North Planning Officer

Concerns were raised by the public that the volume of mobile holiday homes would increase in an area already over run with holiday accommodation putting even more strain on the sewage system. Would there be plans to develop the site further by way of toilet/shower facilities to accommodate the increase in visitors? What was the necessity of hard standing and how many are proposed?

Concerns were raised about the licencing arrangements and the numbers of tents, campervans and touring caravans in the current and future licence provision.

The Parish Council felt that there was insufficient information on this application for them to be able to make an informed decision. Answers to the comments from the general public would need to be addressed before further consideration of this application.