

BEADNELL PARISH COUNCIL

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

Telephone ★ 01665 722819

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MINUTES OF PLANNING MEETING held on 16 November 2016 at 6.30pm in Beadnell W.I.Hall

Present: Councillors: G Martindale (Chair); D Baker; J Hall; R Batten; A Nation
L Gray (Clerk)

Apologies for Absence: 0

Declaration of Interest: 1

Members of Public: 31

Proposal	Outline application for the development of 45 no. residential dwellings, including all ancillary works; approval sought for access, landscaping, layout and scale; appearance is a reserved matter (as amended by plans received 13/10/16) – layout of access road
Location	Land South of Kennedy Green Beadnell Northumberland
Applicant	Mr Guy Munden
Application No.	16/01688/OUT
Case Officer	Mr Neil Armstrong

Public Comments

A member of the public raised concerns that one Parish Councillor had not declared a possible vested interest and excused themselves from the meeting. The Chair requested that any Parish Councillor concerned make a declaration of interest and leave the room. Alison Nation made her declaration of interest in this application, as the access road would run through the field that her property overlooks, and left the meeting.

None of the members of the public present were in support of this application and several spoke out against it. The question was asked again whether more housing in the village was necessary and if so would there be a way of enforcing the sale of these new properties to buyers who would regard them as their principle residence and not as holiday lets or second homes as the village is already saturated with these. Concerns were raised that, although the restrictions on these new dwellings would be for permanent residency the S106 agreement does not protect them from being advertised on the open market if not sold within 12 months. The proposed new dwellings, 3 & 4 bedroomed properties are too large and expensive to attract young families into the area.

The access road has been realigned very slightly at the top to help with traffic calming but residents were anxious that this service road would create more traffic flow down Swinhoe Road into the village which is too narrow to cope with it and also has no passing spaces. An increase in traffic would make walking and cycling on this road even more dangerous than at present.

Councillor's Comments

One member of the Parish Council was in support of this application as it meets the proposals of the draft Local Plan and what was requested in the Village Plan in 2008, for

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60% of houses built to be permanent residence. The developer has amended the previous restriction of permanent residences from 60% to 100% to include 20% affordable to rent accommodation as well as two dwellings to purchase under a discount scheme to people who qualify for this. If the properties were sold on the open market after 12 months and then re-sold at a later date, these permanent residency restrictions can be enforced under the S106 agreement. There is no way, through legislation, of increasing the percentage of permanent housing in the village as homes will continue to drift from permanent to holiday lets/2nd homes as existing residences come onto the market.

Councillors against the proposal were concerned that the houses to be built for permanent occupancy should be small two bedroom bungalows or small semi-detached houses which would appeal more to buyers not 4 bedroom detached houses which are unaffordable to residents in the local area. There was a lack of confidence in the upholding of the S106 agreement which, if genuine, should then be offered in perpetuity.

There were also concerns raised that in this proposed extensive development there are no offers any community benefit.

The case for the 'exceptional circumstances' has also not been addressed, as required by paragraph 115 and 116 of the NPPF which states that:

- *Paragraph 115 – Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas and should be given great weight in National Parks and the Broads.*
- *Paragraph 116 – Planning should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest*

The majority vote of the Parish Council was to **object** to this application.

Proposal	Conversion of existing agricultural mill building to single residential dwelling (4 bedroom), demolition of existing bungalow and replacement with single residential dwelling (3 bedroom)
Location	Tughall Mill Beadnell Chathill Northumberland
Applicant	Mr Guy Munden
Application No.	16/03622/FUL
Case Officer	North Planning Officer

The Chair requested that Parish Councillor Alison Nation return to the meeting.

Public Comments

A member of the public commented that several applications have been granted on this site previously, but allowed to lapse due to lack of market activity and

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economic viability. He did not support this application on the grounds that he thought there was a Policy which states that business premises should not be converted to residential dwellings unless good reasons are provided in which to do so. He suggested that it would be more beneficial if the Mill were converted into small business units to bring jobs to the area. Another member of the public stated that the reason that no construction was undertaken on the previous applications was due to the need for a larger access road as the applications were for a much more sizable development than this current application.

Councillor's Comments

The Parish Council had **no objections** to this application.

A member of the Parish Council advised that the issue of converting derelict buildings, such as Tughall Mill, into residential dwellings, has been addressed and agreed through the Core Strategy.