

# BEADNELL PARISH COUNCIL

Clerk \* Laurie Gray \* 6 Castle Drive \* Seahouses \* Northumberland \* NE68 7BB

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## MINUTES OF PLANNING MEETING held on 24 January 2017 at 6.30pm in Beadnell W.I.Hall

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

**Apologies for Absence:** J Hall

**Declaration of Interest:** 0

Members of Public: 1

Proposal	Proposed construction of new single storey dwelling.
Location	Land North West of 7 Longstone Close Beadnell Northumberland
Applicant	Mr & Mrs Stienlet
Application No.	16/04368/FUL
Case Officer	North Planning Officer

### Public Comments

A member of the public raised concerns that an area of land referred to on the application as *a separate driveway* actually belongs to the National Grid and is a right of way to the Electricity Sub Station not part of the garden of the existing dwelling. The trees that were used to screen the substation have also been felled without gaining consent through correct channels and these trees should be protected under the AONB as inhabited by wildlife, birds and bats. The area of land for the development is considerably smaller than stated in the plans as there is already a bungalow on this plot.

### Councillor's Comments

The majority vote of the Parish Council was of **objection** to this application on the grounds that it would be a tandem and overdevelopment of the existing plot.

- The NPPF paragraph 53 states that:  
*Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.*

This property and the current dwelling may be sold as holiday accommodation in an already saturated market.

- The Core Strategy Paragraph 6.44C state that:  
*Properties within the housing stock can generally move into and out of holiday use without planning consent. While the Core Strategy will not specifically restrict the use of new market housing in settlements with a high proportion of second or holiday homes, the Council support local communities addressing this issue through Neighbourhood Plans. A requirement to consider the need for the provision of permanently occupied dwellings is included within Housing Provision Policy 15. Rural Exception Sites Policy 20. and AONB Policies 31 and 32.*

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

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- The AONB Management Plan 2014-2019 Policy CE5: Residential Development states that:  
*The Construction of housing for permanent occupation will be supported where it will not adversely impact the special qualities of the AONB and conforms with relevant policies within the emerging Northumberland Local Development Plan. The imposition of occupancy restrictions to ensure that such housing is used for permanent residential accommodation rather than tourist accommodation will be promoted.*

Should the County Council Planning Department grant permission of this application the Parish Council would like to see an S106 agreement invoked on this development of full time residency in perpetuity a precedent that has already been set on the recently granted application 16/0166/OUT – Land South of Kennedy Green.

Concerns were also raised that part of the land proposed for development, which currently has a concrete base covering power cables from the substation to the dwellings on the estate, belongs to the Nation Grid. Any work on this particular area of the plot could endanger the lives of the construction workers and cause disruption of the electricity supply to the local residents.

Proposal	Kitchen extension at first floor over existing ground floor bathroom and new pitched roof over existing conservatory.
Location	16 Harbour Road Beadnell Chathill Northumberland
Applicant	Mr James Williamson
Application No.	16/04602/FUL
Case Officer	North Planning Officer

There were **no objections** to this application.