

## 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 27 July 2016 at 6.30pm in Beadnell W.I.Hall**

**Present:** Councillors: C Williamson (Vice Chair), J Hall, R Batten, L Gray (Clerk)

**Apologies for Absence:** Councillors: G Martindale (Chair), D Baker

Members of Public: 100+

Proposal	Outline application for the development of 45no. residential dwellings, including all ancillary works; Approval sought for access, landscaping, layout and scale; appearance is a reserved matter.
Location	Land South of Kennedy Green Beadnell Northumberland
Applicant	Mr Guy Munden
Application No.	16/01688/OUT
Case Officer	North Planning Officer

The Parish Council had received two letters of objection.

#### **Public Comments**

Several members of the public spoke against this application raising concerns of overdevelopment in a village where a large number of existing new builds and older properties have been on the market for some time and further development would only saturate the already overcrowded stagnant market.

Several properties in the village lie empty or are used as holiday homes/lets.

The AONB ruling states that any development of more than 10 houses counts as major and must invoke exceptional circumstances.

The Section 106 agreement does not protect the number of houses being sold on the open market.

Concerns were expressed by a number of people that further development would put even more strain on an already overstretched sewerage system. Raw sewerage had been seen in the bay and photographed by a member of the public. A sample of the water had been sent for testing.

The development was unsustainable as the village had limited facilities.

Increase of traffic on Swinhoe Road, Harbour Road and the Kennedy Green area where there is a children's play area would increase the risk of an accident involving a child.

The new road access would create an 'open season' for further development.

Has the Leopold Matrix, a qualitative environmental impact assessment method, been used to identify the potential impact of the development on the environment?

#### **Councillors' comments**

The Parish Council acknowledged the revised location of the affordable housing next to Kennedy Green but are disappointed that the S106 agreement does not protect the 'affordable housing' and the 'main residence dwellings' from being sold on the open market if no sale has been agreed within six months of completion of the build. The amended plans have provided only one additional affordable house.

The 'non-affordable' housing is now all 3 and 4 bedrooms, attracting a higher price for the builder, but not as suitable or as attractive as permanent residence housing, therefore making them harder to sell.

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

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Although the amended design and access statement mentions single storey dwellings (page 24) the plan on page 25 shows that all the proposed houses will be 1.5 or 2 storey. A recent Housing Needs Survey indicated a need for bungalows by local older people looking to downsize.

The amount of land originally shown on the plans for community benefit has been reduced significantly due to the realignment of the access road resulting in the concessions for the community, which could have provided small industrial units, allotments, car parking, community area etcetera being removed.

For such a major development in an AONB the community benefits should be much more. Given this lack and even reduction in community benefit it was considered that this amended application does not meet the necessary exceptional circumstances for a major development in the AONB as required by the National Planning Policy Framework paragraph 116 or Policy 31 of the Northumberland County Council's emerging Core Strategy.

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