**MINUTES OF PLANNING MEETING held on 26th June 2017 at 6.00pm in Beadnell W.I. Hall**

**Present:** Councillors: R Batten; (Chair); A Nation; M Dawson

Clerk: I Hunter

Members of Public: 24

**Apologies for Absence:** J Hall

**Co-option of Parish Councillor:** Parish Councillors considered the verbal request from Neil Hart to join Beadnell Parish Council and all Parish Councillors agreed to accept the request. Neil Hart to sign the documentation at the end of the meeting.

**Declaration of Interest:** None

**Request for Dispensation**: None

**Planning Applications:**

17/02058/COU- Change of use of disused garage to 1 bed holiday cottage. Garage North West of 2 The Paddock Benthall Beadnell Northumberland-

The applicant stated: The garage building would remain the same, however it would include a window and door, and the garage will be extended in to the adjoining garden. He stated there was a high wall to the east and he was willing to provide a bin store as well as cycle parking.

Objectors:

* Garage not disused- like most garages it is full of equipment being stored.
* Built in 2010- why, if not to be used as a garage
* In planning terms it is well known that once the footprint of a building is established on a site, there is a precedent for building and the site may be developed. In this case a free-standing garage was built as part of the plan for two holiday cottages rather than three in the first place, which would probably not have been approved on such a small plot. Now that the precedent of a building has been established, a third cottage is now proposed. Being cynical, was that the long-term plan?
* Parking area around the garage is very tight- there is a large boat on a trailer parked next to the garage on the south side. As there are two two-bed cottages with the garage, there will not be enough room for the five vehicles to be parked within what is a very small curtilage.
* Redevelopment of garages in this way should not be permitted within the AONB, as in the case of new development within gardens as highlighted in NPPF Para 53 about “sub-division being harmful to the character of an area… and to resist inappropriate development which would cause harm to the local area”
* Finally, there is no need for yet another holiday cottage in Beadnell, as outlined in the relevant Northumberland Coast AONB Management Plan policies – CE5 Residential development “ The construction of housing for permanent occupation will be supported….rather than tourism accommodation”

There is no discernible shortage of housing in Beadnell to justify this proposal.

* There is currently about 83% holiday homes/cottages within Beadnell.
* Beadnell is overcrowded in the summer months.
* Concerns were raised about need for a garage per property.

**Parish Councillor A Nation**: read out a statement which she had prepared (a copy attached to the Minutes)

Parish Councillors debated all comments made on this application.

Parish Councillors voted: 3 votes to object to the application

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

County Councillor G Renner-Thompson joined the meeting at this point

17/00968/FUL- Demolition of existing Old School House and erection of 4 no. residential units (Amended) Old School House Meadow Lane Beadnell NE65 5AJ.

Objections:

* Reduced the number of properties, still too crowded
* Reduced the ridge height, still higher than neighbouring properties
* Additional accesses on to a narrow lane
* Too many units within a limited curtilage
* Too tall and imposing in its mass and density and unsympathetic design within village setting.
* Balconies overlooking children’s playground, raising child protection issues
* Sections of historic stone wall on Meadow Lane to be removed to afford vehicular access will detract from ‘historic’ character of ‘village’ road.
* Overspill parking for holiday/visitor use would cause a major hazard opposite W.I. Hut and next to playground entrance where Meadow Lane is very narrow.
* To squeeze 4 tall houses on to such a limited plot points to nothing short of seeking to maximise profit for holiday lets- proposed gardens too small to be conductive to permanent occupancy.
* A request for the “Beadnell “ section 106 agreement for 100% ‘principle or sole’ residency occupation clause within the AONB has been lodged with the NCC Planning Department- reason: no more units for holiday lets within the village.
* In their consultee document Northumbrian Water (NWL) has stated that a public sewer crosses the site. As NWL do not permit building over or close to their apparatus, the layout of the scheme may need to be changed.

In conclusion, this planning application is neither sympathetic nor appropriate for this site and should be refused. It does not fulfil its quoted aim (in paragraph 4.5 of the Design and Access Statement) of “requiring good design”, “conserving and enhancing the natural and the historic environment” as required by NPPF Sections 7,11 and 12. In addition, this proposal clearly flouts certain NPPF guidelines within the Northumberland Coast AONB, namely Paragraphs 14, 28,109,114,115 and 116.

For these valid planning reasons this application should be refused outright.

* A suggestion for a Preservation Order on the Village wall, in response it was stated this is to be picked up in the Neighbourhood Plan.

**Parish Councillor A Nation**: read out a statement which she had prepared (a copy attached to the Minutes)

Parish Councillors debated all comments made on this application, which included the need for proper houses, bungalows a S106 agreement, and fitting the criteria of the AONB Management Plan. The current proposal is overdevelopment, but Parish Councillors are not against development on this site.

Parish Councillors voted: 3 votes to object to the application

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

17/01401/FUL- Erection of 52 dwellings (Use Class C3), access, car parking, landscaping and associated works- Land West of The Wynding Beadnell Northumberland NE67 5AY. Parish Councillors ratified the additional letter of comments already submitted to Northumberland County Council.

**Any Other Business:** A member of the public questioned the number of days tonight’s Agenda was displayed on the noticeboards & the website. The Chairman agreed future Agendas will be displayed on the noticeboards & the website 3 clear days before meetings.

**Parish Council Clerk:** The Chairman announced the Mrs I Hunter has been appointed permanent Clerk, confirming the vacancy had been advertised.