

# BEADNELL PARISH COUNCIL

Web Site ★ www.beadnellparishcouncil.co.uk

## MINUTES OF PLANNING MEETING held on 15<sup>th</sup> August 2018 at 6.00pm in Beadnell W.I. Hall

**Present:** Chairman J Hall, R Batten A Nation, J Rhind & A Willis

Parish Clerk I Hunter

21 members of the public present

**Apologies for Absence:** Parish Councillors M Dawson & C Scott-Roy

**Declaration of Interest:** None

**Request for Dispensation:** None

### Planning Applications:

18/02542/FUL- Single storey kitchen and bedroom extension- 22 Longstone Close  
Beadnell Northumberland NE67 5BS  
Parish Councillors considered and agreed to support this application.

18/02430/FUL- Listed Building Consent to change the external paint colour- Beadnell  
Towers Hotel The Wynding Beadnell NE67 5AY.  
Parish Councillors considered and agreed to support this application.

18/02648/FUL- Construction of two-storey café and restaurant (A3) totalling approx.  
522 sqm., 50 car parking spaces, improved access roads, landscaping  
and other ancillary works- Land at Beadnell Point Bernicia Way,  
Beadnell, Chathill NE67 5EJ

Parish Councillors considered and debated this application, including a  
clause for change of use in the future. It was agreed by a majority vote  
to object to the application on the following grounds:

- The application is contrary to Policy F2 of the saved Berwick-upon-Tweed Local Plan.
- There is insufficient amenity space included within the development.
- There is insufficient parking included within the development.
- There is a highway safety issue and there will be an increase of traffic flow in the area.
- There will be a loss of privacy for neighbouring properties.
- There will be an increase of noise levels in the area.
- There are no community benefits identified

Parish Councillors are not adverse to the application and would support the principle of the correct development on this site.

The Parish Council propose the following to address the points above and the shortfall in the delivery of community benefits by the applicant.

- 1) A play area adjoining the building to increase amenity space and improve safety for children in the area. This should be

accessible to all, not just customers, and be maintained by the operator.

- 2) A minimum of 75 parking spaces to accommodate customer parking and as a public overflow car park. No more than 20 spaces in total to be reserved for customers.
- 3) Public WC Facilities. This would be a valuable community benefit. Either the public are allowed access to the café/ restaurant facilities off-season or, perhaps more practicable bearing in mind proposed opening times, would be ground floor facilities with external access.

Facilities to be maintained/ serviced by the operator.

- 4) The above will necessitate changes to the site plan. The Parish Council believe all of the above can be accommodated with changes to the layout and landscaping. Privacy and noise issues could be considered when making these changes.
- 5) Planners are asked to ensure that relevant conditions or other legal means are in place to protect and guarantee the delivery of these community benefits and that the land, on which the play area, building and car parking are situated, may be used for no other purpose in the future.

The applicant is asked to consider the above favourably and commit to meeting the community's expectations by delivering the fore-mentioned community benefits.

**Any Urgent Business:** None

Chairman \_\_\_\_\_

Date \_\_\_\_\_

Ch's Initials \_\_\_\_\_