

**MINUTES OF PLANNING MEETING held on 20<sup>th</sup> December 2017 at 6.00pm in Beadnell W.I. Hall**

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

Approx. 28 Members of Public:

**Apologies for Absence:** Parish Councillor C Scott-Roy

**Declaration of Interest:** Parish Councillor R Batten declared a Personal & Prejudicial Interest in Planning Application No 17/04366/FUL- due to family connections.

Parish Councillor M Dawson declared a Personal & Prejudicial Interest in Planning Application No's 17/04217/FUL & 17/04218/LBC- due to being a business owner within the vicinity.

**Request for Dispensation:** None

**Planning Applications:**

**The Chairman proposed a change of order for considering the Planning Applications, this was agreed.**

1. **17/04366/FUL-** Development of two detached dwellings- The Haven Site South East of Village Store Harbour Road Beadnell Northumberland.

Parish Councillor R Batten did not take part in consideration of the above application.

A member of the public read out a statement. The Chairman read out all written submissions received (copies of all written submission are attached to the Minutes) Concerns were raised about the diverted footpath, car parking, no local gain & if approved the dwellings should be for permanent residency. Parish Councillors considered all points raised and unanimously agreed to object to the application on the following grounds:

As well as ask County Councillor G Renner to call the application to committee:

- There have been a number of applications for development on this site, most have been withdrawn although in 2011 one proceeded to the Planning Authority and was refused by virtue of its scale, massing and impact on the streetscape, representing an unacceptable form of development within the special character of the Northumberland Coast AONB. The proposal was deemed contrary to Berwick upon Tweed Policy F2 and the ethos of PPS1 and PPS3.
- This site signifies the start of a long section of the coastal strip to the east of Harbour Road which has not been spoilt by development. It is an open track of land offering long range views to the sea of benefit to the community and visitors. The site is adjacent to a number of overlapping coastal protected areas as well as being in the Northumberland Coast AONB and Heritage Coast (HC).
- The development of 2 dwellings would permanently harm the character and appearance of the landscape and seascape in this area and therefore be contrary to **Saved Policy F2** of the Berwick upon Tweed Local Plan which attaches primary importance to the conservation and enhancement of the landscape and the coast. Although dated this policy remains

consistent with the **NPPF** which seeks positive improvements in the quality of the natural environment.

- Furthermore, insufficient information has been submitted to demonstrate the proposed location of the dwellings would be satisfactory in terms of coastal erosion and sea level rises as required by the Northumberland Shoreline Management Plan, contrary to the requirements of PPS20 Coastal Planning and PPS25 Flood Risk
- In the past Listed Building Consent was also refused by reason of siting and close proximity, which would adversely affect the character and appearance and historic interest of the Grade II Listed Bark Pots. The development was contrary to policies F1 and F2 in the Berwick upon Tweed Local Plan and contrary to PPS5 on the Historic Environment. All of these reasons for refusal remain valid.
- In terms of protection - for Biodiversity it is adjacent to the Northumbria Coast SPA, Ramsar site, Berwickshire and North Northumberland Coast SAC and the Northumberland SSSI.
- The Northumberland Strategic Housing Land Availability Assessment identifies this site as not being suitable for development stating: "*Category 1 site. Not considered suitable for housing due to site containing special protection area, special area of conservation. Ramsar site and an area in flood zone 3b.*"
- This proposal is contrary to the intention of the **Shoreline Management Plan (SMP)**. The **SMP** for this section of the coast is to "Hold the Line" but this is qualified with a comment to control development seaward of Harbour Road. The development of the site would eliminate the buffer zone between the present coastline and Harbour Road. The land to the seaward side of Harbour Road has been identified as a potential Coastal Change Management Area and it is likely that future policy would restrict the construction of permanent dwellings in such areas.
- This proposal is contrary to the following policies in the **Northumberland Coast AONB Management Plan 2014-2019**: CE1 Landscape, CE2 Important Habitats, Species and Natural Features, CE4 Development on the Coastal Slope and CE5 Residential Development, all of which have been adopted by the County Council to protect, conserve and enhance the special landscape and seascape qualities of the AONB.
- The NPPF offers protection at Paragraph 105 - Local Planning authorities should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast.
- Paragraph 109 - the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.
- Paragraph 114 - Local planning authorities should maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas deemed as heritage coast and improve public access to and enjoyment of the coast.
- Paragraph 115 Great weight should be given to conserving landscape and scenic beauty in AONB's which have the highest status of protection in relation to landscape and scenic beauty. The **NPPF** identifies such designations as entailing specific policies where development should be restricted and where presumption in favour of 'sustainable development' may not always apply (**paragraph 14 and footnote 9**).

- Beadnell is part of **the North Northumberland Coast Neighbourhood Plan (NP)** area. Now that this Plan has been submitted to NCC it does carry some weight in planning decisions. Documented evidence from the public consultation exercises very clearly demonstrates that the community wanted to see the coastal strip protected from any further development. The coastal strip is very important to residents, visitors and the economy of the area.
- Consequently the emerging NP contains a specific **policy (4)** about Coastal Management and the Coastal Strip which states “.....*New development will not be supported along the coastal strip unless it is necessary for the management of the protected natural habitats along the coastal strip, or for coastal management purposes as identified in the SMP.*” This is consistent with the evidence in the **AONB Landscape Sensitivity & Capacity Study**.
- This proposed development site is outside the proposed settlement boundary in the NP for Beadnell. This has recently been out to public consultation and no objections were received with many people making supportive comments about the proposed settlement boundary. For instance at point 4.45 "The settlement boundary allows a small level of growth, and steers any new development away from the Coastal Strip. The settlement boundary is therefore drawn to ensure that the Coastal Strip is protected and that where development does take place it is directed 'inland' to reduce the impact on more environmentally sensitive areas and protected habitats"
- There is no demonstrated need for this type of dwelling in the NP area. The **North Northumberland Coast Neighbourhood Plan - Housing Evidence Paper dated 21 October 2016** indicates that there is a need for more affordable housing across the neighbourhood plan area, in particular there should be a focus on housing to rent.
- There are no exceptional circumstances in this application as is required in an AONB, or under the emerging NP policy 9 for development outside the settlement boundary".
- There are concerns about Footpath No 31 which was illegally diverted in 2010, so it currently does not follow the red line on the official map, and to date there has been no Diversion Order applied for. Parish Councillors support the detail response provided by resident Mrs C Williamson.
- If the application is approved Beadnell Parish Council wish the dwellings to be Principle Residence Housing which is in line with Policy 14 of the emerging Coastal Neighbourhood Plan.

Parish Councillor R Batten rejoined the meeting.

2. **17/04185/FUL-** Demolition of existing dwelling and construction of new dwelling – 22 Harbour Road Beadnell Chathill Northumberland NE67 5BB.  
Members of the public raised concerns about the development being forward of the building line, and reminded Parish Councillors of the history of this build. Parish Councillors raised concerns about privacy, overlooking, glass lanterns and parking, stating the dwelling should be for permanent occupancy.

Parish Councillors considered this application and unanimously agreed to object to the application on the following grounds:

- The privacy to surrounding properties
- There will be overlooking
- The roof lantern.
- Parking.

- There is no plan showing the proposed parking provision.
- The property should be permanent residency.

2 members of the public left the meeting at this point

3. **17/04393/VARYCO** - Variation of condition 2 (approved plans) pursuant to planning permission 17/01269/FUL in order to simplify design - Land North West Of 7 Longstone Close Longstone Close Beadnell Northumberland.

Parish Councillors considered this application and unanimously agreed to uphold their objections from the original application. So Parish Councillors agreed to object to the application on the following grounds:

- Paragraph 53 of the NPPF recognises that the sub-division of residential gardens can be harmful to the character of the area and sets out 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.
- Mass and scale of the proposed development.

3 members of the public and Parish Councillor M Dawson left the meeting at this point.

4. **17/04217/FUL**- Removal of lean to extensions to the rear and replace with single storey extension and proposed roof terrace- Beadnell Towers Hotel The Wynding Beadnell NE67 5AY

Parish Councillors considered this application and unanimously agreed to support the application, however Parish Councillors agreed to raise the following two points which needs to be considered.

- Parking for customers' needs to be addressed.
- The Right of Way which is located at the side of the building is not shown on the plans, this Right of Way needs to be protected.

5. **17/04218/LBC**- Listed Building Consent - Removal of lean to extensions to the rear and replace with single storey extension, proposed roof terrace, removal of existing metal fire escapes, interior layout re-arrangements and total refurbishment - Beadnell Towers Hotel The Wynding Beadnell NE67 5AY.

Parish Councillors considered this application and unanimously agreed to support the application, however Parish Councillors agreed to raise the following two points which needs to be considered.

- Parking for customers' needs to be addressed.
- The Right of Way which is located at the side of the building is not shown on the plans, this Right of Way needs to be protected.

Chairman\_\_\_\_\_

Date \_\_\_\_\_

DRAFT