

BEADNELL PARISH COUNCIL

Web Site ★ www.beadnellparishcouncil.co.uk

MINUTES OF PLANNING MEETING held on 7th February 2018 at 6.00pm in Beadnell W.I. Hall

Present: R Batten (in the Chair); A Nation; J Rhind

Approx. 29 Members of Public:

Apologies for Absence: Chairman J Hall, Parish Councillor M Dawson

Declaration of Interest: None

Request for Dispensation: None

Planning Application:

The amended plan regarding: the SuDS detention basin and maintenance access on the land to the west of the area of the already proposed housing for

17/01401/FUL Erection of 52 dwellings (Use Class C3), access, car parking, landscaping and associated works Land West Of The Wynding Beadnell NE67 5AY

The Chairman read out the written objections received regarding the amended plan, copies attached to the Parish Council minutes.

Members of the public raised concerns and objections.

Parish Councillors considered the amended plan to the above application and unanimously agreed to uphold their objections from the original application. So Parish Councillors agreed to submit the following response:

Beadnell Parish Councillors still agree with all the comments/concerns/objections raised in their submission dated 23rd May 2017, along with the submission made by Gareth Davies on 19th May 2017 on behalf of Beadnell Parish Council.

Beadnell Parish Council would also like to add the following comments:

- 1- We would like to take the opportunity to bring to the planners attention that –
 - a) The area **North Northumberland Coast Neighbourhood Plan** is at an advanced stage and relevant to this planning application. The proposed site is outside the settlement boundary for Beadnell and does not meet the requirements for sustainable development outside the designated settlement area and further the applicants have not demonstrated there is an exceptional need for the proposed housing.
 - b) **Conservation Area in Beadnell**
Jessica Turner of AONB has confirmed that the report on Beadnell supports a conservation area and the process to formalise this is underway. This covers the village centre and includes the Grade II listed St Ebba church and the Craster Arms. (ca 50 – 75m from site)
- 2- **Updated Landscape and Visual Impact Assessment + Photomontage** available on the Planning Portal on 7th February 2017
 - Content and photomontage showing after construction, after 5 years and after 15 years still leave room for concern.

3- Foul water Pumping Station

- We understand why it may be necessary but question if the existing infrastructure can really cope
- It should be placed out of sight within the site area
- It should cause no disturbance or nuisance to residents (noise)
- Maintenance and upkeep should not be a burden to Northumberland Water customers/ council taxpayers.
- It seems to be the intention to bring the three properties at the bottom of the north side of Swinhoe Road “online” We are of the understanding that two of the property owners have objected and implied they have agreements which allows them continue using their septic tanks, which they wish to do.

4- SuDS Detention Basin –

- Internet research suggests these can be an asset managing surface water and potential flooding issues - and create attractive landscape features. However, on a development this size does it not simply underline the question of suitability of the site.
- In addition, the building of a substantial access road off Swinhoe Road to allow for maintenance and de-silting of the basin seems out of step with the efforts to reduce impermeable surfaces and introduce soft landscaping. Looking at the plan of the site there do seem to be shorter access possibilities from within the site to the basin.
- In the Amended Flood Risk and Drainage Impact Assessment Revision E from July 17 reference is made to a maintenance agreement with Arch Developments. Clarification is required if Arch Developments will still be undertaking the future maintenance and if this is not the case who will be responsible for the future maintenance.

5- Local Flood Authority Comments

Various suggestions were put forward to manage/ reduce surface water runoff. In the applicant’s “Amended Flood Risk and Drainage Impact Assessment Revision E” from July 2017 several small-scale sustainable suggestions were dismissed as not financially feasible. This is disappointing are the details available.

Chairman_____

Date_____

Ch’s Initials _____