

Harbour Road
Beadnell
Chathill
Northumberland
NE67 5BB

15 December 2017

Dear Councillor Hall

**Planning application 17/04366/FUL Development of two detached Dwellings The Haven Site
Beadnell**

I object to the above application which would run contrary to national and local planning policy because of the impact on the coastal zone.

1. 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.

2. This proposal would cause significant harm to the character and appearance of the AONB and the HC in this area by not preserving their special qualities and scenic beauty, consequently it would be contrary to **paragraphs 109, 114 and 115** of the **NPPF**.
3. The **NPPF** insists that '*great weight*' must be given to conserving the landscape and scenic beauty in this AONB (**paragraph 115**) a designation accorded the highest status of protection for just such purposes. Similarly, the HC is managed to conserve its natural 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**).
4. 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.
5. 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.
6. 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.

7. 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**.
8. 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.
9. 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.
10. **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.*”

Other Relevant Information

Previous Applications

An application (10/B/0415) in 2010 to build 2 dwellings on this site was refused by Northumberland County Council by reason of its scale, massing and impact on the street scape, it represented an unacceptable form of development within the special character of the Northumberland Coast ANOB. The proposal was considered to be contrary to Berwick upon Tweed Borough Council Local Plan Policy F2 and the ethos of the then PPS1 and PPS3. Also, because insufficient information had been submitted to demonstrate the location of the proposed dwellings would be satisfactory in terms of coastal erosion and sea level rises as required by the Northumberland and North Tyneside SMP and therefore contrary to the requirements of PPS20 Coastal Planning and PPS25 on Flood Risk.

Another application in 2010 to build a single dwelling on the White Rock site, also to the east of Harbour Road on the coastal strip, was similarly refused.

THE ABOVE DECISIONS WERE NOT APPEALLED

Since 2010 there been a further two applications to build on the coastal strip, The Earth Shelter (11/03402/FUL) and Link House (14/01529/FUL). Both were refused by Northumberland County Council and both went to Appeal. The Earth Shelter Appeal was dismissed as the proposal would extend into what is currently open land and would have a detrimental impact on the character and appearance of the site and the surrounding area. The Inspector stated “*The proposal would therefore not accord with the aims of conserving the natural beauty of the AONB and would have an adverse effect on the landscape of the Heritage Coast. Accordingly, I consider that the proposed development would harm the character and appearance of the AONB, the Heritage Coast and the surrounding area and would be contrary to Policy F2 of the LP and the Framework*”.

The Link House Appeal was allowed because there was an existing dwelling already on the site. The Inspector stated that “*the principle of development had already been established on the site*”.

The Public Right of Way Number 31

In 2010 this public footpath was illegally diverted by the then developer and fenced. Following a complaint some of the fence was removed to allow access to the approved right of way. An application for a Diversion

was made by the Landowner in January 2012 but this was not pursued. There is a legal process to be followed for the Diversion of a public footpath which includes public consultation.

Conservation

The Bark Pots were saved from demolition by the previous developer when a local resident applied and was successful in getting these Listed in 2010. The proposal to conserve these Bark Pots and provide public interpretation boards is to be welcomed but this public benefit could be achieved without the loss of valuable coastal landscape by the intrusion of 2 large dwellings which will detract from and harm the setting of this valuable heritage asset. Beadnell Parish Council has a very active group of volunteers who are highly successful at raising money for community projects and are always looking for new ideas to improve the village for residents and visitors. With the permission of the Landowners this is possibly a project that could be considered.

The applicant's Heritage Impact Assessment report refers to using Policy F19 of the Berwick upon Tweed Local Plan (1999) in 'Decision Making'. Policy F19 is not a Saved Policy so cannot be used to support any decision making regarding this application.

Finally

If this planning application is approved it will set a precedent for further development along the coastal strip. Previously refused applications will be resubmitted and new applications will be made by the Landowners and their developers and there will be no stopping them despite the fact that such development runs contrary to national and local planning policy.

Yours sincerely

Councillor J Hall
Chair of Beadnell Parish Council

Planning Application 17/04366/FUL Development of two detached dwellings The Haven Site, South East of Village Store Harbour Road Beadnell

20 December 2017 at 14:11

io.com>

To Isobel Hunter, Clerk to Parish Council

I object to the above application. I am unable to attend the Parish Council Meeting on Wednesday 20 December 2017. Please read out my statement at the meeting. Thanks.

I object to the above application to build on the coastal strip between the beach and Harbour Road at The Haven Site South East of the Village Store on the following grounds:

1. Development of the site is unacceptable in view of its visual impact from all directions, from the seashore, from Harbour Road, from nearby residential houses and from the road in both directions. The visual impact will prevent everyone from enjoying the view of the sea and the shoreline and create an urban environment instead of leaving an open aspect from all directions allowing the outstanding natural beauty of the area to be available for everyone to enjoy.
 2. The area has been designated as an Area of Outstanding Natural Beauty and development should not be permitted - AONB designation is supposed to provide protection from this kind of proposed destruction.
 3. Development of this site is not within the boundary of an existing settlement. This proposed development would extent the existing settlement boundary contrary to the North Northumberland Neighbourhood Plan and Berwick upon Tweed Local Plan.
 4. The proposed development is ugly, overbearing and will adversely impact on the character of the open seafront neighbourhood.
 5. Many species of wildlife would have their habitat destroyed by this proposed development.
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M Gmail

Isabel Hunter <beadnellparishcouncil7@gmail.com>

Re Planning 17/04366/full

18 December 2017 at 19:32

We would like to object
To all the plans "fishermans plot "
Ref 17/04366/full

Reasons are

1. This was originally application N/10/B/0416
Submitted 6th oct 2010
Rejected 1st Aug 2011
I take it that all the original grounds for refusal
Should still apply to this application
 2. Also on top of that
N.N.neighbourhood plan
As far as I can see
Is strongly against any further "holiday home "
Over developments
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3



Isabel Hunter <beadnellparishcouncil7@gmail.com>

BPC Planning Meeting 20/12/17

1 message

18 December 2017 at 18:02

BPC Planning Meeting on 20/12/17

Statement to be read out in objection to [17/04366/FUL] Development of two detached dwellings, The Haven Site.....

"I, Andrew Brown, apologise that I am unable to deliver this short statement in person.

The coastal strip of the North Northumberland AONB should be protected and preserved at all costs. Not only should the natural environment be defended but also the seaward side of Harbour Road is integral to the very defence of our village against the tempestuous North Sea. The delicate nature of this coastal strip and its inherent value to our community must be left undisturbed for the benefit of future generations. For this reason alone this application should be rejected.

I shall be logging a more detailed objection to this application on the NCC Planning Portal and I urge all objectors here present to do the same, if we are to thwart speculative developers."



M Gmail

Isabel Hunter <beadnellparishcouncil7@gmail.com>

Planning Application [17/04366/FUL | Development of two detached dwellings. | The Haven Site South East Of Village Store Harbour Road Beadnell Northumberland

1 message

18 December 2017 at 14:25

My wife, Helen, and I object to the application referred to above since it seems to be virtually a re-submission of the application for housing on this site which was rejected in 2011 on the grounds that it would 'adversely affect the character and appearance and historic interest of the Grade II Listed Bark Pots' which was in contravention of specific planning policies in the Berwick upon Tweed Local Plan. Since that application was rejected we cannot possibly see any grounds for approving the current development since those planning policies are still in force - and that's before any further consideration is given to the currently proposed North Northumberland Coast Neighbourhood Plan which has a presumption against any further coastal development in Beadnell (Para 4.46). We also have reservations about the route of the footpath across this site (surely the landowner should re-align the fenced off path to follow the actual right-of-way and to avoid the listed heritage site?) and the ecology of the site itself and we have set these out in detail in our objection to the proposal on the planning portal.

I understand that you will read this out to the meeting at Beadnell WI Hall on Wednesday night which we are unable to attend due to family commitments elsewhere.

Yours faithfully,

17/04366/FUL Development of two detached dwellings – The Haven Site South East of the Village Store, Harbour Road, Beadnell

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.

Furthermore, insufficient information had 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.

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.

While having great sympathy with the Fishermen whose families are some of the very few born and brought up here and who have seen rapid expansion of their village and the subsequent enrichment of a few property developers, this land should have the highest level of protection against development. There are no exceptional circumstances in this application as is required in an AONB.

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 Shoreline Management Plan says “Hold the Line”.

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 AONBs which have the highest status of protection in relation to landscape and scenic beauty.

We have found in the past that sometime even these protections aren't sufficient so I would ask the Parish Council to also request that no permitted development rights are associated with any future development on the coastal strip.

And finally, during the consultations for the Neighbourhood Plan, Councillors were given an overwhelming mandate by members of the Parish to resist any new developments on the coastal strip and this is recognised throughout the Plan they have submitted. For instance at point 4.46 "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".

We rely on you to represent the wishes of the community.

(Supporting 04366 / 1
~~Harbun~~
Harbun cottages)

for support
Road. (1)

Its surely unjust considering the massive, inappropriate development in Beadnell, that this small-scale scheme by the only genuine locals* should be such an issue.

Its a complete Red Herring compared to the development to the West.

~~being~~ As for it being 'shoreline',
- well there were already constructions there, as well as the ugly new developments to the North next to which a former public footpath was closed (temporarily!). as long as there is access to the Beach it should be allowed.

* There are some others of whom some are responsible for inappropriate development.