**MINUTES OF PLANNING MEETING held on 19 April 2017 at 6.30pm in Beadnell W.I.Hall**

**Present:** Councillors: J Hall; (Chairing the meeting) T McCarthy; R Batten; A Nation;

**Declaration of Interest:** 0

Members of Public: 22

Proposal Two new residential properties,

Location Land at Bernicia Way, Beadnell

Applicant Mr Colin Barnes

Application No. 17/01130FUL

Case Officer North Planning Officer

This application generated public interest with 22 members of the community in attendance with written representation in opposition from Andrew Brown.

The applicant did not attend.

The Community raised concerns about the application which are summarised as follows:

* The application is for two holiday homes. The village currently has over 83% second and Holiday Homes. It does not need more.
* This is shown as a vacant plot but was described on the original application as landscaping to enhance the nature of the development.
* On the indicative Master Plan of Northumberland Estates recently approved 45 house development there was a suggestion of an access route between the two sites which would have utilised the ‘vacant plot’.
* After planning permission was granted NCC Officers agreed with the owner of a neighbouring property in Longbeach Estate that there was a greater risk of flooding from the seepage of water from the nearby quarry pond. The two new houses would further affect the natural drainage into the Beadnell Point development.
* If despite the objections, the two units are allowed they should be for permanent residence only.

The Parish Council unanimously **objected** to this application. An Environmental Assessment for the original application in September 2009 showed the ‘vacant site’ as a necessary buffer zone between the housing and the pond and replacement wetland area to be used by wading birds. This was accepted in the Grant of Planning Permission on 1 March 2011. There was no change to the Environmental Assessment in following applications dated 2014 and 2016.

The application affects the Mass, Scale and Density which is against Policy F2 of the Berwick upon Tweed Saved Policy and removes the suggested ‘softening effect’ of landscaping on the current housing development.

Should the application receive planning permission there should be S106 permanent residency restrictions conditions placed on the additional dwellings to reflect the emerging Neighbourhood Plan.

That the proposal increases the profits for both landowner and developer and an additional element of ‘planning gain’ should be offered to the community.