

BEADNELL PARISH COUNCIL

Clerk * Laurie Gray * 6 Castle Drive * Seahouses * Northumberland * NE68 7BB

Telephone * 01665 722819

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MINUTES OF PLANNING MEETING held on 01 April 2015 at 6.30pm in Beadnell W.I.Hall

Present: Councillors C Williamson (Vice Chair) C Brunt, D Baker, J Hall, B Patterson

Apologies for Absence: Councillor G Martindale (Chair), L Gray (Clerk)

The Chair had disclosed a personal and prejudicial interest in application 15/00791/FUL

Members of Public: 9

Proposal: Extension and alterations to create first floor to dwelling, single storey extension to rear, two storey side extension & balcony to first floor.
Location: 22 Harbour Road Beadnell Northumberland NE67 5BB
Applicant: Mr Rory McWilliams
Application No. 15/00706/FUL
Case Officer: Mr Ragu Sittambalam

The Parish Council **objected** to this application. The proposed alterations and extensions would harm the character of the local surroundings and the neighbouring buildings and therefore be contrary to Saved Local Policy F2 as well as guidance in the NPPF.

Concerns were expressed that such a large two storey extension, the use of weatherboarding, and the large expanse of glazing to the front and rear would not be in keeping with the character of the original small bungalow or the surrounding properties.. The large rear window in the first floor lounge would impact on the privacy of the bungalows behind this property, overlooking their back garden, bedroom and kitchen. It was also felt that such a large extension could result in the property being subdivided.

Saved Policy F2 states development will be permitted if it accords with its surroundings by virtue of its scale, density, height, massing and materials. The use of weatherboarding, extensive glazing and the scale of the extension is contrary to this policy.

Saved Policy F2 is consistent with the guidance in the NPPF in particular:

- Paragraph 58 *respond to local character and history, and reflect the identity of local surroundings and materials are visually attractive as a result of good architecture.*
- Paragraph 59 *should be of a design sympathetic to neighbouring buildings and the local area more generally*
- Paragraph 60 *emphasise the need for design to promote or reinforce local distinctiveness*
- Paragraph 64 *permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area.*

This proposal does not reflect the identity of the local surroundings and materials, is not designed sympathetically to the neighbouring properties, does not emphasis local distinctiveness and fails to take the opportunities available for improving the character and quality of the area.

The Parish Council is not opposed to the extension of this bungalow but would welcome a proposal that reflects the requirements of Saved Policy F2 and the guidance in the NPPF.

Parish Council meetings are open, members of the public and press are welcome

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Proposal: Proposed construction of a single detached bungalow dwelling
Location: Land to rear of 138 Harbour Road Beadnell Northumberland
Applicant: Mr Robert Thompson
Application No. 15/00791/FUL
Case Officer: North Planning Office

Mr Thompson spoke and confirmed he had taken account of the Planning Officer's recommendations in this revised application.

Two members of the public spoke in objection to this application expressing concerns about the impact on the landscape, the construction being too close to the boundaries of neighbouring properties, access and exit and the design of the chimney, which may create environmental problems for neighbours. It was also pointed out that various plans showed different measurements for the same location. One member of the public commented that the Applicant had addressed most of the concerns that had been previously raised.

The Parish Council had **no objections** to this application.