

**MINUTES OF THE MEETING BETWEEN BEADNELL PARISH COUNCIL AND
NORTHUMBERLAND ESTATES**

11th August 2020 at 2.00pm at Seahouses Hub

Present: Parish Councillors: Chair - A Nation (AN), Vice-Chair - J Hall (JH), C Scott-Roy (CS), & A Baker(AB)

Representing Northumberland Estates Planning G Munden (GM) & S Ferguson (SF)

Purpose of Meeting: Review of NE future plans for land in Beadnell Parish, Update on outstanding planning applications/developments

Review of outstanding matters:

Application Ref 16/01688 45 Residential units of which 9 are affordable and all are to be available for Principal Residence.

GM started by apologising for the error in the application made in December 2019 which included a re-alignment of the access road. He said that this had been due to a misunderstanding with the architect and has been corrected. He stated that NE are awaiting approval for reserved matters relating to house design etc. He expects this to be granted under delegated powers within four weeks. If this happens, he expects work to commence on site in October. The project manager for NE is Rachel Trew. She is confident that all the units will be sold or let as principal residences and cited a recent development of 20 units in Embleton which were easily sold with the same restriction applying.

Application Ref 19/05016 9 Residential units off Swinhoe Road.

SF is handling this application. She has submitted a revised plan to NCC to take account of comments from the statutory consultees. She expects these to be published within two weeks.

Since both the above applications will share the same access JH asked if NE owns the land required for the highway improvements required along Swinhoe Road. GM confirmed that this has been resolved and appropriate arrangements have been made for access.

Application Ref 18/01036 Two residential properties east of 21 Bernicia way

GM confirmed that NE still owns these plots and intends to sell them to a third party. The sale agreed early this year has fallen through. There are currently some interested parties.

Application Ref 18/03822 Construction of café etc on land south west of Bernicia way.

NE has sold this site and was aware that work has recently commenced.

GM told us that once the above developments are complete, NE has no current further medium or long-term plans for development in Beadnell. He commented that any development on the land that is owned by NE is unlikely following the adoption of the North Northumberland Coast Neighbourhood Plan

At this point JH reminded the meeting that when NE consulted with villagers about their plans for Beadnell they presented a 'masterplan' the scale of which came as a shock to villagers. It did include land and facilities for community benefit. Although it is true that NE gifted land for the affordable housing on Kennedy Green this was taken to be associated with the Bernicia Way development. There has been no reference to further community benefit regarding the current applications which are admittedly not on the scale of the initial plan. GM accepted this but did suggest that the community benefit had merely been a suggestion and not a firm offer. GM also pointed out that a significant community benefit of the 45-house development is that all houses are for permanent occupants, boosting the social sustainability of the Beadnell community. Any plans for community facilities would logically follow once there are more permanent

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residents in the village to use the facilities. NE want to be seen as considerate developers and they may be open to consider specific requests from the village. At that point he did say that it may be premature to completely rule out any development, for community benefit, or otherwise, along the route of the new access road.

CS expressed the opinion that for a development to run smoothly and be accepted the developer should be prepared to engage with the community. This meeting is taken as a sign that NE does want to work with the village but a stronger message would be given if they were seen to engage with the wider community, perhaps by way of a drop-in consultation and regular updates.

GM pointed out that even if NE could not fund more ambitious projects they do make grants to organisations such as PC's and he will send details of how to access their grant scheme.

In summary

Northumberland Estates is happy to engage with the wider community of Beadnell and will look at ways to facilitate this

Northumberland Estates has no current further long- or medium-term plans for additional developments in Beadnell.

Beadnell Parish Council will consult with villagers regarding their wants in terms of community benefit which could come from NE once the current developments are finalised.

Following the meeting GM provided contact details for NE project manager for the 45 house development. She is:

Rachel Trew – Development Project Manager.
07519102541 Rachel.trew@northumberlandestates.co.uk

Contact for small grants is Vanessa Proudlock – Community and Education Officer
01665 511109 Vanessa.proudlock@northumberlandestates.co.uk