

MINUTES OF THE BEADNELL PARISH COUNCIL MEETING
held on Wednesday 24th November 2021 at 6pm in Beadnell W.I. Hall

Present: Chair- G Martindale, Vice-Chair J Hall
Parish Councillors: C Williamson, J Rhind, & A Nation
Clerk: I Hunter
7 Members of the public

Public Question Time: A member of the public again raised concerns about the inadequate street lighting between No's 10- 24 Harbour Road. Parish Councillors agreed the Clerk contact Northumberland County Council Street Lighting Department to see if they will undertake a site visit along with County Councillor G Renner-Thompson to look at the problem.
A member of the public raised concerns about the flooding on the road near the Bullring, asking that the problem be reported to Northumberland County Council again, suggesting a solution could be installing a drain to the beach over National Trust land.

Apologies for Absence: Parish Councillor A Baker. County Councillor G Renner-Thompson

Declaration of Interest: None

Request for Dispensation- None

The Minutes of the Parish Council Meeting held on Wednesday 22nd September 2021- Parish Councillor J Rhind proposed & Parish Councillor A Nation seconded that the Minutes of the meeting held on 22nd September 2021 were a true record of the meeting This was agreed. The Chair signed a hard copy.

Any urgent matters arising from the minutes if not already on the agenda-

Min 119/2021- Bus shelter roof- Parish Councillor C Williamson advised the meeting that a plaque recognising that RD Design had undertaken the repairs had been installed with the help of a volunteer, and thanked the volunteer.

Min 120/2021- Meeting with Northumberland County Council Planners- Parish Councillor A Nation suggested that the list of items to be discussed needed to be prioritised due to time limit of the meeting. Parish Councillors attending the meeting to agree the priority list ahead of tomorrow's meeting.

The Minutes of the Parish Council Planning Meetings.

Parish Councillors agreed that the Minutes of the Planning Meetings held on 29th September, 20th October & 10th November 2021 were a true record of the meetings. The Chair signed a hard copy.

Min 121/2021-Community Police- The Clerk read out the following report:

Since the last Parish Council meeting there have been 4 incidents and 1 crime. There have been no reported incidents of ASB. Parish Councillor J Rhind, whilst

acknowledging the need to preserve anonymity and privacy, complained about the lack of general detail in the report and its consequent limited value in alerting residents to the need to take preventative measures

Min 122/2021- County Councillor report- No updates as County Councillor G Renner-Thompson was not in attendance.

- Parish Councillors agreed the Clerk contact County Councillor G Renner-Thompson about setting up a meeting to start the review of the North Northumberland Coast NHP.

Min 123/2021- Parish Council Policies/Contracts

- Parish Councillors agreed the Clerk revise the draft tender for the 3-year grass cutting contract, to include hedge cutting if required and add no strimming around play equipment. The final tender to be agreed via email. The Vice-Chair agreed to draft a letter for Parish Councillors to agree to be sent to Stableyards in regard to strimming damaging play equipment.
- Parish Councillors agreed Parish Councillor M Dawson to be the lead Parish Councillor for undertaking the annual review of the Parish Council Asset Register. The review worked to be shared between Parish Councillors. The Chair to speak to Parish Councillor M Dawson.

Standing orders suspended.

Min 124/2021-Planning Applications-

21/01757/VARYCO- Variation of condition 2 on approved application 18/01036/FUL in order to amend the design and internal layout of each property- Land East Of 21 Bernicia Way Bernicia Way Beadnell.

Members of the public raised objections to the application.

Parish Councillors debated the application and agreed by a majority of 4 to 1 to object to this application on the following grounds:

1.A Change of Use application should be required. Only **the design and internal layout of each property** is the brief for a variation of Condition 2, **not** an enlargement of both footprints and adding an extra floor to Unit 2. The fact that all bedrooms are en-suite with extra showers and a laundry room points to multiple occupancy dwellings, rather than for family residency.

2.This application does not accord to Policy F2 of the Berwick-upon-Tweed Borough Local Plan: scale, mass & density.

3.This application is contrary to the NNC NHP:

Policy 5: DESIGN IN NEW DEVELOPMENT

All new development in the Neighbourhood Area, including extensions and conversions, should incorporate high quality design and demonstrate how:

- a) local context and character is respected in terms of scale, density, height, massing, layout, materials, hard and soft landscaping, means of enclosure and access; and

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- b) features including windows, doors, roof lights, chimneys, flues, roofs, and boundary treatments have regard to surrounding character and materials; and
- c) appropriate landscaping and the use of indigenous species have been incorporated into the scheme; and
- d) a Sustainable Urban Drainage System has been incorporated or demonstrate why such a system would not be practicable; and
- e) measures have been incorporated to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation; and
- f) in terms of the massing, height, scale and proximity, of the proposed development does not result in an unacceptable loss of light or overshadowing, or other adverse amenity impacts on existing or future residents

4. The AONB Partnership has again objected to these enlarged plans on the terms of siting, scale and mass and states. “Extending the Plot 2 house to the north changes the 'blue-print' for the holiday houses on the estate, which was designed to have coherency. It is reiterated that a larger house will have a greater impact on the drainage. Concerns are raised that increasing the scale of the development and the potential for run-off will exacerbate drainage problems.”

5. In 2018 an application [18/03779/FUL] for a proposed balcony extension at No 27 Bernicia Way was refused planning consent, a decision that was endorsed by the inspector who dismissed the appeal. She stated, “*The main issue arising in the appeal is the effect of the proposed development on the character and appearance of the surrounding area.....Therefore I conclude that the proposed development would contravene the requirements of Policy F2 of the Berwick-upon-Tweed Borough Local Plan, adopted April 1999, because it would not accord with the layout of its surroundings. By failing to respect its local context and character it would also be unsupported by Policy 5 of the North Northumberland Neighbourhood Plan 2017 – 2032, made on 10 July 2018.*”

Appeal Ref: APP/P2935/D/19/3219676 dated 20th May 2019.

6. There is insufficient parking in the curtilage to accommodate the possible number of vehicles for a 4 and 5 bed property respectively, a minimum of 3 spaces are required for each to comply with the emerging Northumberland Local Plan Class C3 requirements.

If Northumberland County Council are minded to approve this variation, then Beadnell Parish Council requests that the following 6 points are taken into account.”

- 1. The principal residence restriction is maintained, as accepted by the applicant, subject to a S106 agreement
- 2. The design to match the same as the existing dwellings in the vicinity
- 3. Plot 1 & 2 should each have at least 3 parking places to comply with the emerging Northumberland Local Plan which states for a Class C3

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development the minimum parking requirement for 4/5 bedrooms is 3 in curtilage.

4. That the Ecology Mitigation Zone to be installed on Northumberland Estates land is not overlooked as a result of this variation of Condition 2. It is assumed that the requirement to install an Off-site Mitigation Ecology Zone remains the responsibility of Northumberland Estates.
5. There are ongoing issues with the provisions to manage sewage and surface water drainage at Bernicia Way. A number of properties suffer from time to time with sewage backing up and NWL has yet to decide on a permanent solution to manage surface water which it continues to tanker away. To prevent exacerbating the issues, building should not be allowed to commence until these issues have been permanently resolved and shown to be adequate to cope with the additional two properties.
6. The Parish Council would like a condition attached for water harvesting on site.

Beadnell Parish Councillors would like Northumberland County Council Planning Department to assure the Parish Council that in future all planning applications which have a reasonable size of amendment to the application that the Parish Council will be re-consulted.

21/04346/FUL-Replace existing building (3no flats/20no bed sit space) with 3no detached houses with the same bed spaces- On The Beach Harbour Road Beadnell NE67 5AN.

Members of the public raised objections to the application.

Parish Councillors debated the application and agreed unanimously to object to this application on the following grounds:

- The location is a key gateway in to Beadnell village.
- The location will be highly visible.
- The location is adjacent to national and international designated protected environmental sites.
- It is in a Conservation Area.
- It is in the AONB
- It is in the Coastal Change Management Area.
- It is outside the Settlement Boundary of the NHP.
- It is unclear within the application and supporting documents exactly how many predicted bed spaces there will be. The exact numbers are important to be able to access the proposed increase in occupancy which could create an increased recreational pressure on the environmentally sensitive and protected habitats.
- Policy 3 of the NHP requires a project level Habitats Regulations Assessment to be carried out where planning permission for development would result in an increase of temporary or permanent residents.
- Principal residency housing- The application is to replace the existing building with 3 detached houses, which will result in 1 replacement building and 2 new

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houses. Under NHP Policy 14 the 2 new houses should be for principal residency housing.

- Height- The height of the replacement buildings should not be higher than the adjoining property so that they fit in with the surrounding buildings. Policy 5 NHP – Design in new development.
- Overdevelopment- This will be an overdevelopment on this site in terms of scale, density & massing
- Foul sewage- Currently it is unknown how the foul sewage is to be disposed of. There is a problem of significant flooding of the road just outside the site. Is it possible for the developer to offer a community benefit to rectify the current problem.
- Contamination- The existing building was a garage, however there is no reference to the underground fuel storage tanks and the possible contamination from its former use. This needs to be addressed under NPPF 183 to ensure the site is suitable for its proposed use taking into account ground conditions and any risk from land instability and contamination.
- Climate Change- The Parish Council has recently been asked what it is doing about Climate Change, therefore we are concerned to see chimneys on each of the proposed houses which we presume are for gas or wood burners. The chimneys will be very prominent and along with the proposed red clay roof tiles will not fit in the surrounding street scape. The Parish Council are of the understanding that Northumberland County Council are working towards carbon neutral.
- Coastal Erosion- This site has been subject to coastal erosion in the past which has resulted in rock armour being placed on the coastal slope. Policy 4 of the NHP states that proposals for development along the coastal strip must comply with the principles for coastal management of the SMP. The proposal is to put 2 additional buildings into a site which is a CCMA.
- Parking- there are concerns about additional parking in an area that already has problems with parking.
- Access- vehicles entering and exiting the site need to cross a footpath which is well used by pedestrians & cyclists as the footpath is part of the England Coast Path.

Standing Orders re-instated.

Min 125/2021- Planning Approvals - Parish Councillors agreed the detailed list attached to these Minutes. Parish Councillor A Nation stated that she was disappointed that no lift to the viewing platform has been included within the conditions. Parish Councillors agreed this could be raised at the meeting with Northumberland County Council Planners the next day.

Min 126/2021- Play Areas-

- Parish Councillor A Nation thanked the nominated volunteer for undertaking the minor repairs, suggesting that further works to the goal area are required, and the damaged picnic table should be removed. Parish Councillors agreed the volunteer could receive a copy of the weekly inspection reports, the damaged picnic table to be monitored and removed when it becomes unsafe. The Vice-Chair stated that the next

time the Parish Council receives a request for the installation of a memorial bench the play area is suggested as a possible location.

Min 127/2021- Cemetery-

- The Vice-Chair advised the meeting that a burial & ashes plot had been sold. However, the burial plot was prepared using a digger which not acceptable due to the state the surrounding was left in, and suggested that all future plots are hand dug. She concluded by saying that unfortunately there are only 2 grave diggers in North Northumberland that hand dig graves.

1 member of the public left at that point.

- The Vice-Chair advised the meeting that she had attended a site meeting with Stableyards and he will undertake settlement works to graves using top soil up to a maximum of £400. Also, the north boundary hedge and trees do not need to be trimmed, however, Stableyards does trim the front of the hedges etc when cutting the grass.

Min 128/2021- Financial Statement

Current Account	£ 15934.56
Savings Account	£ 19342.28

Min 129/2021- Finance:

Payments made

• S Ternent	£ 650.00	Grass cutting
• S Ternent	£ 145.00	Grass cutting
• C Williamson	£ 35.00	Plaque for bus shelter

Payments due

• I Hunter	£ 356.91	Salary 42.75 hours @ £ 10.44 per hour
• HMRC	£ 89.40	PAYE
• I Hunter	£ 39.10	Expenses
• Beadnell WI	£ 54.00	Room hire

Min 130/2021- Correspondence-

- **Citizens Advice Northumberland-** Information
- **Samaritans Berwick & Borders-** Call for volunteers
- **Playlist for life-** Information on dementia
- **Resident-** Email concern on possible changes to Footpath No 26
- **EBDA-** Call for nominations for 2021 award
- **War Memorial Trust-** November 2021 bulletin
- **Resident-** Information relating to petition

Min 131/2021- Bus Services review- The Clerk advised the meeting that Northumberland County

Council will advise the Parish Council once they receive an update from Arriva. Parish Councillors agreed Parish Councillor J Rhind to be the lead Parish Councillor and that he contacts Northumberland County Council stating the Parish Council would like to be involved within the review.

Min 132/2021- Updates.

- Parish Councillors ratified the Parish Council's submission to Northumberland County Council's request for information on Parish Council's Climate emergency declaration. The Clerk read out the response received that day. Parish Councillor J Rhind to continue working on this subject. The Vice-Chair commented on the installation of EV chargers.
- The Vice-Chair reported she had contacted Ofcom about the broadband speed.
- The Chair provided the following feedback from car park meeting with Northumberland County Council: there is now an application for overnight parking of motorhomes in the car park. The boat launch is effectively closed, the present contract ended. A new contract for 2022 will go out to tender, however this is a Northumberland County Council matter.
- Parish Councillor C Williamson reported there will be a meeting on Friday in relation to a public meeting space
- The Clerk advised the meeting the maximum number of bank signatories is 3 & she will contact Barclays for cards & machines to allow the Vice-Chair and Parish Councillor A Nation to undertake online banking. Parish Councillors agreed not to change the bank signatories.
- Bernicia – Longstone garages. The Vice-Chair reported she had no updates; however, Bernicia may consider the site for development of social/affordable housing if it can be combined with another location, and Bernicia are aware of the local issues and needs. The Chair reported he had taken the Bernicia Officer to possible sites in Beadnell.
- Parish Councillors to receive an update on planting of free trees- No updates as Parish Councillor A Baker not in attendance.
- Parish Councillors to receive an update on possible bench at Longbeach play area. The Vice-Chair reported that a bench is being re-located from Harbour Road, as the Parish Council has the family's approval. Parish Councillors agreed the Clerk check with Northumberland County Council as the landowner that they have no objections.

2 members of the public left the meeting at that point

- Parish Councillors to consider draft list of Parish Council responsibilities & how future Parish Council business will be undertaken. A discussion paper to be prepared by Parish Councillor A Nation. Parish Councillors agreed to defer this to the January meeting, where Parish Councillor will also review the noticeboard-website policy, and consider a co-option policy.
- Parish Councillors consider inviting David Green from Northumberland County Council to a future meeting re Coastal erosion. Parish Councillors agreed David Green should attend a public meeting, and agreed the Annual Parish meeting in May could be a possible option.
- Parish Councillors agreed the Clerk contact Northumberland Estates to see if they would be willing to have a meeting with the Parish Council in February. Parish Councillors will consider and agree the Agenda items after the meeting has been

agreed/confirmed.

- Parish Councillors agreed updates on Coast Care volunteers/ beach wardens have been received via email.
- Parish Councillors to receive an update from AONB in relation to the Northern Powergrid substation behind Swinhoe Road. No update received.

Min 133/2021- 2022/23 Budget

- The Clerk provided an in-year budget update, stating that Northumberland County Council had still not issued an invoice for the May Election costs.
- The Clerk reminded Parish Councillors that the budget and precept need to be agreed at the January meeting.

Any Other Urgent Business-

Min 134/2021- BCV- Parish Councillor A Nation asked about the BCV becoming a Sub-Committee of the Parish Council. The Vice-Chair reported this is only being considered and she is contacting NALC for written advice. This will be considered at the January meeting.

Min 135/2021- Parking- Parish Councillor A Nation raised concerns about cars parking up to and over the junction at The Wynding/Meadow Lane and suggested double yellow lines as it is a safety issue. The Chair replied inappropriate parking should be reported to the Police & Northumberland County Council. Parish Councillors agreed the Clerk contact Northumberland County Council and ask for the white lines to be repainted on the roads/junctions in Beadnell.

The date of the next Parish Council meeting will be held on 26th January 2022 at 6pm

Chair _____ Date _____