

**MINUTES OF VIRTUAL PLANNING MEETING held on 17<sup>th</sup> February 2021 at 6.00pm**

**Present:** Chair A Nation, Vice- Chair J Hall,  
Parish Councillors J Rhind A Baker, J Davison C Scott-Roy, & M Dawson  
Parish Clerk I Hunter  
8 members of the public

**Apologies for Absence:** None

**Declaration of Interest:** None

**Request for Dispensation:** None

**Planning Application:**

21/00368/FUL-Primary residency self build dwelling with workspace and garage- Land  
North East Of Bradshawgate Cottages Bradshawgate Cottages  
Swinhoe Northumberland

The Clerk read out all written objections received.  
The Parish Councillors debated the application and voted unanimously to object to this application and submitted the following:

Beadnell Parish Councillors have considered the above planning application and agreed to object to this application on the following grounds:

- The location plan submitted with the application is not representative of the applicant's ownership nor does it accurately represent the planning unit proposed in this application. The Parish Council understands that the applicant is not the sole owner of the land outlined in red on the location plan and therefore should not have signed Certificate A. The applicant should in fact sign Certificate B and notify other owners of the proposed development prior to the application submission.
- In addition, the applicant controls other land within the vicinity which is not fully identified and should also be outlined in blue. The current area outlined in blue is not fully representative of the applicant's ownership.
- The applicant proposes that drainage for the proposed development will be to a watercourse but the nearest watercourse, the Long Nanny, however, this is some distance away through private land. Whilst not in a flood zone Swinhoe is notorious for flooding and this is well documented and will be verified by Highways since this is where the surface water gathers during rain events. The Parish Council understands that drainage in the area is old and in need of upgrading. A local landowner has offered to allow an easement at a reasonable cost to facilitate the development therefore if Northumberland County Council is minded to grant permission Beadnell Parish Council would request that an appropriate Grampian condition is attached which ensures that the applicant provides modern drainage to the development. The condition should be a condition precedent so that no work may be undertaken before the drainage is secured.
- The development is considered to represent overdevelopment of a relatively small plot affording very little amenity space to the buildings.

- The planning application is incomplete, there are questions that remain unanswered on the application form which should be addressed, specifically relating to trees and shrubs of which there are some which are well established, and relating to wildlife and boundary treatments.
- The proposed development is considered to be overbearing on the end property at East Farm Steading resulting in a loss of light.
- The development will represent a loss of the only public amenity land at Swinhoe. The green space area, which is the only area available for children to play, this has been well used for many years and not only by the children of the holiday cottages. If this amenity land is removed then there will be no space for children to congregate and play and it could represent a safety issue as they are likely to be pushed out towards the road. The applicant will maintain that the amenity space is only for his land's private use however it has been used by local children for in excess of 20 years and Beadnell Parish Council would question whether it has actually developed as an informal village green and needs to be maintained as such.
- The development has potential to impact on the dark skies status that this area enjoys therefore if Northumberland County Council are minded to grant permission Beadnell Parish Council would request an appropriate condition which ensures that any roof lights in the buildings are prevented from emitting light spill during the hours of darkness.

If Northumberland County Council are minded to approve this application Beadnell Parish Council request the following issues are considered:

- Since the introduction of the new Class E allowing a change of use from commercial to residential space Beadnell Parish Council considers it essential that the applicant enters into a S106 agreement that the workspace and garage must be for business use only in perpetuity.
- A S106 agreement that the self-build dwelling to be for only principal residency, as per Policy No's 14 & 15 in the North Northumberland Coast NHP.
- A mandatory condition for grey water harvesting for both buildings, as this will help to alleviate the current drainage issues in the area.

21/00026/FUL-Double garage extension and associated changes to access road and parking-  
Nook End 4 Bradshawgate Cottages Swinhoe NE67 5AA

The Clerk read out one written objection received, as the previously written objections referred to both planning applications

The Parish Councillors debated the application and voted by a majority to object to this application:

4 Parish Councillors against

3 Parish Councillors for

The Parish Council agreed the following response:

Beadnell Parish Councillors have considered the above planning application and agreed by a majority to object to this application on the following grounds:

- The location plan submitted with the application is not representative of the applicant's ownership nor is it representative of the development proposed in this application. The Parish Council understands that the applicant is not the sole

owner of the land outlined in red on the location plan and therefore should not have signed Certificate A. The applicant should in fact sign Certificate B and notify other owners of the proposed development prior to the application submission.

- In addition, the applicant controls other land within the vicinity which is not fully identified and should also be outlined in blue. The current area outlined in blue is not fully representative of the applicant's ownership.
- The applicant proposes that drainage for the proposed development will be to a watercourse but the nearest watercourse is some distance away through private land. Whilst not in a flood zone Swinhoe is notorious for flooding and this is well documented, if Northumberland County Council is minded to grant permission for this application then sustainable drainage measures should be appropriately conditioned.
- The development is considered to represent overdevelopment due to the number of car parking spaces proposed in the application which are considered unnecessary for the 3 -bedroom dwelling.
- If Northumberland County Council are minded to approve this application Beadnell Parish Council request a condition that removes all permitted development rights for the garage/storage building.
- If Northumberland County Council are minded to approve this application Beadnell Parish Council also request a condition that prevents change of use of the building to ensure that the building remains as garages/storage in perpetuity. Specifically, the Parish Council would wish to ensure that the development is not capable of forming a self-contained unit.

Parish Councillors agreed to suspend Standing Orders to allow a member of the public speak.

Standing Orders re-instated meeting closed.

Chairman \_\_\_\_\_ Date \_\_\_\_\_