

BEADNELL PARISH COUNCIL

Web Site ★ www.beadnellparishcouncil.co.uk

MINUTES OF PLANNING MEETING held on 29th September 2021 at 6.00pm, in Beadnell W.I. Hall

Present: Chair G Martindale, Vice- Chair J Hall,
Parish Councillors A Nation, A Baker M Dawson, J Rhind & C Williamson
Parish Clerk I Hunter
9 members of the public

Apologies for Absence: County Councillor G Renner-Thompson

Declaration of Interest: None

Request for Dispensation: None

Planning Application:

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

4 Members of the public made verbal presentations

Parish Councillors debated the planning application and agreed by a majority to object to the 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
 - 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 & 6 bed property, a minimum of 3 and 4 spaces respectively are required 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 should have at least 3 parking places and plot 2 4 parking places to comply with the emerging Northumberland Local Plan which states for a Class C3 development the minimum parking requirement for 4/5 bedrooms is 3 and 6+ bedrooms is 4 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.

Vote: Object 6
Support 1

Chairman _____ Date _____

Ch's Initials _____