

BEADNELL PARISH COUNCIL

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MINUTES OF PLANNING MEETING held on 13 August 2014 at 6.30pm in Beadnell W.I.Hall

Present: Councillors C Williamson (Vice Chair) and J Hall

Apologies for Absence: Councillors G Martindale, B Patterson, D Baker, C Brunt and L Gray

Members of Public: 3

1. Proposal	Change of use from storage to cafe/tearoom with 3m rear extension
Location	Land North East of Seabreeze Fish and Chip Shop Harbour Road Beadnell Northumberland
Applicant	Mr Murdoch Allan
Application No.	14/02154/FUL

The Councillors and members of the public who were present raised the following issues and concerns about the application documentation and the proposals:

1. The design statement states that the proposed use is 'residential', is this the applicant's future intention for this building?
2. The design statement states that "Proposals to be generally contained within the existing building footprint" but the application is for a 3m extension making an increase of 66% to the existing footprint plus a patio area which will take the proposal close to the sandy cliff edge.
3. The application form section 16 states that the proposal will involve the need to dispose of trade effluents or waste but the question of waste storage and collection has not been addressed.
4. Section 12 of the application form states that the site is not within an area at risk of flooding. The site is actually on the coastal slope and there was significant coastal erosion of this land during the tidal surge in December 2013. No sea defence work has yet been carried out to rectify the erosion that occurred. This section of coast is identified in the SMP2 adopted by Northumberland County Council as being at risk from coastal erosion.
5. Section 19 of the application form states that the cafe will employ 2 full time and 3 part time employees. This is being disingenuous when the applicant cannot state what the opening months, weeks, days and hours will be.
6. There have previously been two attempts at running a cafe nearby. One was converted into extra space for the shop. The other was converted into residential holiday accommodation by the present applicant. Concern was expressed that this proposal could end up as yet another holiday accommodation.
7. There should be no access what so ever between the beach and the cafe.
8. There are two residential properties either side of the proposal that could be effected by noise and loss of privacy.
9. Concerns were raised about the lack of car parking. The shop and chip shop attract a very transient customer, in a cafe people can sit about for some time.

The meeting was not quorate so no decision could be made on the above planning application. However the Councillors and members of the public asked that the Planning Officer takes into consideration the above points. All of the members of the public present were against this planning application.