

BEADNELL PARISH COUNCIL

Clerk * Laurie Gray * 6 Castle Drive * Seahouses * Northumberland * NE68 7BB

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MINUTES OF PLANNING MEETING held on 29 October 2014 at 6.30pm in Beadnell W.I.Hall

Present : Councillors C Williamson (Vice Chair), C Brunt, J Lumby, J Hall, B Patterson; D Baker, L Gray (Clerk)

Apologies for Absence: Councillor G Martindale (Chair)

Members of Public: 3

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| 1. Proposal | Demolition of 2no. existing units and erection of 2no. dwellings and associated external works. |
| Location | The Village Workshop and Pantry The Haven Beadnell |
| Applicant | Mr David Wilson |
| Application No. | 14/02950/FUL |

The Parish Council **objected** to this application on grounds of parking and access concerns, materials to be used and the loss of potential business accommodation. Although not stated it is highly likely that these 2 new dwellings would be holiday lets for which there is no demonstrable need in Beadnell. There is a need for affordable housing in Beadnell.

There are three Grade 11 Listed Buildings around this site, the Towers Hotel to the South, the Craster Arms to the North and St Ebbas Church to the East. The overall design of the proposed houses was in keeping with the existing house but it was felt that the materials used should match the adjoining house, ie stone.

The road in front of Church Cottage tapers and is not wide enough for parking on both sides without causing major access restrictions for vehicles including deliveries to The Beadnell Towers Hotel, Council Waste Collections and Emergency Services and is constantly the subject of parking complaints. There are also frequent problems for the public bus service on the Haven road where inappropriate and inconsiderate parking stops the bus from getting through and it has been known for the bus to be stuck there for half an hour or more while the owner of the vehicle is being located. In this proposal the location of the front door of one of the properties adjacent to the Bus Stop.

Concerns were also raised around the change of use from commercial to residential, especially the loss of the restaurant which is currently being developed on one of the sites and the consequent loss of employment in an area that is already in need of jobs.

This proposal is contrary to Berwick upon Tweed Saved Policy M14 which states that a 3/4 bedroom house is to have 3 car parking spaces per dwelling and Saved Policy F2 which is consistent with NPPF paragraph 58 where developments should respond to local character and history and reflect the identity of local surroundings and materials. This proposal is also contrary to the AONBs Management plan policies CE5 and CE6 regarding residential development and new build for tourist accommodation.

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2.	Proposal	Creation of dormer windows in a roof space
	Location	Lavante Cottage 47 Harbour Road Beadnell Chathill
	Applicant	Mr John Holmes
	Application No.	14/03347/FUL

The Parish Council **objected** to the above application. The creation of large box dormers to the front and back would be very intrusive extensions on a dwelling which is part of a terrace of small, old iconic cottages which adjoin the Harbour Piers and Lime Kilns, both grade II listed by English Heritage. These extensions and their design represent an unacceptable form of development within the special character of the Northumberland Coast AONB and Heritage Coast and do not comply with the AONB's Design Guide for dormer windows.

The addition of a new roof up to the ridge height of the cottage would not be in keeping with the adjoining properties. A roof to match the small pitched roof at the rear of 45 Harbour Road would reflect more the local vernacular.

The large front box dormer would have an impact on the privacy for the occupiers of Beach Court due the size of the proposed window and close proximity to this house.

It appears from the application form that pre planning advice had been sought but it looks like this has not been followed.

The NPPF places great weight on protecting the AONB – paragraphs 14 and 115. These large box dormers and new roof would have an adverse impact on the surrounding buildings and the area and are therefore contrary to Saved Policy F2 and NPPF in particular

- *Paragraph 58* respond to local character and history, and reflect the identity of local surroundings and materials are visually attractive as a result of good architecture
- *Paragraph 59* should be of a design sympathetic to neighbouring buildings and the local area more generally
- *Paragraph 60* emphasise the need for design to promote or reinforce local distinctiveness
- *Paragraph 64* permission should be refused for development of poor design that fails to take opportunities available for Improving the character and quality of an area

This application is very similar to the one recently refused by Northumberland County Council for 45 Harbour Road but includes an additional box dormer to the back of this row cottages and a large raised roof. Allowing this development at 47 Harbour Road would represent an unfair and inequitable application of the rules.

The Parish Council had hard copies of these plans but comments were made that it was very difficult if not impossible to read these on line due to their poor presentation.