

# BEADNELL PARISH COUNCIL

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## MINUTES OF PLANNING MEETING held on 7 January 2015 at 6.30pm in Beadnell W.I.Hall

**Present :** Councillors G Martindale (Chair). C Williamson (Vice Chair) C Brunt, J Hall, J Lumby, L Gray (Clerk)

**Apologies for Absence:** Councillors D Baker, B Patterson

Members of Public: 2

Proposal	Demolition of existing single storey rear extension and Construction of new two storey rear extension
Location	3 Benthall Beadnell Northumberland NE67 5BQ
Applicant	Mr & Mrs P & G Davison
Application No.	14/04152/FUL
Case Officer	Householder & Others Team

The Parish Council considered the above application at our meeting held on 7 January 2015 and wishes to register its **objection** to this proposal. The proposed extension would harm the character and appearance of this historic row of cottages and be contrary to saved policies F1 and F2 of the Berwick Local Plan as well as guidance in the NPPF which puts great importance on sustaining and enhancing an area's environmental wealth including its landscape and coast, its native biodiversity and its human heritage and states that development will be permitted if it accords with its surroundings by virtue of its scale, density, height, massing and materials.

This proposal with a fully glazed elevation and prominent balcony would be damaging to the landscape, do nothing to enhance the areas environmental wealth and will completely overwhelm and unbalance the original terrace street scene. The demolition of a bathroom and utility room single storey extension, replaced by a two storey extension comprising 2 bed rooms, 2 bathrooms, utility room and living room together with a balcony and external staircase is clearly a substantial increase above the existing cottage. Again contrary to NPPF guidelines and 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*
- *Paragraph 125 - by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscape and nature conservation*

This proposal does not reflect the identity of the local surroundings and materials, is not designed sympathetically to the neighbouring buildings, does not emphasise local distinctiveness, fails to take the opportunities available for improving the character and quality of the area and fails to limit the impact of light pollution.

Concerns were expressed about the quality of the submitted plans which were deficient in the provision and labelling of adequate sections. Benthall is a terraced row of stone built cottages sitting in the designated AONB and Heritage Coast.

Parish Council meetings are open, members of the public and press are welcome