

BEADNELL PARISH COUNCIL

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

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MINUTES OF PLANNING MEETING held on 1 July 2015 at 6.30pm in Beadnell W.I.Hall

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

Apologies for Absence: Councillors: B Patterson, D Baker

Members of Public: 5

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| 1. Proposal | Resubmission: Replacement of mobile home with new wooden cabin style mobile home for holiday let. |
| Location | Land North of Shepherds Cottage B1340 District Boundary to King Street Beadnell Northumberland |
| Applicant | Mrs Lilian Mains |
| Application No. | 15/01988/FUL |
| Case Officer | North Planning Office |

The Parish Council **objected** to this application for the following reasons.

1. **The proposed wooden cabin is still too large (contrary to Saved Policies F1 and F2 and the NPPF paragraph 115).** The application form states that the size of the cabin will be 76.0 sqm but the plans indicate that the size will actually be 93 sqm, an increase of 66.6 sqm compared to the existing caravan, not 49.6 sqm as stated. Making the footprint of the cabin 2.5 times larger than the caravan.
2. **The lack of screening for the site (contrary to Saved Policy R9 and NPPF paragraph 115).** The proposed cabin is much larger than the existing caravan and the proposal to rotate it into a more visible position will make the building an obtrusive feature in the landscape and without adequate screening will have an adverse visual impact on the AONB.

Pre planning advice recommended increasing planting at the site, in order to provide further screening from the surrounding open landscape. The plan submitted shows increased planting only to one side of the site.

This application is contrary to the following planning policies.

Saved Policy R9 states *The development of new sites, or the extension of existing sites, for touring caravans or camping, or static caravans, chalets, log cabins or other purpose-built holiday accommodation, will be permitted provided that:*

The site is largely enclosed from the surrounding landscape by dense woodland and/or other landscape features

Saved Policies F1 and F2 - it does not conserve or enhance the landscape and does not accord to its surroundings by virtue of height, scale, density, massing and layout.

NPPF paragraph 115 places "great weight" on protecting AONBs which have the highest status of protection in relation to landscape and scenic beauty.

The changes made regarding height, removal of the decking and the glass doors were welcomed and the Parish Council in principle is not against the caravan being replaced. Any replacement should be of smaller than the present proposal and be unobtrusive by the provision of adequate screening around the site.

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