

MINUTES OF PLANNING MEETING held on 5th February 2020 at 6.00pm in Beadnell W.I. Hall

Present: Chair A Nation, Vice- Chair J Hall,
Parish Councillors J Davison C Scott-Roy, M Dawson & A Baker
Parish Clerk I Hunter
21 members of the public present

The Clerk informed the meeting since the Agenda was prepared an application for the removal of the phone box on Harbour Road has arrived and asked for permission to consider the application tonight. This was agreed.

Apologies for Absence: Parish Councillors J Rhind

Declaration of Interest: The Chair declared a personal & prejudicial interest in planning application No 19/04867/REM

Request for Dispensation: None

Planning Applications:

The Chair asked the members of the public not to raise points already raised, and concluded by saying that members will be asked to vote, and the vote will be recorded in the minutes.

19/05016/FUL- Development of 9no. residential dwellings including associated access, car parking, landscaping and all other ancillary works- Land South of 30 Swinhoe Road Beadnell Northumberland.

The Clerk informed the meeting that 20+ emails of objection had been received, Parish Councillors have received copies of all emails, the Clerk read out a summary of all points raised.

A member of the public read out the statement.

A member of the public raised concerns about the content of the drainage report.

Members of the public raised concerns about parking and bins.

17 members of the public present objected to the application

0 supporters.

Parish Councillors debated the application and agreed to submit the following response:

Beadnell Parish Council have considered the above planning application and unanimously agreed to object to this application. If the planning authority is minded to grant permission then the following comments should be taken into account.

- There is a lack of information provided with the application in order to assess the landscape and visual impact of the development at this prominent gateway position in the village. Beadnell Parish Council would request that the applicant submits a Landscape and Visual Impact Assessment including photomontages taken from sensitive viewpoints to be agreed with the planning authority.
- The efficacy of the drainage strategy from the development site to Beadnell Point should be demonstrated, local knowledge suggests the route is blocked and a camera survey is recommended prior to the grant of any permission

- A condition relating to signage for the extension of the 30mph speed limit to the junction of Swinhoe Road with the B1340 should be imposed
- There needs to be sufficient onsite parking for the 9 properties. The number of parking spaces needs to be in line with the number of proposed bedrooms in each property.
- All properties must be for permanent occupancy in perpetuity as per the North Northumberland Coast NHP Policy 14.
- The applicant should consider the bungalows within its affordable housing provision

Parish Councillors agreed by a majority (5 votes) that the Clerk respond to Northumberland Estates and invite them to attend a meeting with the Parish Council to have a discussion about their development within Beadnell.

The Chair did not take part in the next item. All members and residents present allowed the Chair to sit at the back of the room and not take part.

16 members of the public left the meeting at this point.

The Vice-chair in the Chair.

19/04867/REM- Reserved matters application for appearance pursuant to planning permission 16/01688/OUT- Land South of Kennedy Green Beadnell

Members of the public questioned the community benefit, and how the permanent occupancy can be enforced. The access road has been reverted back to the original approved access road.

Parish Councillors queried the lawfulness of the application as some of the plans are conflicting as to which is to be the access road.

Parish Councillors unanimously agreed that due process needed to be followed.

Parish Councillor C Scott-Roy to draft a response.

Parish Councillors agreed to submit the following response:

Beadnell Parish Council welcomes the opportunity to respond to the aforementioned application and would wish to make the following comments:

Beadnell Parish Council understands that this is an application for Reserved Matters as previously agreed in the outline application 16/01688/OUT. The description of the development for the outline permission states that matters of access, landscaping, layout and scale are included within this permission. Therefore the reserved matters application shall address only the appearance of the development.

Beadnell Parish Council is therefore of the view that there is some disparity between the matters included within the submitted documents to support this application and would question whether this is indeed a valid application.

A number of the submitted plans show details pursuant to a section 73 application to modify details of the development however the applicant rightly points out in their covering letter that permission for the reserved matters application can only follow once the variation application has been decided.

As this application stands there are errors in the submitted plans relating to the approved access, the approved layout and the approved landscaping when viewed against the approved outline permission. Should the applicant wish to pursue this application then Beadnell Parish Council would suggest that all plans and documents that do not accurately reflect the outline permission should be withdrawn.

The concern that this council has is that certain plans contained within this reserved matters application become the de-facto approved plans if they remain part of this application and it is subsequently approved. You will note that in particular throughout the submitted plans there are several versions of route for the access road, to be clear all plans showing the access road should reflect the application site in the previous outline permission.

The Chair re-joined the meeting at that point

20/00314/BT- Proposal to remove phone box 01665 720334 PCO PCO1 Harbour Road Beadnell Chathill NE67 5BH.

Parish Councillors agreed to raise no objections.

Also, there was no interest shown in purchasing the phone box if it became an option.

Any Urgent Business:

Conservation Area- The Chair informed the meeting that the Northumberland County Council Cabinet Committee will consider the report at their meeting on 11th February. However, a press release has to be agreed by 10th February, she tabled copies of wording provided by County Councillor G Renner-Thompson and asked Councillors if they would support a quote from Beadnell Parish Council. Parish Councillors agreed the Chair draft a quote and circulate it for approval ahead of 10th February.

Chairman_____ Date_____