



Northumberland

County Council

CABINET

DATE: 11 FEBRUARY 2020

Proposed Designation of a Conservation Area in Beadnell

Report of Rick O'Farrell, Interim Executive Director: Regeneration, Commercial & Economy

Cabinet Member: Cllr John Riddle, Portfolioholder for Planning, Housing and Resilience

Purpose of report

To explain the need to designate a Conservation Area in Beadnell, the background to this and the benefits of doing so.

Recommendations

That a Conservation Area is designated in Beadnell, in accordance with the recommendations made in the Beadnell Conservation Area Appraisal.

Link to Corporate Plan

This links to the 'We want you to love where you live (*Enjoying*)' theme of the Corporate Plan, which states that '*We also appreciate the quality of the wider environment. Northumberland is blessed with stunning countryside and coastline that is peppered with a host of remarkable cultural and heritage assets and is home to a network of towns and villages that each have their own unique characteristics.*'

Key issues

1. The need for a Conservation Area in Beadnell

The designation 'Conservation Area' aims to preserve and enhance a place with special architectural or historic interest to ensure its character and appearance is not degraded but protected and actively managed in a positive and sustainable way. Local planning authorities are responsible for designating Conservation Areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. There are currently 69 Conservation Areas in Northumberland, seven of which are wholly or partially within the Northumberland Coast

Area of Outstanding Natural Beauty (Holy Island, Bamburgh, Seahouses/North Sunderland, Embleton, Alnmouth, Lesbury and Warkworth).

Beadnell is a historic settlement situated on a headland of the North Northumberland coast 25 miles south of Berwick upon Tweed, and to the south of the settlements of Bamburgh and Seahouses. The origin and development of the village strongly reflects the wider historical narrative of the Northumberland coastal plain. Rooted by local geology, topography and history, Beadnell has a distinct spatial pattern, architecture and character. Key elements that define Beadnell's special architectural and historic interest include the medieval layout of the village core; evidence for farming, fishing and industry; its Georgian buildings; its development into a seaside holiday resort; and its setting within the landscape and against the coastline.

Designation of the Beadnell Conservation Area will assist in the protection and enhancement of its special architectural and historic interest. Conservation Areas tend to be valued by those living and working in them as special places worthy of preservation and enhancement, and they are afforded a higher level of protection in the planning system as the defined area becomes a 'designated heritage asset', the significance of which is given more weight by national and local planning policies. Designation also introduces controls over the demolition of unlisted buildings and works to trees. It can support the use of Article 4 Directions to remove permitted development rights where the special interest of the Conservation Area is being damaged.

2. Origins of this proposal

The Berwick Local Plan (1999) proposed a conservation area for Beadnell. However, this was never taken forward, and when the three parishes of North Sunderland, Beadnell and Bamburgh developed the North Northumberland Coast Neighbourhood Development Plan (adopted in July 2018) they identified the need to address this. Policy 12 of the Neighbourhood Plan recognises the need to conserve and enhance the historic core of the village and its setting, and Community Action 3 is '*To liaise with Northumberland County Council to define a Conservation Area boundary for Beadnell*'.

3. Work done to date - Conservation Area Appraisal

Beadnell Parish Council and the Northumberland Coast AONB Partnership have taken the lead on the proposal for the designation. Funds were secured from Cllr Woodman's small grants scheme in 2017 to carry out a Conservation Area Character Appraisal and this was completed by the North of England Civic Trust in 2018. A map of the proposed Conservation Area and the Character Appraisal can be found in the Background Papers of this report.

The Character Appraisal demonstrates there is sufficient special interest to justify the designation of Conservation Area. Beadnell has two distinct historic parts: the original core set back from the coast and centred on the church and village green, and the harbour that sits at the northern end of the sandy arc of Beadnell Bay. The special interest of the village can be summarised under six headings, with detail on each provided in the Character Appraisal :

- spatial characteristics (e.g. historic street pattern, field patterns);
- evidence of past land use (e.g. St Ebba's chapel and early monastic site, medieval rig and furrow);

- buildings and associated details (e.g. St Ebba's church, Beadnell Hall, Beadnell House, the harbour, the limekilns);
- open spaces (e.g. village green, churchyard, gardens, verges);
- views into and out of the settlement (e.g. from the harbour); and
- its setting (e.g. open land that surrounds the medieval core of the village, links with the coastline).

The North of England Civic Trust identified four possible extents of the Conservation Area, with Option D3 adopted as the preferred option. Subsequently this extent was modified to exclude the public car park and the Bernicia Way development, and to take into account the approved Kennedy Green development.

4. Public Consultation undertaken

Beadnell Parish Council has kept the local community apprised of the proposal to designate a Conservation Area via direct communications to community groups, posters in the village, posts on their website and by making paper copies of the Character Appraisal available for consultation. The four options presented by the North of England Civic Trust were discussed at Parish Council meetings with the preferred option agreed by a majority vote at the meeting of 25th July 2018.

No negative feedback has been received by the Parish Council during this process. To this end, Beadnell Parish Council is convinced of the wide support for the Conservation Area from the local community living and working in Beadnell. The designation of the Conservation Area remains a regular item on the Parish Council's agenda.

Wider consultation with positive feedback has taken place including the National Trust, NCC Conservation Team and Northumberland Coast AONB Partnership.

5. What needs to happen now to take it forward

Approval by Cabinet and the Communities and Place Oversight and Scrutiny Committee, followed by advertising the designation locally and nationally, and registering a local land charge for every property and parcel of land within the designated area. Beadnell Parish Council and the Northumberland Coast AONB will publicise the designation to the public and partners.

Background

1. Legislation - Duty to designate

The [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) (section 69, 1a-b) states that "every local planning authority a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and b) shall designate those areas as conservation areas".

The National Planning Policy Framework (paragraph 186) stipulates that local planning authorities should only designate a Conservation Area if a place "justifies such status because of its special architectural or historic interest". The need for a Conservation Area at Beadnell has long been recognised, and the Conservation Area Character Appraisal

demonstrates that Beadnell has the special qualities to justify designation as a Conservation Area.

2. Benefits and effects of designation

Conservation Areas are considered designated heritage assets. The National Planning Policy Framework (NPPF) recognises heritage assets as “an irreplaceable resource that should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations” (NPPF para 184). Designating a Conservation Area in Beadnell will ensure future development takes into account the character and appearance of the village.

Chapter 16 ‘*Conserving and enhancing the historic environment*’ of the NPPF provides guidance on assessment of significance of heritage assets (paras 189-192) and for considering potential impacts of proposed developments (paras 193-202). Applicants seeking planning permission within the Conservation Area will need to provide a Heritage Statement that sets out the effect of the proposal on the character and appearance of the Conservation Area.

Within a Conservation Area, planning permission may be required for alterations, repairs and extensions to ensure that these changes do not harm the Conservation Area’s character or appearance. Planning permission is required for the demolition of unlisted buildings. Trees within a Conservation Area are protected in a similar manner to those under a tree preservation order and, as such, permission is required for felling, pruning or uprooting trees.

Permitted development rights continue to operate in Conservation Areas however if changes to the built environment (e.g. replacement / removal of distinctive architectural details, changes to boundaries) erode the special qualities of the Conservation Area, the local planning authority can introduce an Article 4 Direction, whereby planning permission for such changes will be required.

The Beadnell Conservation Area Character Appraisal sets out opportunities for enhancing Beadnell’s character and appearance. These include maintaining architectural detail, resisting sub-division of residential plots, ensuring new development complements the character of the village, improving the streetscape (signage, traffic management, public realm) and valuing the setting of the Conservation Area.

Implications

Policy	Planning policies relating to Conservation Areas will become relevant to the determination of planning applications within the proposed Conservation Area upon its designation
Finance and value for money	No financial costs to the Council.

Legal	By designating the Conservation Area the Council will be fulfilling its duties under S.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Procurement	None
Human Resources	None
Property	None
Equalities (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A /	None
Risk Assessment	N/A
Crime & Disorder	None
Health and Wellbeing	None
Customer Consideration	Designation will fulfil a community aspiration expressed in the North Northumberland Coast Neighbourhood Plan and will help to conserve and enhance a valued environment for local people
Carbon reduction	None
Wards	Bamburgh

Background papers:

Map of Proposed Conservation Area at Beadnell
Beadnell - Conservation Area Character Appraisal (NECT 2018) with updated maps (NCC 2019)

Report sign off.

Authors must ensure that officers and members have agreed the content of the report:

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