

Application No: 20/01693/CCD

Ref: SP/180820/89

Statement from residents of Ridge Villas Bedlington

Planning Breach:

With regard to the above application the applicants have demonstrated a complete disregard for the planning process and the ability of the committee to make a decision based on the facts presented to it. They had all 16 modular units in place by Wednesday 5 August 2020 (1 day after consultation end).

This is a clear breach of the planning regulations, demonstrates a disrespect for all the residents and this committee with a presumption it will be approved. There is little doubt or objection to the need for teaching provision, this could have been achieved anywhere within the boundary of the Academy estate, with little or no impact on local residential properties.

The breach of this regulation sends out a clear message to residents our views are not respected, as an education establishment it sets a concerning precedent to our children, the law can be broken and rules are not applicable to all, essentially saying no does not mean no.

Material Considerations

All those members of the public consulted 100% of respondents objected

1. Impact on Neighbouring Property

The erection of the two storey building impacts significantly upon our privacy, both internally and externally. The report from the Case Officer states there is little or no impact and refers to the 'North Elevation'. This is misleading, the most significantly affected houses are from numbers 7-14 Ridge Villas with the large 9 pane windows (54 in total) facing North westerly directly into these properties, in particular full and clear, direct line of sight into all bedrooms, bathrooms, rear living areas and clear, direct aerial views into gardens.

2. Impact on Highway and Pedestrian Safety

Car parking pickups and drop offs are currently extremely chaotic and create a risk to residents and general public at Ridge Villas, this issue will be further exacerbated with the addition of >200 pupils, increased numbers of cars, buses and general footfall, increased anxiety of residents during a time of uncertainty and need to maintain a social distance.

The main highway (B1331) is an extremely busy road during rush hour(s) and has only one main pedestrian crossing leading to the school, this then leads to Netherton Lane (Ridge Villas), which is extremely dangerous, busy and narrow with school buses, cars, pedestrians (school children to all local schools), a further 200 pupils heading to the same location will only increase the risk to their safety and that of all others.

3. Design and Visual Impact

Whilst the report states it would not be overbearing or of an inappropriate design, as the building has now been erected without consent, it is evident to all that it is not in keeping with its surroundings as it nestles amongst the 1930s residential properties and not in the school, it sits prominent in the landscape and detracts significantly.

4. Human Rights Act Implications

Articles 1 and 8 there has been little or no respect in this application for a right to a private life or for peaceful enjoyment of property, with full classes of students overlooking our properties and gathering personal information.

Article 6 has been ignored entirely as the applicant has proceeded with the construction without permission and has not given reasonable or fair opportunity for the right to be heard.

5. Crime and Disorder Implications

The report states there are none which is incorrect. The opportunity to view into the personal properties of individuals allows the gathering of personal information, including identifying assets and location, security or lack of.

Planning regulations

Due to previous experience residents' confidence with the planning authority is low. The function and size of the care takers house behind Ridge Villas was changed, we were assured our privacy and safety would not be affected by the change. However, we have experienced security cameras directed towards our homes, strong security lighting, damage to our properties and abusive behaviour towards us which required police involvement.

Our concern is the needs of the residents of Ridge Villas has not been considered by the authority as they reneged on previous promises in the past.