

**NORTHUMBERLAND COUNTY COUNCIL**

**NORTH NORTHUMBERLAND LOCAL AREA PLANNING COMMITTEE**

At the meeting of the **North Northumberland Local Area Planning Committee** held at Meeting Room 1 - Berwick Leisure Centre on Thursday, 21 March 2024 at 2.00 pm.

**PRESENT**

G Castle (Chair) (in the Chair)

**MEMBERS**

T Thorne  
W Pattison  
C Seymour  
I Hunter  
M Swinbank

G Hill  
G Renner-Thompson  
C Hardy  
M Mather

**OFFICERS**

V Cartmell  
T Crowe  
L Dixon  
J Hudson  
R Little

Planning Area Manager  
Solicitor  
Democratic Services Assistant  
Senior Planning Officer  
Assistant Democratic Services Officer

There were six members of the public and one member of the press present.

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57 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Bridgett, Clark, and Watson

58 **MINUTES**

**RESOLVED** that the minutes of the meeting of the North Northumberland Local Area Committee held on Thursday 23 November 2023, as circulated, were confirmed as a true record, and were signed by the Chair.

59 **DISCLOSURE OF MEMBERS' INTERESTS**

Councillor Hunter noted that she was the Parish Clerk for Beadnell Parish Council and had a personal but non-prejudicial interest in planning application 23/01710/FUL.

60 **DETERMINATION OF PLANNING APPLICATIONS**

The report requested the Committee to decide the planning applications attached to the report using the powers delegated to it. Members were reminded of the principles which should govern their consideration of the applications, the procedure for handling representations, the requirement of conditions and the need for justifiable reasons for the granting of permission or refusal of planning applications.

**RESOLVED** that this was noted.

61 **23/01710/FUL**

**Erection of a single storey side extension clad in larch as well as 8no. eco-pods embedded within the ground covered with coastal grass species. 4no. single storey double timber-frame cabins and 3no. timber enterprise kiosks and associated car park facility with associated and external ground works. (amended description 14.11.23)**

**The Landing, Benthall, Beadnell, Chathill, Northumberland, NE67 5FD**

J Hudson – Senior Planning Officer, introduced the application with the aid of a presentation.

A Nation spoke on behalf of Beadnell Parish Council and gave the committee the following information:

- Beadnell Parish Council objected to the application.
- A restaurant or café would be a welcome addition, but the development should complement and enhance the area.
- The Landing only had planning permission until 1 October 2026, and the decision notice stated “Any buildings, structures or works under this permission shall be removed from the site by 01.10.26 and the land restored to its former condition. Reason: the building is not considered to be suitable for permanent retention by reason of its design and materials.”.

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- The proposed development was planned around The Landing which was a temporary building.
- Without The Landing guests would have to drive or walk through a field to source food.
- The use of outdoor space adjacent to the accommodation was restricted, with proposed Condition 11 prohibiting any external camping or other domestic paraphernalia.
- Once The Landing was removed from the site there was no obligation on the applicant to replace it.
- Any holiday accommodation proposals should be considered in conjunction with future plans for a restaurant or café on the site post the expiry of the current planning permission in October 2026.
- A separate retrospective application should be submitted for the side extension, which the Parish Council had no objection to, with the provision it was temporary to 1 October 2026, in line with the main building.

T Bailey spoke in support of the application and gave members the following information:

- The application followed the successful delivery of The Landing restaurant, which was granted temporary permission for four years.
- The Landing had demonstrated a strong demand for this food and beverage offer at Beadnell Bay which working in conjunction with The Craster Arms, who had also experienced growth.
- The landing had significantly contributed to the local economy and grown the opportunity for local employment.
- The eco pods were to be placed in the bund facing into the site, so from the Highway and the Public Footpath the bund was to appear as natural mounding.
- Some accommodation was identified for staff use to help provide sustainable employment where required.
- All Statutory technical consultees had either not submitted any comments or confirmed that clarification had acceptably answered their queries.
- The design proposal was a reduction in numbers of accommodation by two cabins and two enterprise kiosks to respond to consultee commentary that the original plans constituted over development.
- The Northumberland AONB had expressed concerns over the visual impact and appearance of the proposals, but had withdrew their objection following further consultation.
- The development was sustainable with acceptable water and energy management proposals, appropriate levels of dedicated parking, cycle points, opportunities for local employment and supplied sourced from local and regional businesses, including the opportunity to trade independently through one of the enterprise kiosks.
- The applicant was prepared to enter into an appropriate commitment for the contribution of £5352 towards Coastal Mitigation.

Committee members were then invited to ask the planning officers questions on the application at hand. The following information was then provided:

- The application was to be determined on its own merits and not in conjunction with another application.
- There was no policy to enforce a S106 payments to be added to the

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- application.
- Highways had taken into consideration that The Landing was a temporary building when reviewing their application.
- The policy for developments to be restricted to primary occupation was for new housing developments, whereas the application submitted was for holiday accommodation.

Councillor Castle proposed to accept the officer’s recommendation to grant Planning Permission subject to the conditions outlined in the report, a developer contribution of £5352 towards the Coastal Mitigation Service and an additional condition stating that two of the single-storey cabins should be dedicated staffing accommodation only, with exact wording of the condition to be delegated to the Planning Officer. This was seconded by Councillor Thorne.

Members discussed that policies may need to be reassessed to include stronger S106 contributions but agreed that there was no policy reason for the application to be refused.

A vote was taken and was unanimous;

**RESOLVED** that the application be **GRANTED** subject to the conditions outlined in the report, a developer contribution of £5352 towards the Coastal Mitigation Service and an additional condition stating that two of the single-storey cabins should be dedicated staffing accommodation only with exact wording of the condition to be delegated to the Planning Officer.

62 **APPEALS UPDATE**

**RESOLVED** that this was noted.

63 **S106 UPDATE**

**RESOLVED** that this was noted.

64 **DATE OF NEXT MEETING**

The next meeting of the North Northumberland Local Area Planning Committee was scheduled for Thursday, 18 April 2024.

**RESOLVED** that this was noted.

**CHAIR**.....

**DATE**.....

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