

Stamfordham Parish Council

**Minutes of the Special meeting of the Parish Council held on
Wednesday 30 September 2015 in Stamfordham Village Hall at 7.30pm**

Present : Councillor Trevelyan, Chairman
Councillors: Boylan, Fitzpatrick, Green and Wilson

In Attendance: I. Humphries - Clerk
Cllr V. Jones - Northumberland County Council
16 Residents

38. Welcome

The Chairman welcomed everyone to the meeting, called to consider a planning application in respect of land to the west of Brewery Close, Stamfordham.

39. 15/03017/FUL

Members considered the application in respect of the proposed construction of six detached dwellings with associated garaging and access on land west of Brewery Close, Stamfordham.

The Chairman sought the views of Members and representatives of residents of Stamfordham.

Following considered the views expressed, it was

Resolved: That the application be objected to on the following
Grounds –

1. The development would be on an area liable to flooding, creating a significant risk to dwellings within the development and also to existing dwellings on the north side of the river where serious flooding has occurred previously. (photos attached)
2. The County Council Local Plan recognises the significance of the land as green belt, stating that it should be protected (SMC 4). This is further supported by the National Policy Framework.
3. The site is a significant element of the wild-life corridor supporting a wide variety of species with more than 40 different birds observed on the site.
4. Access to the site would be on a blind corner and on a crest, providing poor sight lines and a hazard for motorists.
5. Given the nature of the proposed development, there is

insufficient garaging/parking for residents and very little parking provision for visitors which the Parish Council fears will result in indiscriminate parking elsewhere in the village.

6. Residents of Brewery Close will suffer loss of privacy due to the raised aspect of the site in relation to their properties. There is also a concern of loss of light in the evenings as a result of the scale of the development.
7. The Parish Council believes the proposal will result in over-development within the village following the outcome of the Bells Garage site. The village would be in danger of being subject to urban sprawl which would not be in keeping with the village identity.
8. There is some evidence of the land in question being instable with earth movement witnessed by residents over the last 20 years.

There being no other business, the Chairman closed the meeting.

Chairman Date
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