

Comments for Planning Application 20/03090/OUT

Application Summary

Application Number: 20/03090/OUT

Address: Car Park East Of Blue Bell Mount Pleasant West Mickley Northumberland

Proposal: Outline application for construction of 3no. detached 4 bedroomed dwellings and re-configuring of existing carpark

Case Officer: Mr Callum Harvey

Customer Details

Name: Mrs Minnie Fraser

Address: 11 Mount Pleasant, West Mickley, Stocksfield, Northumberland NE43 7LP

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It appears that the applicant has not taken enough care over their research into the suitability of this site for the proposed - or any - development. The application form and Design and Access statement contain a number of inaccuracies and errors:

1. The application states that there is no water course within 20m whereas the Bellasis Burn rises to the south of the site and runs in a culvert under the middle of the site.
2. The application states that there is no suspected contamination on the site, which is inaccurate as the site is land-fill and contamination is highly likely.
3. The Design and Access Statement contends that the application is to support the business of the Blue Bell, however reducing the parking facility and removing a large external space will limit the ability to host special events which will be very important to the profitability and future viability of the pub.
4. The applicant claims that the site is previously developed, presumably by virtue that it is a car park; this should not be a reason to allow the site to be built upon. When the site was acquired by the owners of the Blue Bell in 1981, it was clear that the site should only be used as a car park as the vendor of the site placed a RESTRICTIVE COVENANT on it to prevent it from being built upon. This clearly shows the intention of the parties at the time the land was acquired for the car park that it should never be used as building land.

In addition to the above points, there are a number of material considerations that should be taken into account when deciding this application.

MATERIAL CONSIDERATIONS:

1. Parking: Parking is already very limited on Mount Pleasant and if the dedicated parking for the pub is limited, then people will be forced to park along the side of road, possibly causing obstruction to farm traffic and other heavy vehicles. This may also affect the safety of pedestrians if they have to walk onto the carriageway to go around parked cars.
2. Parking: Parking for the pub needs to be more than 18 spaces for when the pub is busy and when there are special events which can be very popular. If people find it difficult to park it would put them off from coming and this would damage the pub business. The Design and Access Statement states that 18 spaces is adequate for the seating in the pub - this does not take into account events where there is standing room only and use of the large beer garden.
3. Highway safety: There is a lack of space in the proposed arrangement for turning for emergency vehicles and refuse collection vehicles which may have to either reverse into the development or out onto road. Also the problems of parking congestion as previously mentioned may make the road more hazardous. The arrangement of the fence does not provide any pavement for pedestrians.
4. Layout and density of building: The site is not large enough for three 4 bedroom houses. The proposed plan shows insufficient space for vehicles parking and manoeuvring and insufficient garden space for families.
5. Nature conservation: The site is land-fill and is likely to contain contamination which when disturbed by the construction process may cause pollution to the burn that runs under the site and cause damage to the local ecology.
6. Government Policy: Mount Pleasant is washed over greenbelt and therefore previously undeveloped land should not be built upon. If housing were allowed on this site, it would change the character of the hamlet as there is no other building on this side of the road and the development would close the gap of open land between Mount Pleasant and Hallyards.

As a resident of Mount Pleasant I am most concerned for the future viability of our local pub, the Blue Bell. Recent years have been very challenging for pubs everywhere and the Blue Bell is no exception. The Blue Bell is greatly valued by our local community and far from protecting its future, this proposal is likely to damage it by reducing a much needed parking facility and removing a piece of land which could be used for outdoor events. For the above reasons I OBJECT to this proposal.