

CAAG COMMENT ON THE PLANNING APPLICATION 21-25 MAIN STREET TWEEDMOUTH.

January 2022

21/03958/FUL

The brief Design and Heritage statement accompanying this application does acknowledge that the site and its adjacent yard, which is the site of the proposed development, are within Tweedmouth Conservation Area. The building itself is not listed but several other properties on Main Street are listed. It is accepted that the proposed development is 'not adjacent to or readily visible from' these listed properties but makes no reference to the fact that it will be clearly visible through the Dock gates and from the Dock itself both within the conservation area and will therefore have a detrimental effect on the heritage assets

This applicant suggests that the proposed flats will be 'social and affordable' but this does not have to equate with a lacklustre design. The fact that UPVC windows and doors were acceptable in the approved application in 1993 should not be reason for approval in 2022

The Harbour Commissioners raise several concerns. They state that the noise assessment was not taken at a busy time as suggested in the submission. The proposal to use the existing drainage system, which is barely adequate now as blockages occur frequently, is not acceptable. That the owner of the property pays 'way leave' and has no right of access must be noted. The commissioners also raise concerns about additional parking

The NCC Highways department echo the concerns relating to lack of parking facilities and also note there are no indication of cycle parking or refuse storage facilities

For the reasons stated and in support of the Harbour commissioners and Highways comments CAAG objects to this application.