

**Minutes of the Planning, Highways and Transport Committee held on Thursday 11th September 2014 in St James Church Rooms, Pottergate, Alnwick at 6.00pm**

**Present:** Cllrs R Roberts (Chairman), P Broom, D Farrar, M Harrington, P Holt, J Humphries, K Moore, A Shilton and A Symmonds

**In attendance:** Cllr H Cairns; W Batey, Town Clerk; J Pibworth, Admin Assistant

**P14/29 Apologies**

Cllr Grisdale.

**P14/30 Declarations of Interest**

None.

**P14/31 Minutes of Previous Meeting**

The minutes of the previous meeting held on 14th August 2014 were approved and they were duly signed by the Committee Chairman.

**P14/32 Matters Arising**

None.

**P14/33 To Minute responses made since last meeting**

**14/02539/FUL** 58 Fairfields, Alnwick, NE66 1BT. New single storey rear extension and new side garage extension - **NO OBJECTIONS**

**14/01354/VARYCO** Former Cinema Corn Exchange (Proposed Weatherspoon's) Variation of Condition 13 of planning permission - Councillor Farrar gave an update on his attendance at the North Area Planning meeting at which he had spoken regarding the Weatherspoon development. Councillor Farrar had spoken on behalf of the Town Council who had raised concerns about the hours and suggested that no drinks were permitted in the beer garden, smoking shelter or smoking area between the hours of 21:00 and 08:00, but had **NO OBJECTIONS** to the use of the smoking area and smoking shelter up to 22:00. At the meeting, Councillor Cairns has suggested a compromise and as a consequence, NCC agreed (5 votes for and 3 votes against) to amend the variation to allow drinking and smoking until 22:00.

Councillor Holt asked if Weatherspoons had accepted the decision. Councillor Farrar said he didn't know. Councillor Holt commented that it would be a pity if Weatherspoons pulled out and the building remained empty.

The Chair gave an update on the outcomes of previous planning applications:

**13/03752/LBC** Alnwick Tourist Information Centre, 2 The Shambles, Alnwick, NE66 1TN. Proposed surface mounted plastic signs internally - **GRANTED**

**14/02304/FUL** 30 Clayport Street, Alnwick, NE66 1EG. Proposed single storey extensions to front and rear and two storey side extension - **GRANTED**

**14/01709/LBC** 5 Prudhoe Street, Alnwick, NE66 1UW. Listed Building Consent for proposed extension to link existing offshoot extensions at rear of property. Various internal alterations. Restore access to rear of property. Alterations at first floor. Various small repair works. External works to reposition stone garden wall and renew yard - **GRANTED**

**14/02251/FUL** 46 Bondgate Within, Alnwick, NE66 1JD. Externals - Ground Floor. Replacement of existing recessed automated sliding entrance with timber framed entrance door. Decorations to shop front RAL Blue 5002 - providing vinyl stickers to the main signage fascia and to the timber panels above shop windows. Internal alterations - **WITHDRAWN**

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**14/01710/LBC** Oscars, 34 Narrowgate, Alnwick, NE66 1JG. Listed Building Consent: Rebuilding of partial collapsed gable wall and internal structure - **GRANTED**

**14/02156/COU** 10 St Michaels Lane, Alnwick, NE66 1TW. Change of use from residential to a live/work unit (vegetarian cafe) - **GRANTED**

**14/01762/VARYCO** Alnwick RC St John's Aided, Lisburn Street, Alnwick, NE66 1UR. Application for extension of time limit to previously approved application - A/2009/0034 - Demolition of school and dwelling and development of 29 no. residential dwellings with associated parking, gardens and service road - **GRANTED**

**14/02189/FUL** 24 Upper Howick Street, Alnwick, NE66 1UZ. Removal of timber garden shed and replacement with smaller footprint timber garden shed - **GRANTED**

**14/02313/VARYCO** Three Wise Monkeys, 24 Fenkle Street, Alnwick, NE66 1HR. Variation of conditions 5 to 8 of permission 11/03223/FUL (change of use of redundant building to be reused as a bar, restaurant and retail space) - **GRANTED**

#### **P14/34 Planning Applications**

The following applications were discussed and comments made as listed:

**14/02529/CCD Land South Of Alnwick Rugby Club Weavers Way Alnwick Northumberland** (within Denwick Parish) Relocation of Duchess High School and development of site to provide new school premises, parking, landscaping and sports facilities. Councillors made the following comments:

Councillor Moore felt the artist's impression seemed totally wrong. The Town Clerk said he felt this was because all the buildings were shown in grey.

Councillor Humphries thought the address was confusing as the entrance is in Willowburn.

Councillor Farrar had an issue with the application regarding the playing pitches.

Firstly Sport England had made comments on the website about the number of pitches being lost with not commitment to their being replaced. He felt that conditions should be attached to the approval.

Councillor Symmonds said he agreed with comments made about shared community resources. He also felt that the proposed school building looked small for the facilities it needs such as IT resources.

Councillor Roberts said the school was being built to accommodate the existing numbers of pupils in the current school. The Town Clerk confirmed that the building had some scope for extension in the future.

Councillor Humphries asked if there were floodlights. Town Clerk confirmed not.

Councillor Broom asked if there would be any all weather pitches. The Town Clerk said not on this site but on the facilities opposite which were not part of the school. Councillor Broom also felt it was a missed opportunity to have really first class facilities for our local sports people. The Town Clerk said if the facilities could be for the use of the community it might be better.

Councillor Shilton was in support of a new school in the town but felt that the plans were very standard.

Councillor Farrar agreed it looked like a box and was disappointed with the lack of renewable energy facilities such as Solar PV. He also felt that the travel plan was very poor as it did not sufficiently include travel options within a 2km distance of the new school site. He asked if some of the Section 106 money could be used to put better links to the new school such as upgrading the cycle paths (priority) and making easier access for pedestrians, buses and cars. The Town Clerk felt that the Town Council could suggest a number of travel conditions to NCC.

Councillor Symmonds commented that buses were always an issue at home time and NCC needed to ensure that there was an adequate turning circle for them. The Town Clerk reported that there were 9 coach spaces on site with turning area, 143 car park spaces and 75 spaces for cycles.

**Alnwick Town Council SUPPORTS this application subject to a) any permission granted including the conditions suggested by Sport England regarding the loss of playing pitches and the need for adequate transitional arrangements for local clubs and the development of a community access agreement for club and community access to the sports facilities. b) there being scope for extending the size of the school if and when needed; c) consideration being given to the installation of rooftop solar photovoltaics. These are lacking in the design, such a technology is much cheaper to install up front, and is especially cost-effective for schools; d) securing amendments to the submitted inadequate travel plan to incorporate improving and upgrading cycle paths and pedestrian walkways to the school. For example, journey times could be considerably shortened by upgrading the route from the north of Alnwick, linking Swansfield House to Hope House Lane, possibly via Section 106 funding (the Town Council has been unable to ascertain if a section 106 agreement will be used on this application).**

**14/02703/FUL Hampden House Belvedere Terrace.** Change of use to 3 holiday apartments - **NO OBJECTIONS**

**14/02705/LBC Hampden House Belvedere Terrace.** Listed building consent for change of use to 3 holiday apartments - **NO OBJECTIONS.**

**14/02411/FUL Land South of 19 Howling Lane.** Demolition of garage and associated buildings to 19 Howling Lane and to construct a new attached dwelling and three parking spaces. Councillor Moore felt that it needs to match existing materials. Councillor Shilton felt there were issues with the number of parking spaces and their proximity to the road but Councillor Harrington said that car parking was needed for houses being built - **NO OBJECTIONS as long as the materials are in keeping with existing surroundings.**

**14/02574/FUL Land at Hawfinch Drive Alnwick.** Freestanding restaurant with associated drive thru lane, car parking and landscaping. Installation of customer display and order canopy. Town Clerk explained the original planning approval had outline approval for a fast food restaurant that expires in 2015.

Councillor Farrar asked if the Town Council could make comments about the impact on Town Centre restaurants. Councillor Symmonds felt there would be minimal impact on Town Centre food outlets as it was aimed at travellers on the A1. He thought it may have a positive impact as they may revisit the town. Councillor Symmonds was initially concerned about the amount of litter that might be generated but had visited another outlet and was surprised how tidy it had been.

Councillor Broom asked if the Town Council could specify the location of the bins - **NO OBJECTIONS but suggest extra bins be sited on the routes into town.**

**14/02576/ADE Land at Hawfinch Drive Alnwick.** Installation of 1 freestanding 12m totem sign - Councillor Farrar thought 12m seemed very high for the sign. Councillor Humphries said he agreed with Councillor Farrar - **OBJECT as the Council feel the sign should be at least 2 metres shorter.**

**14/02596/LBC 47 Bondgate Within,** LBC for refurbishment of existing shop unit, including new shop signage - **NO OBJECTIONS.**

**14/02597/ADE 47 Bondgate Within,** Erection of new shop signage including: fascia sign, projecting sign and internal promotions - **NO OBJECTIONS.**

**14/02693/FUL Folly Dyke, Alnwick** Proposed single storey kitchen extension with roof terrace. - **NO OBJECTIONS.**

**P14/35 Parking Issues, free parking feedback, mobile home and bus parking**  
**MOBILE HOME PARKING** - Councillor Moore felt there needed to be something on the website as to where mobile homes can park in Alnwick. Councillor Roberts reported that there are 2 spaces behind the Playhouse. She also said that this could be raised at a joint meeting with NCC.

**COACH PARKING** - Councillor Broom felt that the town needs more short term parking for coaches as there are only 3 spaces at present. Councillor Humphries felt signs in Greenwell Lane car park could show other places in Alnwick where

coaches can park. The Town Clerk confirmed that he thought incentives were still in place for drivers who park at Alwick Garden or Willowburn Leisure Centre.

**P14/36 Any Other Urgent Business**

Councillor Moore reported the misuse of car parking in Market Place where people were staying longer by changing times on their parking disc.

Councillor Broom reported issues with the crossing outside the Duchess's Community High School in Bailiffgate, due to growth around the trees.

The meeting closed at 7.01 p.m.