

Minutes of the Planning, Highways and Transport Committee held on Thursday 9th April 2015 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

Present: Cllrs M Harrington (Chairman), P Edge, W Gridale, P Holt, J Humphries, A Shilton and A Symmonds (late arrival).

In attendance: Cllr G Castle, W Batey, Town Clerk; J Pibworth, Admin Assistant.

P14/95 Apologies

Cllrs P Broom, D Farrar, K Moore and R Roberts

P14/96 Declarations of Interest

None.

P14/97 Minutes of Previous Meeting

The minutes of the previous meeting held on 12th March 2015 were approved and they were duly signed by the Committee Chairman.

P14/98 Matters Arising

None.

The following decision notices had been received:

15/00196/LBC 10A Paikes Street, Alnwick NE66 1HX Listed building consent: Renewal of 4no. casement windows with new casement windows including double glazing. Provision of 1no. new casement window with double glazing. Refurbishment of 2no. vertical sliding sash window. Renewal of timber flush door to match existing (all timber) - **GRANTED.**

14/04206/VARYCO Former Willis of Alnwick Ltd, Alnwick NE66 2QW Variation of Condition 3 from application 13/02550/FUL (Proposed erection of 2no. retail units (use class A1) and associated parking, servicing, hard and soft landscaping and access arrangements - **GRANTED.**

15/00269/FELTPO 1 Ravenslaw Gardens, Alnwick NE66 2NF Works to tree protected by TPO: Fell one line and replace with sorbus aucuparia 'Joseph Rock' and sorbus aucuparia 'Cashmiriana' - **GRANTED.**

15/00265/FUL 30 Bondgate Within, Alnwick NE66 1TJ Proposal to replace 1no. existing self service machine - **GRANTED.**

15/00025/FUL Sainsbury's Store, Willowburn Avenue, Alnwick NE66 2JH Proposal for new external door to existing restaurant for access to new external seating area - **GRANTED.**

15/00155/LBC The Olde Cross, 32 Narrowgate, Alnwick NE66 1JG Listed building consent to remove existing non original finishes to existing walls to expose original masonry and re-point using a lime sand mortar; existing fire places to be retained; underboard existing ceilings - **GRANTED.**

P14/99 To Minute responses made since last meeting

15/00711/VARYCO Land south of Weavers Way, Weavers Way, Alnwick Variation to conditions 2 (Approved plans) and 24(1) (proposed cycle route) of application 14/01779/VARYCO - **RESPONSE - No comment.**

P14/100 Planning Review Update

The Town Clerk gave an update. He advised that there had been very little change as a result of the Town & Parish Councils (T&PCs) comments submitted to NCC. The recommendations had been approved with immediate effect from April 1st 2015 and the only outstanding item to resolve was regarding the mature of Planning Committees.

Councillor Holt gave feedback on the NCC Council Meeting she had attended on April 1st. She was pleased that the meeting had been so well attended by members of the public. She felt concerns that T&PCs were having their powers diminished. She was also that the NCC Chairman of the Planning Committee had not been present at the meeting. Her main concern was that meetings would now be held in the afternoons making it difficult for the public to attend. She confirmed that she had not been reassured about the process and how it would affect T&PCs especially those in more rural areas.

Councillor Castle gave his update on the meeting. He had been pleased that concessions had been made by the Leader of the Council. He also advised that a tri party working group had been agreed to look at the planning changes and that the amendments made had been accepted by everyone present. One of the key changes was that, in cases where there was an objection, the Chairman of the appropriate committee and one senior officer would look at the application and recommend whether it was looked at by the relevant planning committee. He also confirmed the afternoon meetings would be for a trial period of 6 months.

The Town Clerk confirmed that he had received a letter confirming the 6 month trial period and advising that T&PCs would then be asked for their feedback.

Councillor Holt said she was still concerned about both the 2pm start and the 6 month trial period and felt that T&PCs should have been involved more fully in the review process. She had got the impression that the planning review was part a bigger picture.

Councillor Gridale advised that the centralised government (Eric Pickles) had sent NCC a letter congratulating them on their plans or the planning review. He also commented that he was aware NCC were trying to save money on officer time, travel etc.

Councillor Castle confirmed that the number of planning appeals had also risen and this had led to increased costs for NCC.

Councillor Edge asked how NCC would judge the outcomes at the end of the 6 month period. The Town Clerk commented that NCC might take a number of factors into consideration such as how many planning applications Alnwick Town Council had objected to, how many appeals, how long planning applications had taken.

Councillor Castle advised that some T&PCs make planning objections listing an area which had been out for statutory consultation, such as drainage. In these cases, if the statutory body had no objections then this should not be used as an objection criteria.

Councillor Harrington felt it was an area the Town Council needed to keep their eye on over the coming months.

P14/101 Planning Applications

The following applications were discussed and comments made as listed:

15/00670/LBC 14 Green Batt, Alnwick, NE66 1TS Listed building consent for masonry repairs for front of property - **NO OBJECTIONS.**

14/04083/FULL 8 Percy Terrace, Alnwick, NE66 1AF Proposed kitchen extension - **NO OBJECTIONS.**

15/00835/COU Inland Revenue, Bondgate Hall, Alnwick, NE66 1PX Change of

use from commercial to residential - **NO OBJECTIONS.**

15/00683/FUL 21 Oaky Balks, Alnwick, NE66 1PX Demolition of garage and erection of two storey side and rear extension (amended 24/03/15) - **NO OBJECTIONS.**

P14/102 Planning Appeals

The following appeal was discussed and comments made as listed:

14/02445/FUL 28 Cawledge View, Alnwick, NE66 1BH 2 Storey extension to front of house and conservatory to rear. The Town Council's original comments were "NO OBJECTIONS providing materials were in keeping with existing materials". **Alnwick Town Council wish to make no further comments.**

P14/103 Speed Monitoring Wire review of data from NCC

The Assistant to the Town Clerk gave an overview on the speed motoring data already circulated to the committee. The data showed speeds and times of day for the five requested locations which she summarised and displayed as graphs. The data supplied also showed traffic volumes at the different times of the day which would be useful when the Town Council carry out traffic reviews. The data from South Road would be useful as it showed existing traffic flow to the new school site.

She advised that out of the five locations where monitoring wires had been requested and put in place, the two in Alnmouth Road and at the top of Clayport Bank had been referred to the Northumbria Safer Roads Initiative for further action. The data from South Road and the bottom of Clayport Bank showed that the traffic was within the required speed limit so they would not be referred further. The remaining location in Swansfield Park Road was also not being referred as this is a 20mph. Councillor Cairns had advised that she would take this matter forward.

She will contact Northumbria Safer Roads initiative to get details of the next steps they will take and the outcomes.

Councillor Castle advised that he had been part of the committee that had put the 20mph in place in Swansfield Park Road but that it had not reduced traffic speeds.

Councillor Edge commented that the island on Clayport Bank was not very well highlighted making it dangerous for cyclists from passing cars.

P14/104 Any Other Urgent Business

Councillor Holt advised that she had been contacted by residents from Chapel Lands and asked if a planning application had been submitted. The Town Clerk confirmed that a planning application had not yet been submitted. Councillor Castle advised that there had been a public meeting about the potential development of 25 affordable houses to rent. He had asked NCC officers to take on board residents concerns. Councillor Harrington advised that there had been no formal request for comments from the Town Council as a planning application might not be made.

Councillor Shilton commented that she was concerned about the number of banners being out up around town, especially near Sainsbury's, for events in six months time.

Councillor Humphries asked if developers needed permission for cranes on sites as he was concerned about the one being used on the development to the south of the town seemed very high and wondered if there were any potential health and safety issues. Councillor Castle advised that the developer would have all the necessary insurance and will have done the necessary checks.

The meeting closed at 6.53 p.m.