



Minutes of the Planning, Highways and Transport Committee held on Thursday 8th October 2015 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

Present: Cllrs R Roberts (Chair), P Broom, P Edge, G Mavin, K Moore and A Symmonds.

In attendance: W Batey, Town Clerk.

P15/42 Apologies

Cllrs D Farrar, M Harrington, P Holt, J Humphries, W Grisdale and A Shilton.

P15/43 Declarations of Interest

Cllr Roberts declared a pecuniary interest in planning application 15/03090/VARYCO as she was friendly with the owner of an adjacent dwelling.

P15/44 Minutes of Previous Meeting

The minutes of the previous meeting held on 10th September 2015 were approved and they were duly signed by the Committee Chairman.

P15/45 Matters Arising

P15/15. The clerk agreed to chase up the timescale for the Wagonway Road crossing.

P15/40. Any further comments on town signage should be forwarded to the Clerk. The clerk confirmed that a request had been sent to NCC to improve the car park directional signage on Bondgate Within (near to the Tower).

The following decision notices had been received:

15/02086/FUL Land South of Aydon View Cottage, Alnwick Moor, Alnwick.

Proposed steel portal frames stock building to replace existing dilapidated stock building – **GRANTED**

15/02579/OUT 8 Springfield Meadow, Alnwick. Proposed additional dwelling house on plot 8. **REFUSED.**

15/02538/FUL and 15/02539/LBC, Adam Douglas & Son, Market Place.

Essential work to chimney and gable walls etc. **GRANTED**

15/02346/FUL GBM Motors Willowburn Trading Estate, extension of garage hardstanding and provision of new palisade fence. **GRANTED**

P15/46 To Minute responses made since last meeting

15/03000/COU 9 Paikes Street, Alnwick NE66 1HX.

Resubmission: Change of use from A1 Retail to mixed use Café A3 and Hot Food Takeaway A5 – **NO OBJECTIONS.**

15/02806/ADE N E Co-Operative, Victoria Terrace, Alnwick, NE66 1RF.

Advertisement consent for 1no fascia sign, 1no hanging sign, 3no wall mounted signs and retention of 1no existing fascia sign – **NO OBJECTIONS.**

15/02778/FUL Land North of Wingrove House, Rugley Road, Alnwick, NE66 2AG.

Change of used from builder's yard/stable to residential (C3) by erecting one no. dwelling house (part conversion) – **NO OBJECTIONS.**

P15/47 Northumberland Local Plan Core Strategy update

It was reported that NCC were consulting on the pre-submission draft of the Core Strategy. Comments had been requested before 25th November 2015. A number of drop in sessions were to be held, the Alnwick event was on Saturday 31st October 10.00am – 3pm in St James Church Rooms. It was agreed to consider the draft documentation particularly against previous comments made by the Town Council and finalise any response at the next meeting.

RESOLVED: To note the Alnwick drop in event and agree any consultation response at the next meeting.

P15/48 Planning Training feedback and our protocols needed to respond.

It was reported that Councillors G Mavin and P Holt and the Clerk had attended recent planning training on the new planning protocols and s106. Councillor Mavin outlined the new pre application and s106 protocols and how the council would be required to respond within 14 days. Councillors discussed the possible policy; this was straightforward when the timing fell within a committee meeting framework. If a decision was required outside a meeting it was suggested that there would be a presumption that we would always get involved in major and strategic pre application discussions. For other or minor applications it would be necessary to take a view and councillors should be asked for views by email and a decision taken based upon the majority of councillors expressing a view. There was also a view that we should always have an input into S106 discussions and priorities would need to be determined, - this was to be discussed at the council meeting that followed. It was highlighted that the protocols would be reviewed by NCC in 6 months time.

RESOLVED: To incorporate the discussions into a procedure document for implementation

P15/49 Planning Applications

The following applications were discussed and comments made as listed:

15/03082/FUL Alnwick Cricket Club, Weavers Way, Alnwick, NE66 1BX. Proposed construction of new machinery store to south east of cricket field. **-NO OBJECTIONS**

15/02833/LBC 18 Narrowgate, Alnwick, NE66 1JG. Listed Building Consent: Gas connection to first floor flat). – **NO OBJECTIONS**

15/03098/FUL 39 Meadow Riggs, Alnwick NE66 1AP. Proposed removal of flat roof utility and construction of new side and rear extension. Amended pitched roof to carry over existing garage flat roof. – **NO OBJECTIONS**

15/02603/FUL& 15/02604/LBC Narrowgate House, Narrowgate, Alnwick NE66 1JN. Proposed conversion of Narrowgate House into 5no. residential units with a Creperie in the basement, with a further 3no. residential units located in the grounds of the rear of the property. Demolition of the Coach House and Stable Block is required to facilitate access. – **IN PRINCIPAL NO OBJECTIONS, BUT FEEL THAT MORE CONSIDERATION COULD BE GIVEN TO THE LOCATION OF THE BIN STORAGE AREA AND IT IS IMPORTANT THAT ENVIRONMENTAL HEALTH ARE SATISFIED**

WITH THE EXTRACTION SYSTEM FROM THE BASEMENT CREPERIE

15/03090/VARYCO 173 Allerburn Lea, Alnwick, NE66 2QR. Variation of Condition 2 (approved plans) of application 15/01195/VARYCO. (Chaired by Cllr G Mavin) – **THE COUNCIL INITIALLY OBJECTED TO THIS APPLICATION AND CONTINUE TO DO SO AS THE PROPOSAL IS OUT OF KEEPING WITH OTHER DWELLINGS IN THE LOCALITY. FURTHER MORE, THE COUNCIL IS DISTURBED TO HEAR THAT THESE WORKS MAY HAVE ALREADY BEEN COMPLETED.**

15/03083/FUL Land adjoining Banktop, Clayport Bank, Alnwick Construction of 1 no. 3 bedroom house in style of traditional cottage finished in natural stone, slate and pantile together with off street car parking and large garden space - **NO OBJECTION**

P15/50 Progressing the 20mph speed limit proposal in the town centre.

The clerk reported that he had not been able to obtain a view from NCC about how this could be progressed, so would follow up again.

P15/51 Any Other Urgent Business

None.

The meeting closed at 7.05 p.m.