



Minutes of the Planning, Highways and Transport Committee held on Thursday 12th November 2015 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

Present: Cllrs R Roberts (Chair), P Broom, P Edge, D Farrar, M Harrington, P Holt, J Humphries, G Mavin, K Moore, A Shilton and A Symmonds.

In attendance: W Batey, Town Clerk; J Pibworth, Assistant to the Town Clerk.

P15/52 Apologies

Cllrs W Grisdale.

P15/53 Declarations of Interest

None.

P15/54 Minutes of Previous Meeting

The minutes of the previous meeting held on 8th October 2015 were approved and they were duly signed by the Committee Chairman.

P15/55 Matters Arising

P15/48 PLANNING TRAINING FEEDBACK AND PROTOCOLS NEEDED TO RESPOND
The Town Clerk advised that a draft procedure document for the S106 had been produced and reviewed by the Finance & Policy committee.

P15/50 PROGRESSING THE 20MPH SPEED LIMIT PROPOSAL IN THE TOWN CENTRE
The Town Clerk advised that NCC have received and logged the Town Council's support for this. As yet no further information had been received.

The following decision notices had been received:

15/02268/OUT 8 Springfield Meadow, Alnwick. Outline construction of 1no. new detached dwelling with all matters reserved – **GRANTED**.

15/02806/ADE N E Co-Operative, Victoria Terrace, Alnwick. Advertisement consent for 1no fascia sign, 1no hanging sign, 3no wall mounted signs and retention of 1no existing fascia sign – **GRANTED**.

15/03098/FUL 39 Meadow Riggs, Alnwick. Proposed removal of flat roof utility and construction of new side and rear extension. Amended pitched roof to carry over existing garage flat roof – **GRANTED**.

15/02778/FUL Land North of Wingrove House, Rugley Road, Alnwick. Change of use from builders yard/stable to residential (C3) by erecting one no. dwelling house (part conversion) – **REFUSED**.

15/02833/LBC 18 Narrowgate, Alnwick. Gas connection to first floor flat – **GRANTED**.

15/02139/FUL Land West of 31 St Michaels Lane, Alnwick. Conversion of Grade 2 listed building and demolition of extension, via internal and external alterations to create 4 apartments (C3) and adaptation of existing unlisted building via

internal/external alterations and demolition of unlisted extension, to create 1 apartment (C3) currently in B1 business use, with associated landscaping and refuse storage – **GRANTED.**

15/02140/LBC Land West of 31 St Michaels Lane, Alnwick. Listed Building Consent for conversion of Grade 2 listed building and demolition of extension, via internal and external alterations to create 4 apartments (C3) and adaptation of existing unlisted building via internal/external alterations and demolition of unlisted extension, to create 1 apartment (C3) currently in B1 business use, with associated landscaping and refuse storage – **GRANTED.**

15/02695/REM Land East of Greensfield, Alnwick. Reserved Matters application for - access reserved matters only in relation to the phase 2 road from phase 1 road at Willowburn Avenue roundabout to entrance to new housing site and link into phase 1 road from Weavers Way of approved planning permission 13/03109/OUT - **GRANTED.**

Councillor Humphries advised that he had been informed, as a resident, that Taylor Wimpey's application to build 236 houses on the Greensfield site has been submitted.

P15/56 To Minute responses made since last meeting

15/03272/FUL R Turnbull & Sons Limited, 33-35 Market Street, Alnwick NE66 1SS. Provision of new external fly screens to external side of first floor windows - **NO OBJECTIONS.**

15/03273/LBC R Turnbull & Sons Limited, 33-35 Market Street, Alnwick NE66 1SS. Listed Building Consent: Provision of new external fly screens to external side of first floor windows - **NO OBJECTIONS.**

15/03289/FUL Ravensmount Residential Home, Alnmouth Road, Alnwick NE66 2DQ. Resubmission – Construction of a two storey, three bedroom house with rear and side garden areas and a couple of parking bays - **NO OBJECTION.** However the Town Council has concerns over the loss of privacy from the proposed house on neighbouring houses, and from the construction of an access road which will result in the loss of screening trees and potentially hedging. We would strongly suggest that the applicant considers an alternative application, for example by (a) removing the balcony, (b) re-siting the house much closer to Alnmouth Road, and/or (c) moving the proposed road further into the applicant's property so that it does not result in the loss of the existing screening, or doing away with it altogether.

15/03367/FUL Close Cottage, Rugley Road, Alnwick NE66 2AG. Proposed garage amendments including demolition of existing flat roof and development of pitched roof; demolition of east facing wall with like for like replacement; removal of west facing windows replaced with new block wall and re-facing of north wall to render finish and new first floor access- **NO OBJECTIONS.**

15/03396/LBC The Olde Cross, 32 Narrowgate, Alnwick NE66 1JG. Listed Building Consent for refurbishment and internal alterations to the currently disused

first and second floors to form habitable accommodation with en-suites – **NO OBJECTIONS.**

15/02802/LBC 37a Market Street, Alnwick NE66 1SS. Listed Building Consent – Replace existing front windows with wooden sash double glazed units; replace existing rear windows with wooden double glazed casement units – **NO OBJECTIONS.**

P15/57 Planning Applications

The following applications were discussed and comments made as listed:

15/03571/FUL 33 Blakelaw Road, Alnwick. Demolition of existing garage and conservatory and construction of two storey side extension and single side extension rear of property – **NO OBJECTIONS.**

15/03541/LBC Alnbank House Care Home, Alnmouth Road, Alnwick. Listed Building Consent – extension to existing property; erection of new garage block; demolition of existing boiler house, reinstatement of greenhouses and garden walls – **NO OBJECTIONS.**

15/03566/LBC 7 Prudhoe Street, Alnwick. Repairs and alterations to front, west and centre chimney stacks and fireplaces in TV room and dining room, removal of modern partition wall in bedrooms 3 and 4, electrical wiring repairs and repainting of external doors at front and reinstatement of downstairs bathroom - **NO OBJECTIONS.**

P15/58 Responding to the Core Strategy

The Town Clerk advised that the Town Council had been asked to give their final comments on the soundness of the Core Strategy. He issued a Table showing the comments on the Draft Plan made by the Town Council in December 2014 and a review of the Pre-Submission Plan against these comments. He highlighted several questions in the Core Strategy:

Q5 NCC has used the Town Council's suggestion.

Q11 Current draft suggests 10 hectares and references the ADNP.

Q22 Housing numbers – the ADNP group suggested 1,100 new houses and this is now in the Core Strategy.

Councillor Humphries asked what research was done to set the allocation. The Town Clerk advised that the figures were based on population trends which gave 4,190 houses for the North Area of Northumberland which was then broken down into towns and parishes.

Councillor G Mavin asked if the housing numbers for Alnwick were based on population projections rather than research. The Town Clerk advised that of the new houses allocated to Alnwick 350 were already planned or in the pipeline and 753 were yet to be allocated.

Councillor Holt felt that the housing number seemed low based on the planning applications coming through. She asked if there would be fewer applications. Councillor Roberts advised that she thought that the number of planning applications would decrease or those coming in later would not be built in time to count towards the target.

Councillor Holt asked if the numbers were set in stone. The Town Clerk advised that the figures were a marker as to the growth the Town Council wanted to see using the ADNP.

Q23 30% overall target for affordable housing: OLD document showed 35% in the north and 25% in the rest of Northumberland. Because of the current housing being built / in pipeline this figure has been reduced to 15% in the NEW document.

He also advised that some housing schemes in Morpeth had 50% affordable housing including a council house building programme NCC were undertaking.

Councillor G Mavin felt that the housing survey, planned as part of the Community Action Plan (CAP) in the ADNP would give some useful information.

Councillor Farrar felt that there was still a need for affordable housing in Alnwick. He advised that some developers were using viability as a reason not to include affordable housing.

Councillor Harrington agreed with Councillor Farrar but felt it was a balancing act and that some areas did not want affordable housing.

Councillor G Mavin asked if was based on a housing needs survey. The Town Clerk advised that it was done very broadly at a settlement level across the county.

Councillor Farrar advised that some parishes had used very small samples as the basis on the housing survey.

Councillor Harrington felt that the Town Council should ask NCC to build affordable housing / council houses to rent and that this should be encouraged. The Town Clerk advised that NCC could liaise with the ADNP Housing Lead.

Q58 Statement more helpful.

RESOLVED: To flag the issue of Question 23 (affordable housing) for Full Council.

P15/59 Shared Space – paper from Councillor G Mavin (circulated)

Councillor G Mavin gave an overview of the paper on Shared Space he had issued. He advised that the shared space scheme had come from Holland but not everyone thought it was a good idea. He advised that some people felt that it reduced accidents.

He also advised that the RNIB had just completed a survey which had been presented to the House of Lords. He proposed that the Town Council went back to NCC to ask if Sustrans had spoken to RNIB or other disability organisations.

Councillor Farrar agreed with Councillor G Mavin and also felt that some of the analysis done seemed flaky as he didn't feel there was much evidence to support some of the research. He felt the broader issue was to improve road safety.

RESOLVED: i) To ask Margaret Robinson at NCC what papers or research has been used; ii) To ask NCC what organisations have been contacted for comments / input.

P15/60 Any Other Urgent Business

Councillor Broom advised that NCC were using spray paint to mark roads that need mending. He advised that this was permanent and felt they should use a crayon.

Councillor Broom also advised that he had concerns about the safety in Swansfield Park Road with the speed of the Travelsure town buses and the NEET minibuses.

Councillor Humphries asked if the Town Council had received a planning application for Northgate House. Councillor Roberts advised they had and the Town Clerk added that the Town Council's comments were in the last minutes.

Councillor Moore asked if there was any further information about the siting of a flagpole in Column Field. The Town Clerk advised that Northumberland Estates had agreed to this but would like more information when available. The likely location was at the back of the raised flowerbed.

Councillor Farrar advised that there was still a issue with vehicles parking in Green Batt. He advised that the notice now says "Residents only Parking". Councillor Moore advised that he had spoken to the NCC Enforcement Officers who advised that no residents only passes had been issued. Councillor Roberts asked if NCC could be asked about these passes.

Councillor Roberts advised that there was a North Area review of buses on November 16th at the Embleton Room, St James's Centre between 5-7pm. She advised that a Councillor had been requested to attend. Councillor Holt advised that she would like to attend.

The meeting closed at 7.04 p.m.