



## **Minutes of the Planning, Highways and Transport Committee held on Thursday 10th December 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, K Moore, A Shilton and A Symmonds.

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

### **P15/61 Apologies**

Cllrs W Grisdale and G Mavin.

### **P15/62 Declarations of Interest**

Councillor J Humphries declared a non-pecuniary interest in planning application number 15/03651/REM and Councillor Roberts declared a non-pecuniary interest on planning application number 15/03922/PRUTPO.

### **P15/63 Minutes of Previous Meeting**

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

### **P15/64 Matters Arising**

Councillor Holt asked why planning application 15/02778/FUL had been refused. Councillor Farrar advised that it was because of contaminated land.

P15/55 (P15/50) PROGRESSING THE 20MPH SPEED LIMIT PROPOSAL IN THE TOWN CENTRE Councillor Farrar asked if any update had been received. The Town Clerk advised that as yet no further information had been received.

P15/59 RESPONDING TO THE CORE STRATEGY Councillor Roberts asked is any response had been received. The Town Clerk advised that no feedback had been received as yet.

NCC – Supported Bus Service meetings – Councillor Holt advised that the meeting had been well run and that information had been given. There were concerns regarding the number of bus breakdowns but NCC Officers had spoken to the bus companies and had been assured that new buses would be bought. A lot of commuters used the bus service and the level of breakdowns is causing them to be late for work. It was felt that any new buses should have platforms to accommodate wheelchairs / pushchairs and would also have a larger luggage area.

Councillor Farrar asked if there had been any information about the routes to be closed. Councillor Holt advised that there had but this had mainly been about rural areas especially the coast. It was felt that another meeting was needed.

P15/60 RESIDENTS PARKING Councillor Farrar asked if there was any update on residents parking. The Town Clerk advised that no update had been received.

P15/60 PARKING / SPEEDING IN SWANSFIELD PARK ROAD Councillor Shilton advised that, as well as speeding, buses parking was also an issue.

P15/60 PARKING / SPEEDING IN SWANSFIELD PARK ROAD Councillor Roberts advised that the 20mph speed limit road marking has still not been repainted.

The following decision notices had been received:

**15/03272/FUL** R Turnbull & Sons Limited, 33-35 Market Street, Alnwick. Provision of new external fly screens to external side of first floor windows – **GRANTED**.

**15/03273/LBC** R Turnbull & Sons Limited, 33-35 Market Street, Alnwick. Listed Building Consent: Provision of new external fly screens to external side of first floor windows – **GRANTED**.

**15/025390/LBC** Adam Douglas and Son, Market Place, Alnwick. Listed Building Consent: Essential works to chimney and gable walls, provision of new pitched roof over existing flat roof – **GRANTED**.

**15/02802/LBC** 37A Market Street Alnwick Northumberland 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 – **GRANTED**.

**15/03396/LBC** The Olde Cross 32 Narrowgate Alnwick Northumberland 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 – **GRANTED**.

**15/00345/FUL** Thomas Percy Rc Middle School Blakelaw Road Alnwick Northumberland NE66 1AZ. Construction of 15 no. dwellings consisting of 3 & 4 bed. properties and associated garages and landscaping – **GRANTED**.

**14/01666/FUL** 4 St Thomas Close Workshops Cedar Grove Alnwick Northumberland NE66 1DX. Retrospective change of use industrial unit (B1) to hot food takeaway (A5) and butchers (A1) – **GRANTED**

**15/03541/LBC** Alnbank House Care Home Alnmouth Road Alnwick Northumberland NE66 2PR. Listed Building Consent - extension to existing property; erection of new garage block; demolition of existing boiler house, reinstatement of greenhouses and garden walls – **GRANTED**.

#### **P15/65 To Minute responses made since last meeting**

None to planning applications. The Town Clerk advised that the response had been submitted to NCC for the pre application for the development of the convent site. This had included comments on car parking as well as the need for the Costello Centre. He also advised that he had sent a question about a potential S106 agreement to the relevant Planning Officer.

Councillor Edge advised that he had visited the site at night and the parking did not seem to be an issue.

#### **P15/66 Planning Applications**

The following applications were discussed and comments to be submitted were:

**15/03289/FUL Ravensmount Residential Home, Alnmouth Road, Alnwick** Resubmission – Construction of a two storey, three bedroom house with rear and side garden areas and a couple of parking bays – **NO OBJECTIONS** however the

Town Council still 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. They would also like to express concern about the number of times this application has come to the planning committee without any significant changes.

**15/03663/COU 9 Paikes Street, Alnwick** Change of Use from A1 Retail to mixed use Café A3 and Hot Food Takeaway A5 – **NO OBJECTIONS.**

**15/03667/FUL Anchor Trust, Church Lane, Alnwick** Replacement of timber windows frames with PVCu Rosewood frames – **NO OBJECTIONS.**

**15/03651/REM Land East of Greensfield, Alnwick** Reserved matters application for 236no dwellings (30% affordable homes), associated private gardens, roads, open spaces and structural landscaping relating to application 13/13109/OUT. The Town Council to submit the following comments to NCC:

- a) **AFFORDABLE HOUSING** – the Town Council are disappointed in the way the affordable numbers have been calculated. The first phase provided 58 affordable homes however, these are restricted to people over 55. This gave a remaining requirement for only 31 dwellings in the general purpose housing in phase 2. The implication being that only 13.3% of the total houses provided are affordable for all age groups.
- b) **TRAVEL PLAN** – The Travel plan suggest that the new access road via Willowburn Avenue will not be put in place for 12 months and that the access route will be put on Weavers Way. Alnwick Town Council would like to request that the both roads are put in place before building starts and that traffic calming measures are also put in place, if necessary.
- c) **PEDESTRIAN / CYCLE ROUTES** – request that, given the importance of the path which runs from North West to South East along the North Eastern edge of the site to offer safe travel between the new school site, which is under development adjacent to Greensfield, and the housing at the North Western edge of the town, that this is developed as a safe dual-use route, for both cycles and pedestrians. This approach is in line with the Alnwick and Denwick Neighbourhood Plan, which proposes a dual use path in very close proximity to that suggested here.
- d) **PLAY AREAS** – the Town Council welcome the play areas within this application, but would like to know how the developer anticipates these play areas will be maintained in the future.

**15/02731/VARYCO** which seeks to remove a condition 16 (energy efficiency) – **OBJECT** to the Variation and request that the original condition is kept in place. Also ask NCC to stand by its policies and conditions requiring incorporation of energy efficiency measures and / or proposals for on-site renewable energy generation. The reasons being:

- a) Alnwick Town Council does not believe that the increase in specification for building control standards offers sufficient cause to set aside condition 16 in the Planning Consent.
- b) Policy S22 in Alnwick District Council's LDF, which remains the policy base for the Alnwick Area until such time as the Core Strategy is adopted, was not intended to be an interim measure which was superseded by the enhancement of building control standards.
- c) Whilst the government has removed the Code for Sustainable Homes as the basis for assessing building sustainability and introduced changes to the building regulations to strengthen the requirements in respect of energy efficiency in new developments the revised regulations require nothing in respect of sourcing a proportion of energy requirements from renewable energy sources. Approved document L1A 2013 at para 2.24 does state that Reg 25a requires a *feasibility assessment* of high efficiency systems but does not require their *use*. As such the developer's view that the national changes remove the need for renewable energy sourcing requested in policy S22 is false.
- d) The Alnwick and Denwick Neighbourhood Plan is now submitted to the Independent Examiner, and its policies carry some weight as a material consideration. Policy ENV13 requires similar provision to S22 albeit without stating percentages. This policy and S 22 should continue to be given weight by the local planning authority in determining the application.

**15/03922/PRUTPO Land to rear of Coopers Close, Alnwick.** Work to trees protected by TPO (Prune trees to clear boundary) and prune 1no sycamore to crown lift & thin – **Alnwick Town Council has NO OBJECTION** to trimming the hedge but the applicant must have proper consultation with the leaseholder of the land before any work is undertaken on the sycamore tree. For information the trees are on the land occupied by the Bullfield Community Orchard (land leased from NCC). We understand that there has been no notification or consultation with the Orchard Committee.

**15/03867/FUL 3 Croft Place Alnwick,** Proposed construction of single detached garage and erection of a timber shed/summerhouse – **NO OBJECTIONS.**

**15/03868/LBC 3 Croft Place Alnwick,** Proposed construction of single detached garage and erection of a timber shed/summerhouse – **NO OBJECTIONS.**

#### **P15/67 Any Other Urgent Business**

Councillor Holt commented that she would like to thank Councillor Farrar for his advice before she had attended the meeting about bus routes. She would also like to thank NCC for cleaning the area outside her house.

The meeting closed at 7.10 p.m.