



## **Minutes of the Planning, Highways and Transport Committee held on Thursday 14th January 2016 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, G Mavin, K Moore, A Shilton and A Symmonds.

**In attendance:** W Batey, Town Clerk; J Pibworth, Assistant to the Town Clerk; T Kirton Project & Funding Officer.

### **P15/68 Apologies**

Cllrs W Grisdale and J Humphries.

### **P15/69 Declarations of Interest**

Councillor Roberts and Councillor Farrar declared a non-pecuniary interest on planning application number 15/03090/VARYCO and Councillors Moore and Symmonds declared a non-pecuniary interest in the NCC Consultation on street naming and numbering request.

### **P15/70 Minutes of Previous Meeting**

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

### **P15/71 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 PROGRESSING THE 20MPH SPEED LIMIT PROPOSAL IN THE TOWN CENTRE. The Town Clerk advised that he had spoken to NCC to ask for further information and also to ask them about progress on other initiatives.

P15/60 RESIDENTS PARKING The Town Clerk advise that he had received a reply form NCC which stated that there was a mix of restrictions on Green Batt. NCC had advised that three parking permits had been issued to residents. He also advised that the sign was still blackened out. Councillor Farrar felt that this was still an issue.

P15/60 BUS PARKING IN SWANSFIELD PARK ROAD Councillors felt this was still a problem. Councillor Broom advised that the issue was partly that the buses arrived at 2.45 outside the school when the school did not finish until 3.30pm.

Councillor Harrington felt that the buses used were very large for the small number of children and felt that smaller buses may help alleviate the problem.

Councillor Moore suggested writing to the bus companies.

P15/66 PLANNING APPLICATIONS Councillor Farrar advised that Planning Application 15/03289/FUL, the Ravensmount Residential Home resubmission, had been called into the NCC committee by Councillor Cairns. He also advised that the Town Council could speak at the meeting for five minutes.

Councillor Harrington felt that as the Town Council were restricted by Planning rules, and had not objected the planning application, it should be left to the neighbours to speak against the application.

Councillor Farrar advised that the Town Council could speak even if they were not objecting.

Councillor Roberts asked if the Town Council should attend.

Councillor G Mavin thought that the Town Council had to stick to their original comments on the application. The Town Clerk advised that the Town Council could expand on their comments. He advised that, when the date of the NCC meeting was known, he would circulate to councillors to ask if anyone wanted to attend / speak.

**RESOLVED: To write to NCC with the Town Council's concerns about arrival times and the suggested use of smaller buses.**

The following decision notices had been received:

**15/03082/FUL Alwick Cricket Club, Weavers Way, Alwick** Proposed construction of new machinery store to south east of cricket field – **GRANTED.**

**15/02802/LBC 37a Market Street, Alwick** Listed Building Consent – Replace existing front windows with wooden sash double glazed units; replace existing rear windows with wooden double glazed casement units – **GRANTED.**

**15/03566/LBC 7 Prudhoe Street, Alwick** Listed Building Consent: 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 re-wiring, repairs and repainting of external doors at front and reinstatement of downstairs bathroom – **GRANTED.**

**15/03803/FUL Land Adjoining Banktop, Clayport Bank, Alwick Moor, Alwick** Construction of 1no. 3 bedroom house style in style of traditional cottage finished in natural stone, slate and pantile together with off street car parking and large garden space – **GRANTED.**

**15/03667/FUL Anchor Trust, Church Lane, Alwick** Replacement of timber window frames for PVCu Rosewood frames – **GRANTED.**

**15/03867/FUL 3 Croft Place, Alwick** Proposed construction of a single detached garage and erection of a timber shed/summerhouse - **GRANTED**

#### **P15/72 To Minute responses made since last meeting**

**15/03903/CCD Swansfield Park First School, The Avenue, Alwick** Proposed classroom extensions to existing school – **NO OBJECTIONS.**

**15/04159/ADE 44 Bondgate Within Alwick Northumberland NE66 1JD** Advertisement consent: Replacement of existing 'Greggs' logo to shop front, replacement of projecting sign to shop front. (non-illuminated) - **NO OBJECTIONS.**

**15/04091/FUL 4 Stott Street Alwick Northumberland NE66 1QA** Proposed hardwood conservatory extension to rear - **NO OBJECTIONS.**

**15/04211/FUL 66 Swansfield Park Road, Alwick** Proposed construction of single storey rear kitchen/dining extension and side garage extension – **NO OBJECTIONS.**

## **P15/73 Planning Applications**

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

### **15/04242/FUL 19 Market Street Alnwick Northumberland NE66 1SS**

Formation of new access door within courtyard to existing first floor flat – **NO OBJECTIONS**

### **16/00070/LBC The George Inn George Inn 63 Bondgate Within**

**Alnwick Northumberland NE66 1HZ** Listed Building Consent: Installation of four low energy flood lights, two bottom fixed Stratford brass lanterns, two correct display units, one illuminated hanging sign and one illuminated fascia sign – **NO OBJECTIONS**

### **16/00042/ADE The George Inn George Inn 63 Bondgate Within**

**Alnwick Northumberland NE66 1HZ** Advertisement Consent: Installation of four low energy flood lights, two bottom fixed Stratford brass lanterns, two correct display units, one illuminated hanging sign and one illuminated fascia sign – **NO OBJECTIONS**

### **15/04305/LBC Camphill Cottage Road South To Greensfield Alnwick**

**Northumberland NE66 2AB** Listed building consent for erection of a single storey timber framed conservatory – **NO OBJECTIONS**

### **16/00038/COU Charlton House 2 Aydon Gardens Alnwick**

**Northumberland NE66 2NT** Change of use from residential back to a Bed & Breakfast as it was prior to 2008 – **NO OBJECTIONS**

### **15/04315/FUL 12 Bondgate Within Alnwick Northumberland NE66**

**1TD** Change of use and extension to form 1no dwelling and construction of 1no new dwelling. – **NO OBJECTIONS**

### **15/04316/LBC 12 Bondgate Within Alnwick Northumberland NE66**

**1TD** Listed Building Consent: Change of use and extension to form 1no dwelling and construction of 1no new dwelling – **NO OBJECTIONS**

Councillors Roberts and Farrar left the room. Councillor G Mavin took the Chair for the following planning application:

### **15/03090/VARYCO 173 Allerburn Lea Alnwick Northumberland NE66**

**2QR** Variation of condition 2 (approved plans) of application 15/01195/FUL

Councillor Broom was concerned that the works had already been carried out.

Councillor Holt thought that the neighbouring property had already done something similar the Town Council should not pre judge the application.

Councillor Symmonds reminded the committee that their original concerns had been about the balcony and the property being too obtrusive.

Councillor Moore felt that the Town Council should go along with their original comments about the planning application.

The following comments to be submitted - **The Town Council initially objected to this application and continue to do so as the proposal is out of keeping with the other dwellings in the locality. Furthermore,**

**the council is disturbed to hear that these works have already been completed.**

Councillor G Mavin asked if Town and Parish Councils were involved in potential buildings being listed.

Councillor Holt felt that there were too many in the town and that they would affect future developments.

Councillor Harrington advised that there was usually a good reason for buildings being listed.

Councillor G Mavin asked if NCC and English Heritage could be contacted to ask how buildings get listed.

Councillor Farrar advised that being a Listed Building did not impact on the outcome of planning applications. He added that he only knew of 1 out of 100 applications which had been turned down.

Councillor Holt felt that people were known not to apply for planning permission because the building is listed.

**RESOLVED: To find out from NCC and English Heritage how the listed building process works.**

**P15/74 Pre Planning Application - 15/01380/PREAPP** Bolams Mill Dispensary Street Alnwick Northumberland NE66 1LN Existing and new build accommodation for 32 no. apartments and commercial units.

Councillor Roberts advised that the site was already partially developed. The relevant planning documents had been emailed out to councillors.

The Town Clerk advised that the application was from ARCH for 32 apartments and commercial units. He also advised that they were looking for an in principle decision and that planning permission had been given in 2006 for almost the same layout. He noted that, whilst the proposed accommodation only has three affordable housing units, a Section 106 had been previously negotiated giving nine affordable housing units on the St James's Church Hall site. This had included £38k for car park improvements in front of the building. He advised that there were three options:

- To write and support the pre planning application
- To write and ask to meet the developer
- To write and ask like the developer to do a presentation to the Town Council

Councillor Moore was concerned that the retail might not be used.

Councillor G Mavin welcomed the takeover of the site by ARCH but would have liked to have seen more affordable housing units. He also asked that, as it was a Listed Building, did it need to have a sprinkler system in each housing unit. Councillor Harrington advised that a sprinkler system were not presently required.

Councillor G Mavin said he also felt that he would like to see some of the commercial units set aside as business starter units.

Councillor Harrington asked if this was a new application. The Town Clerk advised that the Pre Application documents say new.

Councillor Broom suggested that some business starter units could be offered in lieu of affordable housing units.

Councillor Farrar was surprised that most of the accommodation is one bedroomed and wondered if this is backed up by any evidence

**RESOLVED: To support the application in principle and submit the Town Council's comments to NCC and if possible to ask the developer to discuss the proposals at a meeting.**

**P15/75 NCC Consultation on street naming and numbering request – Land South of Alnwick Rugby Club, Weavers Way, Alnwick**

The Town Clerk advised that NCC had written to the school asking for suggestions for the new road name but had not received any. He added that in 2012 Rotary had asked about naming the Alnwick to Denwick road 'Rotary Way'. The Town Council had said no as they did not feel it was an appropriate road to be called Rotary Way. He added that he had recently received correspondence from The Rotary Club asking that the road to the new high school site be named Rotary Way.

Councillor Symmonds declared a Declaration of Interest as he was a member of Rotary. He advised that Rotary do a lot of work with young people in the school including donating money for musical instruments.

Councillor Symmonds and Moore left the meeting for the rest of the discussion.

Councillor Harrington felt that the proposal should be supported.

Councillor Broom agreed with Councillor Harrington.

Councillor G Mavin asked why it was just Rotary who would get a road named after them whilst other organisations including Lions and Probus would not.

The Town Clerk advised that he had seen Rotary roads maintained by them.

Councillor Farrar had no objections to the request but would like to see a future road linked to the De Vesci family in some way.

**RESOLVED: i) To recommend Rotary Way as the name of the road to the new high school site; ii) To propose a future road be linked to the De Vesci family**

**P15/76 Any Other Urgent Business**

Councillor Moore advised that he had written to NCC about the RAFA Xmas Lights. He also advised that the road beyond Stoney Road was being developed.

Councillor Holt said she would like to thank Councillor Moore for his support in getting the yellow lines on The Peth and also in getting the crossing repainted and the trees trimmed in Bailiffgate.

The meeting closed at 7.12 p.m.