



## **Minutes of the Planning, Highways and Transport Committee held on Thursday 11th February 2016 in St James Church Rooms, Pottergate, Alnwick at 6.00pm**

**Present:** Cllrs G Mavin (Chair), P Broom, P Edge, P Holt, J Humphries, 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.

### **P15/77 Apologies**

Cllrs D Farrar, W Grisdale, M Harrington and R Roberts.

### **P15/78 Declarations of Interest**

Cllrs Humphries, Moore and A Symmonds declared a non-pecuniary interest in the item on Street Naming under Any Other Urgent Business.

Councillor Edge declared a non-pecuniary interest in the Linhope House Planning Applications.

### **P15/79 Minutes of Previous Meeting**

The minutes of the previous meeting held on 14th January 2016 were approved and they were duly signed by the Committee Chairman.

### **P15/80 Matters Arising**

P15/74 Pre Planning Application - 15/01380/PREAPP Bolam's Mill Dispensary Street Alnwick Northumberland NE66 1LN. The Town Clerk advised that he had received a response from NCC regarding the application:

The original approval was for 33 apartments whilst the proposed new planning application is seeking to develop 36 units, replacing the retail units with accommodation. The accommodation would comprise 4 one bedroom apartments and 32 two bedroom apartments. As yet they had not answered the question regarding affordable housing.

Councillor Humphries asked if there was any information on parking. The Town Clerk advised that the schedule listed car parking on the ground floor level although detailed plans had not been submitted as yet.

Councillor G Mavin said he had understood that Alnwick District Council had given the developer space at the front of the development for parking. The Town Clerk advised that he thought this was only during the building works.

Councillor Moore asked if the car parking was in place of the retail units. The Town Clerk advised that this was not clear from the schedule.

Councillor Holt asked for confirmation on the number of 1 and 2 bed apartments. The Town Clerk confirmed that the schedule had 4 one bedroom and 32 two bedroom apartments.

**RESOLVED: To write to NCC again asking for information on affordable housing on the Bolam's Mill pre application.**

The following decision notices had been received:

**15/03663/COU 9 Paikes Street, Alnwick** Change of use from A1 Retail to mixed use Café A3 and Hot Food Takeaway A5 – **GRANTED.**

**15/03663/COU 9 Paikes Street, Alnwick NE66 1HZ** Change of use from A1 Retail to mixed use Café A3 and Hot Food Takeaway A5 – **GRANTED.**

**15/004211/FUL 66 Swansfield Park Road, Alnwick NE66 1AR** Proposed construction of single storey rear kitchen/dining extension and side garage extension – **GRANTED.**

**15/04159/ADE 44 Bondgate Within, Alnwick NE66 1JD** Advertisement consent: Replacement of existing 'Greggs' logo to shop front, replacement projecting sign to shop front (non-illuminated) – **GRANTED.**

**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 (15/00955/FUL) – **GRANTED.**

**15/03922/PRUTPO Land East of Coopers Close, Alnwick** Works to trees protected by TPO: Prune trees to clear boundary (Thorn, Ash, Elder and Sycamore) and prune 3no. Sycamore to corn lift 2.5m and thin by 15% (as amended) - **GRANTED.**

**15/03090/VARYCO 173 Allerburn Lea, Alnwick** Variation of condition 2 (approved plans) of application 15/01195/FUL – **REFUSED.** Councillor Holt asked what this meant. The Town Clerk explained that one of the conditions attached to the original planning permission was that the applicant carried out the building work as set out in the plans submitted with their application. Their request to change the plans had been refused. Councillor Moore said that he understood the building works had been completed.

**P15/81 To Minute responses made since last meeting**

**15/04339/FUL Thornbrae Alnmouth Road Alnwick Northumberland NE66 2PS** Construction of detached single storey two bed holiday let and construction of detached garage with first floor 1 bed self contained unit to be used as ancillary accommodation to Thornbrae - The town council notes the requests by Highways Development for more information about parking spaces, and a neighbour's concerns over the integrity of the boundary wall which is one metre from the proposed development. It suggests that a planning condition ought to include making good any damage to the wall resulting from the development. Other than this the council has no comments about the application.

**15/04164/FUL Flat, 44 Bondgate Within Alnwick Northumberland NE66 1JD** Reconfiguration of rear entrance to first floor residential flat by installing external staircase and repositioning entrance doorway – **NO OBJECTIONS.**

**16/00014/PREAPP Halifax 26 Bondgate Within Alnwick Northumberland NE66 1TD** Creation of access ramp to front - The town council welcomes the provision of a ramp in principle, and will decide whether to support the proposal when it receives sight of plans at full application stage.

## **P15/82 Planning Applications**

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

**16/00149/FUL St James Park, St James Estate, Alnwick NE66 1BG** Propos construction of new Youth Centre / Junior Club House - **NO OBJECTIONS**. Council Humphries commented that there might be issues on match day with parking. The Town Clerk advised that there would still be about 20 car parking spaces left.

Councillor Edge left the meeting for the next five planning applications.

**16/000136/FUL Linhope House, South Street, Alnwick NE66 1AH**  
Proposed garage - **NO OBJECTIONS**.

**16/000137/LBC Linhope House, South Street, Alnwick NE66 1AH** Listed Building Consent: Proposed garage - **NO OBJECTIONS**.

**16/000140/LBC Linhope House, South Street, Alnwick NE66 1AH** Listed Building Consent: Re-application for conversion of outbuilding to granny flat - **NO OBJECTIONS**.

**16/000127/FUL Linhope House, South Street, Alnwick NE66 1AH**  
Proposed family room ground floor extension - **NO OBJECTIONS**.

**16/000128/LBC Linhope House, South Street, Alnwick NE66 1AH** Listed Building Consent: Proposed family room ground floor extension - **NO OBJECTIONS**.

Councillor Broom felt it was important to have the same materials used as the main house.

**16/00195/FELTPO Land adjacent to 10 West Acres, Alnwick NE66 2PU**  
Tree Preservation Order – Proposal to clear fell 1 x sycamore (T8) as tree is leaning into highway - **NO OBJECTIONS**. Councillor Edge said he supported the application but would like to ask for a smaller tree be put in to provide tree cover.

**16/00201/FUL 17 Ravensmede, Alnwick NE66 2PX** Side and rear single storey extension to form garage, utility, wc and kitchen - **NO OBJECTIONS**.

**16/00272/PRUTPO Garden Cottage, Alnmouth Road, Alnwick, NE66 2QG** Tree preservation order application to 7 Tilia, Aesculus hippocastanum 1 Acer to remove deadwood, crossing branches and diseased timber, crown raise by 4 metres from ground level, target [rune to allow 3 metres clearance from dwelling and remove epicormic growth - **NO OBJECTIONS**.

**16/00129/FUL The Old Post Office 1 Clayport Street Alnwick Northumberland NE66 1LA** Change of use of former Post Office to provide ground floor restaurant and flatted accommodation above - **NO OBJECTIONS**.

## **P15/83 Street Naming 16/00047/SN** Former Thomas Percy RC Middle School, Blakelaw Road, Alnwick. The Town Council had been asked for their comments on the suggested name of 1-14 Thomas Percy Drive.

Councillor Humphries felt that the use of Drive suggested an in and our road and this was not and suggested that Thomas Percy Close would be better name.

**RESOLVED: To advice NCC that the Town Council would prefer the name Thomas Percy Close.**

**P15/84 McCarthy & Stone vacant retail units Bondgate Without**

The Town Clerk advised that the following replies had been received from McCarthy Stone.

- a) What are the realistic prospect of letting the units - McCarthy & Stone is in discussions with a number of interested parties regarding the letting of the vacant units.
- b) What marketing is being done - McCarthy & Stone is undertaking limited marketing whilst the interest of these parties is established.
- c) Whether McCarthy & Stone are considering any other options for the units such as making them residential - At present, it remains McCarthy & Stone's intention to let the vacant retail units.

He added that he had not received any information on timescales and advised that he could write again asking about timescales.

Councillor Symmonds said he remembered when the units were built and felt that the planning approval was to have retail / commercial units on site.

Councillor G Mavin commented that McCarthy & Stone must be paying business rates on the units. He suggested asking NCC then writing to McCarthy & Stone again once a reply was received.

Councillor Broom felt that rates may not be payable as the units may be deemed unfinished. He agreed with contacting NCC to ask about position with business rates on empty units.

**RESOLVED: i) To write to McCarthy & Stone asking about timescales; ii) To contact NCC about business rates on vacant units; iii) Add to Planning Agenda in August for review.**

**P15/85 Request for Parking Permit**

The Town Clerk advised that Councillor Castle had received a request from a resident in Market Place for a parking permit which he had advised would be reviewed by the Town Council. He advised that another request had already been reviewed by the committee from a resident in Hotspur Street.

Councillors had reviewed the emails between the resident and Councillor Castle.

Councillor Moore said that whilst he sympathised with the situation he felt that Councillor Castle had given the correct response.

Councillor Symmonds commented that it was difficult because of other requests and felt that the request could not be supported. He added that parking was always an issue for people who live in market towns and wondered if the request was supported how many other requests the Town Council would get.

Councillor Broom explained that there were no parking restrictions after 6pm so the resident could park overnight.

Councillor Shilton said that in rural areas there are private arrangements where people rent driveways. She suggested the resident may be able to do the same.

**RESOLVED: To write to Mr Dickens advising the outcome of his request for a parking permit.**

## **P15/86 Any Other Urgent Business**

### Street naming

The Town Clerk advised that he had received two requests from NCC:

- i) Suggested name of the development and the streets in the new development south of the town

The Town Clerk advised that he had received suggested names from Taylor Wimpey, via NCC. He reminded councillors that the development is in Denwick. The suggested name for the development was Hindmarsh Hill and the street names all had a Harry Potter theme.

Councillor Symmonds felt there was a spurious connection with the town as the Castle was only used for the first two films. He also felt that a more future proof and realistic names should be used.

Councillor Broom thought that no-one could use Harry Potter names without permission from Warner Brothers.

Councillor Symmonds felt the estate name could be used to commemorate John Taylor as he gave distinguished service to the town and its residents.

Councillor Moore suggested an email discussion between councillors would be useful.

Councillor G Mavin felt that Alnwick and Denwick residents needed to be celebrated.

Councillor Holt felt uncomfortable about naming streets after individuals.

The Town Clerk advised that he would email councillors and they could email back any suggestions (copying in all councillors on the Planning Committee).

- ii) The name of the road to the new school

ROTARY WAY / TAYLOR WAY (Councillors Humphries, Moore and Symmonds left the meeting)

Previously the Town Council had supported Rotary Way but an alternative suggestion of Taylor Way had been put forward for comment. He reminded councillors that the road was in both Alnwick & Denwick parishes.

Councillor Broom asked if the road could be split and both names used. The Town Clerk advised that that would be difficult as it was all one road.

Councillor Holt felt that this could get a bit too personal.

Councillor G Mavin thought that the town did not commemorate its people enough and that this way of doing that.

The Town Clerk reminded councillors that the Town Council had also been asked for their comments on potential street names for the new development.

Councillor Shilton said that she preferred Rotary Way. Councillor Holt agreed.

All councillors agreed with Rotary Way.

### Councillor Issues

Councillor Moore reported that the road up Clayport Bank was in a dreadful state and asked if this could be referred to NCC. The Town Clerk said he would report this.

The meeting closed at 7.05 p.m.

