

Minutes of the Planning, Highways and Transport Committee held on Thursday 12th January 2017 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

Present: Cllrs M Swinbank (Chair), S Bell, P Edge, M Harrington, P Holt, J Humphries, G Mavin, S Mavin, K Moore and A Symmonds.

In attendance: W Batey, Town Clerk; J Pibworth, Assistant to the Town Clerk; T Kirton, Project & Funding Officer; Martin Robinson and Tom Spence, Aln Valley Railway project and 3 members of the public for Item 3.

P16/73 Apologies

Councillor Broom.

P16/74 Declarations of Interest

None.

P16/75 Presentation by Aln Valley Railway project

Martin Robinson (MR), Chair of the Aln Valley Railway project gave an update on the project:

He explained that the project was initially set up Longhoughton station was used as a temporary base.

In 2010 planning approval had been given to reinstate and extend Lionheart station. This had started in March 2012 with the earthworks taking six weeks to complete.

He explained that their first engine had come from Whittle Colliery, that in January 2013 they had planted 3,000 trees and shrubs and they had opened in Oct 2013.

Current situation – Lionheart station now in use with the current running stock a 1917 Hudswell Clarke side tank engine.

The future – A variation planning application is being submitted to change the final station layout.

The plan is that trains will run to bridge 6 in summer 2017 and to Cawledge viaduct in 2018. Discussions are taking place with Network Rail and Northumberland Estates to be able to access Alnmouth Station.

Councillor questions / comments:

Councillor Swinbank thought the project had made good progress.

Councillor Moore asked where the trees had been from and that the project should apply to the Woodland Trust for free trees.

Councillor G Mavin asked how many visitors there had been in 2016. MR explained that they did not track visitor numbers as they were not set up fully and had not been marketing. Tom Spence advised there had been around 10k visitors in 2016.

MR added that they had lots of new visitors on each day they were open.

Councillor Swinbank wondered how far the track would be able to go with the current level of funding. He added that Councillor Cairns was keen to arrange a further meeting with NCC.

P16/76 Minutes of Previous Meeting

The minutes of the previous meeting held on 8th December 2016 were approved and they were duly signed by the Committee Chairman.

P16/77 Matters Arising:

P16/66 16/03770/FUL Allerburn House

Councillor Swinbank advised that although the Town Council had not had any objections they had made comments about the trees on site. He added that they had been advised that the affordable housing would be off site.

The Town Clerk explained that priority and first access to the affordable housing would be given to people living in the parish of Alnwick.

Councillor Swinbank advised that they had been given assurances that the memorial trees on the site would either be maintained, or moved and replanted elsewhere. He asked if TPOs could be considered for the remaining trees and that NCC's tree officer be asked to look at them.

P16/69 Safe routes in vicinity of new high school The Town Clerk advised that the suggestions from the last committee meeting had been sent to NCC who were looking at a possible solution.

Planning outcomes received:

16/02824/OUT Alnwick Golf Club, Swansfield Park Road, Alnwick NE66 2AB

outline application for 10 dwellings, including all ancillary works, with all matters reserved apart from access (Amended Access Design Plan received 29th September 2016) –

GRANTED.

16/03237/LBC Hampden House, Belvedere Terrace, Alnwick NE66 2NX Listed Building Consent: Removal of 2no. partitions of 12.5mm plasterboard (one blocking hall and one blocking basement) to return property back into residential unit. Installation of railings – **GRANTED.**

P16/78 To minute responses made since last meeting

16/04323/FUL 47 Bondgate Within Alnwick Northumberland NE66 1SX

Refurbishment of existing retail premises, to include redecoration & repair of the shopfront & front elevation, new fascia & hanging signage & the installation of safety film & manifestations to the shopfront & upper floor windows, replacement of two flights of stairs leading to the first floor with new timber stairs, the over cladding of a set of steps mid-way across the ground floor to facilitate a more compliant pitch, tread & riser to link areas on the ground floor, removal of some internal partitions to the ground floor & introduction of some new internal partitions to both the ground & first floors, new suspended ceilings & lighting & the introduction of air conditioning with associated external condensers – **NO OBJECTIONS.**

16/04324/LBC 47 Bondgate Within Alnwick Northumberland NE66 1SX Listed Building Consent: Refurbishment of existing retail premises, to include redecoration & repair of the shopfront & front elevation, new fascia & hanging signage & the installation of safety film & manifestations to the shopfront & upper floor windows, replacement of two flights of stairs leading to the first floor with new timber stairs, the over cladding of a set of steps mid-way across the ground floor to facilitate a more compliant pitch, tread & riser to link areas on the ground floor, removal of some internal partitions to the ground floor & introduction of some new internal partitions to both the ground & first floors, new suspended ceilings & lighting & the introduction of air conditioning with associated external condensers – **NO OBJECTIONS.**

16/04325/ADE 47 Bondgate Within Alnwick NE66 1SX Advertisement consent for Fascia and hanging signage on a place of business – **NO OBJECTIONS.**

16/04199/LBC 10 Lisburn Street Alnwick Northumberland NE66 1UR Listed Building Consent: Remove 3no. existing 1970's fixed windows with awning to front elevation of property and replace with traditional sliding sash softwood 12 x single glazed pane Georgian windows – **NO OBJECTIONS.**

P16/79 Planning Applications

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

16/04261/LBC Hampden House Belvedere Terrace Alnwick Northumberland NE66 2NX Listed building consent to move current boiler from kitchen to utility room (shower). Remove old flue in wall of kitchen. New flue to go in the roof of the utility room – **NO OBJECTIONS.**

P16/80 Planning Appeals

None.

P16/81 Planning Protocols

a Response to the Pre-Application protocols (submitted to NCC)

The Town Clerk advised that the Town Council's comments on the proposed pre-application protocols had been submitted to NCC on December 29th 2016. The comments were:

- i. The fee schedule should be updated to reflect new charges
- ii. That involving T&PCs in Section 106 discussions was important
- iii. Local council training is useful

b Planning Application Validation Checklist consultation (comments to NCC by Jan 25th)

The Town Clerk advised that the proposed checklist was for applicants and included 3 checking areas – national, regional and special items. He explained that there was little for T&PCs to comment on.

Affordable Housing - He explained that there was a section on Affordable Housing which stated that Section 107 heads of terms need to be included with applications.
Trees – needs confirming what is required for applications regarding trees. E.g. trees with TPOs need to include more information on the trees such as their age.
Councillor Swinbank felt it was important that the checklist was used when reviewing applications and anomalies reported back to NCC.

P16/82 Any Other Urgent Business

Councillor G Mavin asked how a building could be de-listed. He also asked how TPOs can be removed from trees.

Councillor Swinbank felt it would be useful to invite NCC's Conservation Officer and Tree Officer to a future Planning meeting.

Councillor Edge asked if the Housing Needs Survey had been emailed yet. The Town Clerk advised it hadn't and that he would send it out to all councillors.

The Assistant to the Town Clerk advised that NCC had sent through the final version of the Unauthorised Obstructions Guidance. Following feedback from T&PCs there had been a few changes. She had produced a summary sheet of the document and this along with the full guidance document will be emailed to all councillors.

The Assistant to the Town Clerk issued a list of the signage issues she was planning to send to NCC. Councillors were advised to send any further issues to add to the list.

Councillor Grisdale had asked if brown signs for the Youth Hostel could be requested. Councillor Bell advised that she had already asked for this to be added to the list.

The meeting closed at 7.06 p.m.