



Minutes of the Planning, Highways and Transport Committee held on February 9th 2017 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

Present: Cllrs M Swinbank (Chair), 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; Barry Wilson, NCC's Tree and Woodland Officer (North).

P16/83 Apologies

Councillors Bell and Broom.

P16/84 Declarations of Interest

Councillor Edge declared a pecuniary interest in Planning Application 17/00133/FUL.

P16/85 Presentation by Barry Wilson NCC's Tree and Woodland Officer (North)

Barry Wilson gave an overview of his role within the council. He explained that he maintained NCC's tree stock in the north of the county and that Planning Officers ask his advice where planning applications concern trees.

He explained that TPOs (tree protection orders) are nationally a planning function and that when NCC's Planning Team receive planning application for works to trees with TPOs they ask Barry for his opinion on the condition of the trees. He will then use a scoring system and consider the amenity value of the trees and pass on his recommendation to the Planning Officer.

He advised that if the Town Council wanted trees to be considered for TPOs they contact NCC.

Tree reports – he advised that the Planning Officer requires a tree report from the applicant / developer and that they may ask BW for clarification or comments on the accuracy. There is a format for categorising trees which should be used.

Councillor questions / comments:

Councillor Moore asked if BW could access trees on private land. BW explained that he could if he accompanied the Planning Officers.

Councillor G Mavin asked if people other than the occupant of the property request a TPO for trees which were not in public sight. BW advised that they could. He added that although visibility did not score high on the checklist the tree may be a rare specimen.

Councillor G Mavin asked if there was funding to look after trees with TPOs. BW advised that there wasn't and that the owner needed to maintain the trees.

Councillor Edge asked if BW assessed the trees on NCC land. BW advised that although no trees on NCC land had TPOs NCC did have a tree strategy which was on NCC's website.

Councillor Harrington asked if trees on private land, which could affect either the property itself or other nearby properties if the works were not carried out, who was responsible if permission was not given by NCC. BW advised that it was the owner but NCC could not refuse work which concerned dangerous trees.

Councillor Humphries asked if there was a timescale for TPOs. BW advised there wasn't.

Councillor Humphries asked what if the tree was old and badly split. BW advised that there was a mechanism in place for urgent when a five day notice can be used.

BW ended by confirming that TPOs were a planning function and that his role was advisory.

P16/86 Minutes of Previous Meeting

The minutes of the previous meeting held on 12th January 2017 were approved and they were duly signed by the Committee Chairman.

P16/87 Matters Arising:

P16/77 (P16/69) Safe Routes to New School

The Town Clerk explained that they had received notification from NCC that the recommendations put forward by the Town Council had been considered and that McDonalds were in discussion about installing steps; NCC would be improving the area under the A1 bridge including widening the footpath and improving the lighting. Highways England had been consulted about the rumble strips and better signage on the A1 slip road.

Planning Outcomes

16/04260/FUL 26 The Dunterns, Alnwick NE66 1AN Proposed single storey extension to rear; extension to front of existing garage; redevelopment of existing front porch – **GRANTED.**

16/04159/LBC The Fleece Pub, 49 Bondgate Without, Alnwick NE66 1PR Listed Building Consent for replacement of eroded stone, up to on metre high, including low level lintel, sill and segmented corner stone. Replace eroded stone to high level gable. Re-point above areas with lime mortar. All works to be undertaken are to the Hotspur Street elevation – **GRANTED.**

16/04325/ADE 47 Bondgate Within, Alnwick NE66 1SX Advertisement consent for Fascia and hanging signs on a place of business - **GRANTED.**

16/03254/FUL Lidl Food Store, South Road, Alnwick NE66 2QL Proposed store extension to accommodate an in store bakery, including bakery preparation area, freezer and two chillers, and reconfiguration of the existing car park (as amended 16/12/16) – **GRANTED.**

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

P16/88 To minute responses made since last meeting

16/04553/FUL Glebelands Lodge, Green Batt, Alnwick NE66 1TY Demolition of extension and replace with new single storey rear and side extensions and construction of new build studio within the curtilage – initially the Town Council **OBJECTED** to this application until an up to date tree survey was undertaken and the appropriate permission obtained. Having subsequently spoken to the Planning Officer and been advised that a new TREECA was not needed and that the works were as originally planned the comment was resubmitted advising that **Alnwick Town Council will support the comments of NCC's Tree and Woodland Officer.**

16/04681/LBC Bailiffgate Museum, 14 Bailiffgate, Alnwick NE66 1LX Installation of track lighting system and wall mounted lights to first floor gallery - **NO OBJECTIONS.**

P16/89 Planning Applications

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

16/04703/ADE Lidl Food Store, South Road, Alnwick NE66 2QL Advertisement consent for 1no. wall mounted billboard dwelling – **NO OBJECTIONS.**

16/04749/FELTPO 7 Ravenslaw Gardens, Alnwick NE66 2NF Works to trees protected by TPO: Fell 1no. Oak tree dwelling – **UNABLE TO COMMENT UNTIL THE TREE REPORT IS AVAILABLE.**

17/00019/FUL Land South East of Thornbrae, Alnmouth Road, Alnwick Proposed construction of single storey recreation room to rear of existing garage dwelling – **NO OBJECTIONS.**

17/00058/FUL 19 Springfield Park, Alnwick NE66 2NH Proposed demolition of conservatory, extension of single storey garden room built on same footprint as conservatory dwelling – **NO OBJECTIONS.**

16/04652/FUL Land to the rear of 12-14 Bondgate Within, Alnwick Change of use of garage to dwelling – **NO OBJECTIONS.**

17/00133/FUL Land North Of The Treehouse The Alnwick Garden Denwick Lane Alnwick Northumberland NE66 1YU Play village comprising cabins, chapel, hall, play structure, cafe, Santa's grotto and toilets in landscaped setting. (Councillor Edge left the meeting).

Councillor G Mavin was disappointed that they were trying to keep visitors on their site rather than encouraging them to visit the town.

Councillor Harrington said he had no objections to the application.

Councillor Swinbank wondered if there could be a visual impact from the north.

Councillor Holt asked where the access was from. Councillor Swinbank advised there was no indication that there was any extension to the current car park areas.

Councillor Swinbank advised that there was no Section 106 agreement in place at the moment but felt that one could be requested to improve the link between the garden and the town centre.

Councillor Swinbank asked that the Market Town Audit be circulated to councillors as it might contain some useful information.

The Town Clerk advised that comments were due to NCC by February 28th and that conditions could be attached to the approval.

Councillor Swinbank felt that improvements to the junction at the War Memorial could be requested. Councillor Harrington said he supported this idea.

Councillor Symmonds said that Section 106 money could be requested for sports/recreation.

Councillor Symmonds also felt that as noise could be a problem a noise assessment should be requested and a condition attached to the planning approval.

Councillor Swinbank felt that lighting could be another issue and needed to be looked at.

Councillor G Mavin thought the display board close to the pedestrian crossing could be replaced with an electronic version.

Councillor Humphries felt that more people would mean more vehicles. The Town Clerk advised that there was still a priority car park near the treehouse. He added that a daily traffic assessment was being done.

Councillor Swinbank felt that it could have an impact on the car parks in town. He also reported that there was no areas for cyclists.

Councillor Moore thought that the area which was used for allotments would be used for car parking. The Town Clerk advised that this was already being used for overflow parking.

Councillor Swinbank asked if councillors could send their comments to the Town Clerk by February 21st.

17/00263/FUL 46 Arkle Court Alnwick Northumberland NE66 1BS Proposed single storey rear and two storey front extension – **NO OBJECTIONS**.

17/00316/FUL 2 York Road Alnwick NE66 1RJ Proposed two storey rear extension - **OBJECT** as the visual impact is not in keeping with its surroundings.

17/00291/FUL Land West of Aydon View, Alnwick NE66 Change of use of agricultural paddock land and construction of a single residential dwelling house, new access track and other ancillary works – **NO OBJECTIONS** but the Town Council would like the applicant to retain the trees that are in good condition and which are not essential for the development unless a tree inspection deems them to need removing. They would also like to see TPOs put on any trees which are relevant such as those which are rare specimens or have particular aesthetic value.

17/00036/PREAPP The Old Vicarage 17/00036/PREAPP Old Vicarage Northumberland Street Alnwick Northumberland NE66 1LT Proposed two storey house in the paddock - **NO OBJECTIONS** but the materials used should be in keeping with surrounding properties.

P16/90 Any Other Urgent Business

Councillor Moore asked about the timescale for the missing white lines on the roads, especially Denwick Lane, to be replaced. The Town Clerk advised he would check with NCC. The Town Clerk advised that Councillor Broom had asked about the name The Maltings being used for the development on the old Bolam's Mill Site. The Assistant to the Town Clerk explained that she had contacted the developers who had confirmed that The Maltings was only being used for marketing purposes and that the postal addresses would be Apartments 1-37 Malthouse, Dispensary Street.

Councillor Symmonds asked if there was any update on the access to Willowburn Park development as lorries were still using Weavers Way. The Town Clerk advised that he had not received any update but would enquire.

The meeting closed at 7.18 p.m.