



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

Present: Cllrs M Swinbank (Chair), S Bell, P Broom, 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; Sara Rushton, NCC's Conservation Team Manager.

P16/91 Apologies

None.

P16/92 Declarations of Interest

None.

P16/93 Presentation by Sara Rushton, NCC's Conservation Team Manager

Sarah explained that the conservation team was a diverse team consisting of archaeologists, conservation officers and ecologists and a marine site officer, which covered the Historic Environment and Natural Environment.

The team reported to the Head of Planning at NCC and all their work feeds in Planning. 90% of their work is planning related and they have 21 days to respond to planning applications. Their remit with planning applications is to decide how they impact on the building and how environmentally sustainable they are. The more important the asset the detailed the work.

A Historic Environment register is kept by the team (listing around 26k sites in Northumberland, including listed buildings and gardens) and can be accessed by the public. A Historic Statement is sent in with applications written by the applicant which is reviewed. If a planning application affects an archaeological site then the process is more complex and starts with the Historic Statement but could ask for a ground assessment to be undertaken. Trial trenches might be dug to establish the extent of the archaeology. This does not usually stop developments from going ahead. Smaller developments such as where new pipelines are being laid, can be really useful from an archaeological point.

Councillor questions / comments:

Councillor Moore asked about altering the frontage of buildings in the Alnwick Conservation Area then applying for retrospective planning permission. SR advised that her department had produced a document about commercial frontages and permitted development and confirmed that this could be amended to suit Alnwick.

Councillor Holt asked about communication between NCC and the public and she had received comments about the length of time it takes to get responses, especially when they had to go through a pre-application stage. SR explained that the pre-application stage was helpful as it meant the team had early contact with applicants enabling them to guide them through the process. SR confirmed that 80% of applications are dealt with within the 21 day timescale. SR added that sometimes if further information was requested this could mean that the process would take longer.

Councillor G Mavin asked about buildings which were listed because they were on top of an earlier special building or site. SR confirmed that buildings were always listed in their own right and that buildings pre 1879 usually meet the criteria to be listed. If a building is listed it does not preclude the applicant from getting planning approval. She acknowledged there was some inconsistency around Northumberland as different guidelines were being used.

Councillor Harrington asked if it was just the exterior of a building in the conservation area that would be listed. SR confirmed that it could be either.

Councillor Swinbank thanked SR for her presentation.

P16/94 Minutes of Previous Meeting

The minutes of the previous meeting held on 9th February 2017 were approved and they were duly signed by the Committee Chairman.

P16/95 Matters Arising:

P16/89 (16/04703/ADE) Councillor Swinbank advised that the application had been granted and that the Town Council had requested money towards the cost of a bus shelter. NCC had notified that the development was too small to request Section 106 money. It was suggested that the Mayor write to Lidl requesting money towards the cost of a bus shelter outside St Paul's school.

Planning Outcomes

16/04323/FUL 47 Bondgate Within, Alnwick NE66 1SX Refurbishment of existing retail premises, to include redecoration & repair of the shopfront & front elevation, new fascia & hanging signage & 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 area of the ground floor, removal of some internal partitions to the ground floor & introduction of some new internal partitions to the ground & first floors, new suspended ceilings & lighting & the introduction of air conditioning with associated external condensers - **GRANTED.**

16/04323/LBC 47 Bondgate Within, Alnwick NE66 1SX (As above) - **GRANTED.**

16/042621/LBC Hampden House, Belvedere Terrace, Alnwick 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 roof of the utility room - **GRANTED.**

16/04681/LBC Bailiffgate Museum, 14 Bailiffgate, Alnwick NE66 1LX Installation of track lighting system and wall mounted lights to first floor gallery – **GRANTED.**

17/00019/FUL Land South East of Thornbrae, Alnmouth Road, Alnwick Proposed construction of single storey recreation room to rear of existing garage – **GRANTED.**

17/00058/FUL 19 Springfield Park, Alnwick NE66 2NH Proposed demolition of conservatory; erection of single storey garden room built on same footprint – **GRANTED.**

16/04554/LBC Glebelands Lodge, Green Batt, Alnwick NE66 1TY Listed Building Consent: Demolition of extension and replace with new single storey rear and side extensions and construction of new build studio within the curtilage – **GRANTED.**

16/03770/FUL Allerburn House, Denwick Lane. Alnwick Proposal for 20no. dwelling houses through conversion of existing buildings (10 units) and erection of 10 new build units – **GRANTED.**

P16/96 To minute responses made since last meeting

17/00133/FUL Alnwick Town Council have **NO OBJECTIONS** to planning application 17/00133/FUL but have the following comments to make which they would request are considered and if appropriate included as Conditions attached to the planning approval, if given. References to some of the relevant policies in the Alnwick and Denwick Neighbourhood Plan were included where applicable and the comments submitted under the following headings:

1. LANDSCAPE SETTING - The effect of the proposal on the historic and landscape setting needs further consideration. The Capability Brown Landscape to the north, the Alnwick Castle and indeed the Alnwick Garden itself are all important features. Views from both the approaches to Alnwick from the north, the views from the castle and the gardens

should all be considered both in summer and in winter. The view from the Pastures footpath across the river Aln is the one most likely to be affected and should be awarded due consideration.

2. NOISE POLLUTION

A noise assessment must be undertaken particularly relating to the wedding venue, and NCC public protection offices must be satisfied that adequate controls are in place to prevent the occurrence of a noise nuisance. The effect, particularly on residential areas in Allerburn Lea and the proposed new development at the Allerburn House site could be vulnerable to disturbance. The windows on the current plans all appear to open towards Allerburn Lea – perhaps these could open away from residential areas.

3. LIGHT POLLUTION

The effect of light pollution to the night sky needs to be assessed. This could impact the historic and landscape setting and also the view of the night sky from the surrounding area.

4. CONSTRUCTION / MATERIALS

There appears to be little information on the materials and colours of those materials to be used on the Play Village structures. Assessment of these details is vital in consideration of point 1. above. The sensitive use of colours and materials could have a large impact on the visual acceptability of the proposal.

5. TRANSPORT LINKS / ROUTES TO TOWN CENTRE

Needs to be consideration given to CAR PARKING, CYCLE ROUTES / PARKING, ELECTRIC CAR CHARGING POINTS and PEDESTRIAN CROSSING. Proposals for development will be required to have safe and convenient pedestrian access. The enhancement of provision for walking including public rights of way will be supported.

FEEDBACK FROM SUSTAINABLE TRANSPORT WORKING GROUP

Councillor Swinbank advised that the STWG had discussed the location of the 30mph speed limit sign in Denwick Lane. It was felt that as there was often queues of traffic NCC should be asked to look at further speed reductions on Denwick Lane.

Councillor Broom suggested that a 40mph before the 30mph may solve the problem.

RESOLVED: To send comments about speed reductions on Denwick Lane to NCC requesting they look at further speed reductions.

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Planning Applications

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

17/00492/LBC 1C Bailiffgate, Alnwick NE66 1LZ Listed Building Consent for masonry repairs to the front of the 3 storey Grade II listed building – **NO OBJECTIONS.**

17/00449/LBC Alnwick Working Men's Club, 23 Clayport Street, Alnwick NE66 1LA Listed Building consent to paint the rendered part of the club's front wall – **NO OBJECTIONS** but Alnwick Town Council but would support the comments and recommendations made by the Conservation Officer.

16/04749/FELTPO 7 Ravenslaw Gardens, Alnwick Alnwick Town Council request that the NCC's North Trees and Woodland Officer undertakes a site visit and would support his recommendations.

P16/98 Consultation on South Road pedestrian crossing

The Town Clerk advised that NCC had requested feedback from the Town Council regarding the suggested location of the crossing at The Oaks roundabout. He advised that the road will be narrowed to single file and the pavement taken behind the grassed area. Councillor Swinbank advised that the Sustainable Transport Working Group felt the crossing was a good idea.

Councillor Humphries felt it was too close to the roundabout. Councillor Swinbank explained that a new crossing was needed as part of the safe routes to the new school.

Councillor S Mavin agreed that it looked too close to the roundabout and that she had seen several accidents at the roundabout. Councillor G Mavin also felt it was too close to the roundabout and he would have liked the road narrowed as well.

Councillor Broom asked why it was a zebra crossing and not a light controlled crossing. Councillor Swinbank advised that it was a cost issue.

Councillor Broom also felt that the refuge could be made wider enabling people to cross the road in two stages. He also thought that the Belisha beacons needed better lighting.

Councillor Holt also felt it was not in the right place at all.

Councillor Swinbank advised that all councillor comments would be sent to NCC.

RESOLVED: To submit councillor comments to NCC.

P16/99 Planning Enforcement – update from NCC

The Town Clerk advised that an updated Enforcement document had been received from NCC and that this would be circulated to councillors. It also covers enforcement of unauthorised signs and adverts.

RESOLVED: To circulate the updated NCC Enforcement document to councillors.

P16/100 Willoughby's Bank Bus Shelter

The Town Clerk advised that the provision of a bus shelter on Clayport Bank was one of the requirements for the developers of Willoughby's Bank. He explained that NCC had asked the Town Council for their thoughts on the location of the bus shelter.

Councillor Moore asked if the Town Council had data for bus usage at each of the two bus stops. The Town Clerk advised that they hadn't but that this could be obtained.

RESOLVED: To request bus stop usage data from the relevant bus companies.

P16/101 Mews Tower, Park View residents issues

The Town Clerk advised that he had received an email from residents of Mews Tower in Park View regarding a number of parking and traffic issues. A number of issues were raised including cars parking on the pavements and the dangerous junction onto Wagonway Road.

RESOLVED: To forward the email onto NCC for a response.

P16/102 Any Other Urgent Business

Councillor Moore advised that the Shilbottle Road junction to the Lionheart Estate was in a very bad state of repair. The Town Clerk advised that this would be reported to NCC.

Councillor Broom commented about the yellow signs that had been requested to be removed were still in place. The Town Clerk advised that NCC had been notified of the yellow signs and were arranging for the ones which were no longer needed to be removed.

The meeting closed at 7.13 p.m.