

Minutes of the Planning, Highways and Transport Committee held on February 8th, 2018 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

Present: Cllrs M Swinbank (Chair), P Edge, A Symmonds, G Watson and C Westendarp.

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

P17/69 Apologies

Cllr. Broom, Fletcher, Harrington, Humphries and Wearn.

P17/70 Declarations of Interest

None.

P17/71 Matters Arising from the minutes of the previous meeting

17/04374/FUL The Assistant to the Town Clerk advised that The Town Clerk had met with NCC Planning Officers and been advised that NCC were going out to tender for a Retail Impact Survey for the proposed Willowburn Retail Park.

Yellow signs - The Assistant to the Town Clerk reported that she had chased NCC for a reply regarding yellow development signs in the town. She advised that NCC had emailed their guidance document but that it did not include information on how the guidance would be measured, e.g. who determines when the development has matured or has sold more than 80% of the properties and what approval is needed for signs in Conservation Areas. She advised that she would circulate the document to councillors who should send in any questions for NCC. Councillor Symmonds advised that he could ask a question at one of NCC's North Area Council meetings.

Planning Outcomes:

17/04231/LBC 3 South Street, Alnwick NE66 1AH Listed Building Consent Proposed new external flue attached to new replaced combi boiler (Retrospective) - **GRANTED.**

17/03299/FUL 28A and 28B Bondgate Within, Alnwick NE77 1TD Removal of 14no. existing rotten single glazed timber windows and replacement with new double glazed timber framed windows (Revised description) - **GRANTED.**

17/03243/VARYCO The Maltings and Bolams Mill, Dispensary Street, Alnwick NE66 1LN Variation of condition 22 (surface water drainage) on planning permission A/2006/07557 in order to pass surface water through trapped gullies in accordance with plan ref 01 P1 Engineering Layout – **GRANT.**

17/03197/FUL The Maltings and Bolams Mill, Dispensary Street, Alnwick NE66 1LN Creation of 4no. residential units in lieu of Office and Retail Accommodation as approved under Planning Reference A2006/0557 - **GRANTED.**

17/04401/FELTPO 1 Springfield Meadow Alnwick Northumberland NE66 2NY Felling of oak tree – **GRANTED.**

P17/72 To minute responses made since last meeting:

17/04656/COU 1 Denwick View Alnwick Northumberland NE66 2PZ Change of use of west wing of existing property to form a self-contained holiday let. – **NO OBJECTION.** The application is supported by the following Alnwick & Denwick Neighbourhood Plan policies:

HERITAGE & DESIGN

HD5 Design in the Wider Town

Outside the historic core of the town new development (including extensions, alterations

and changes of use to existing buildings) is encouraged to take the following design principles into account:

- e) Size and scale: expected to respond positively to local character;
- f) Materials: expected to be sympathetic to the local materials that are traditional in the surrounding suburban townscape;

17/04247/LBC 7 Prudhoe Street, Alnwick NE66 1UW Replacement of existing back door and frame with softwood timber frame, oak and veneer door with double glazed panel – **NO OBJECTION**. The Town Council support the Conservation Officer's assessment. The application is supported by the following Alnwick & Denwick Neighbourhood Plan policies:

HERITAGE & DESIGN

HD5 Design in the Wider Town

Outside the historic core of the town new development (including extensions, alterations and changes of use to existing buildings) is encouraged to take the following design principles into account:

- c) Quality: expected to respect and enhance the quality of the surrounding suburban townscape and any historic content, in design, materials, detailing and finishes;
- f) Materials: expected to be sympathetic to the local materials that are traditional in the surrounding suburban townscape.

P17/73

Planning Applications

18/00062/FUL The Coach House, Belvedere Terrace, Alnwick NE66 2NX

Proposed detached timber car port with store to rear to front of existing property – NO OBJECTIONS but the Town Council note that the Conservation Officer's report states that work has already been carried which means that should have been a retrospective planning application. The application needs to support the following Alnwick & Denwick Neighbourhood Plan Policies:

HOUSING H5 Existing Stock

Extensions to existing dwellings beyond permitted development limits will be supported where:

- The scale and design of the extension complements and respects the scale and design of the original property;
- The extension respects the character of the street scene; and
- The privacy, daylight, sunlight and amenity of adjoining properties

HERITAGE & DESIGN HD1 Protecting Landscape Setting

Development proposed in the Parishes of Alnwick and Denwick will be expected to be designed to avoid:

- visual harm to the landscape character and setting of town and village;
- the loss of landscape features that contribute to local distinctiveness or historic elements that contribute to landscape character and quality and to the health and well-being of residents and visitors.

HD5 Design in the Wider Town

Outside the historic core of the town new development (including extensions, alterations and changes of use to existing buildings) is encouraged to take the following design principles into account:

- b) Design: expected to make a positive contribution to local character and distinctiveness whilst not discouraging appropriate innovation;
- e) Size and scale: expected to respond positively to local character;
- f) Materials: expected to be sympathetic to the local materials that are traditional in the surrounding suburban townscape.

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- f) Materials: expected to be sympathetic to the local materials that are traditional in the surrounding suburban townscape.

18/00095/FUL Bolams Mill, Dispensary Street, Alnwick NE66 1LN

Retrospective construction of a gas and water meter enclosure by means of extension – NO OBJECTIONS. The application needs to support the following Alnwick & Denwick Neighbourhood Plan Policies:

HERITAGE & DESIGN HD5 Design in the Wider Town

Outside the historic core of the town new development (including extensions, alterations and changes of use to existing buildings) is encouraged to take the following design principles into account:

- c) Quality: expected to respect and enhance the quality of the surrounding suburban townscape and any historic content, in design, materials, detailing and finishes;
- d) Use: expected to be appropriate to the surrounding urban area and to function well not just in the short term but over the life-time of the development;
- e) Size and scale: expected to respond positively to local character;
- f) Materials: expected to be sympathetic to the local materials that are traditional in the surrounding suburban townscape.

18/00096/LBC Bolams Mill, Dispensary Street, Alnwick NE66 1LN Listed Building Consent for retrospective construction of a gas and water meter enclosure by means of extension – NO OBJECTIONS. The application needs to support the following Alnwick & Denwick Neighbourhood Plan Policies:

HERITAGE & DESIGN HD5 Design in the Wider Town

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- c) Quality: expected to respect and enhance the quality of the surrounding suburban townscape and any historic content, in design, materials, detailing and finishes;
- d) Use: expected to be appropriate to the surrounding urban area and to function well not just in the short term but over the life-time of the development;
- e) Size and scale: expected to respond positively to local character;
- f) Materials: expected to be sympathetic to the local materials that are traditional

in the surrounding suburban townscape.

18/00182/PRUTPO Garden Cottage, Alnmouth Road, Alnwick NE66 2QG

Tree Preservation Order – T12, 13, 14, 15, 20 Limes, Remove epicormic growth to first branch. Remove deadwood; T16 – Maple, Remove lower limb growing over house roof back to main stem. Remove crossing branch growing over field. Tidy old snapped branch over field; T17 – Lime, Remove epicormic growth up to first branch. Prune to allow 3m clearance from house roof; T18 – Common horse chestnut, Remove major deadwood throughout whole crown area (Deadwood > 25mm in diameter). Inspect cracking to stem; T19 – Lime, Remove epicormic growth up to first branch. Prune to allow 3m clearance from house; T21 – Lime, Remove epicormic growth up to first branch. Deadwood. Prune to allow 3m clearance from house roof – NO OBJECTIONS. The application needs to support the following Alnwick & Denwick Neighbourhood Plan Policies:

ENVIRONMENT ENV 6 Protecting Trees

Development that damages or results in the loss of ancient trees will not be permitted. Development that damages or results in the loss of trees of good arboricultural and amenity value and which does not replace them with equivalent trees will not be permitted.

Proposals affecting ancient trees or trees of good arboricultural and amenity value should be accompanied by a tree survey that establishes the health and longevity of any affected trees and proposals should be designed to retain ancient trees or retain or replace trees of arboricultural and amenity value with equivalent trees.

18/00358/FUL Halifax 26 Bondgate Within Alnwick Northumberland NE66 1TD

Creation of step free access to bank with associated works – NO OBJECTIONS. The Town Council would like to Conservation Officer to be satisfied with the proposed materials especially those being used to repair the existing stonework columns following the removal of the steps. The application needs to support the following Alnwick & Denwick Neighbourhood Plan Policies:

HERITAGE & DESIGN HD7 Design in the Historic Centre

New development in the historic centre of Alnwick (including extensions, alterations and changes of use to existing buildings) will be supported if it adheres to the following design principles:

2. Design: expected to make a positive contribution to local character and distinctiveness and help to reinforce a strong sense of place whilst not discouraging appropriate innovation;
3. Quality: expected to match the quality of Alnwick's historic townscape in design, materials, detailing and finishes;
6. Materials: expected to be sympathetic to the local materials that are traditional in the historic core;
9. Existing guidelines: development expected to be in accordance with guidelines on shop fronts, stonework, windows and colours produced by Alnwick Civic Society in association with the former Alnwick District Council.

P17/74 Section 106 priorities on current application

Councillor Swinbank reported that he had met with NCC Officers to discuss Section 106 for the Windy Edge and Willowburn planning applications. He summarised the proposed document to be submitted to NCC which had been circulated to councillors. Councillor Edge asked the following improvement to be added to Willowburn Retail park application: To provide a safe crossing point at the Barter Books end of Wagonway Road.

17/04143/FUL Windy Edge – Housing application for 270 houses (87 full application and 83 outline permission)

a) Walking and Cycling infrastructure improvements

Given the increased in resident numbers these improvements are required to give safer pedestrian and cycling routes to the High School and to the Town Centre.

- a safe crossing on Alnmouth Road is needed (in the vicinity of the entrance to Royal Oak Gardens).
- upgrading of section of path towards Allerburn Lea and then through to Fisher Lane in tarmac including a shared pedestrian/cycle route.
- Upgrading and redefining the section of footpath from Fisher Lane towards Column Field, as a combined pedestrian/cycle route.
- Provide a pedestrian friendly crossing on South Road or Denwick Lane for those exiting from Fisher Lane and going into the town centre.
- A cycling route link should be made from Alnmouth Road (by the A1 bridge) to the Aln Valley Cycle Route – this follows an existing footpath)

b) Provision, Management & Maintenance of Play Facilities

Given that the housing application makes reference to the proposed BMX Track as leisure space, it seems reasonable a contribution should be made to the future maintenance and management of this facility.

In addition, to the BMX Track, play facilities for younger children must be provided, and future management and maintenance addressed.

c) Provision of new bus shelters

Given the likely increase in bus passengers, appropriate bus shelters should be provided.

- Two new bus shelters and bus laybys, where possible, are required at bus stops (one on either side of Alnmouth Road) to serve the estate.

d) Additional Car charging points in the Town

The increased number of households and vehicles in the development will put additional pressure on car charging points in the town and the provision should be increased.

17/04374/FUL Willowburn Retail Park (Willowburn Avenue/Taylor Drive)

The Town Council has submitted extensive planning comments. These comments did make reference to some potential Section 106 issues these are expanded upon below:

a) Walking and Cycling infrastructure improvements

The development would lead to an increase in pedestrians and cyclists visiting and they need to be of the A1068 South Road cycle lane facility to give safe access along to the Alnwick Cemetery (a shared footway/cycleway is suggested) is required.

Pavement and footpath improvements are required at the St James' end of Willowburn Avenue, this should include a) the safe pedestrian crossing on Willowburn Avenue near to the St James's roundabout b) the upgrading the bridleway and footpath running from Willowburn Avenue to Taylor Drive (along the edge of the Rugby Club) and c) providing a footpath on the southern side of Willowburn Avenue running from the Rugby Club entrance past the proposed pedestrian crossing point to a new safe crossing point of the Weavers Way side of the St James's roundabout.

The provision of a safer pedestrian crossing of the A1 slip road is required (for those going to and from the Lionheart/Cawledge/Hawfinch area.

To provide a safe crossing point at the Barter Books end of Wagonway Road.

b) Provision of New Bus Shelters

Given the likely increase in bus passengers, then appropriate bus shelters should be provided.

Whilst the boundary of the site is well served by bus stops. A bus shelter should be provided

near the entrance of the shops (assuming the service comes onto the site) and on both sides of Willowburn Avenue (between Taylor Drive & South Road).

c) Bus Service Improvements

A key issue if the development is to proceed is to ensure any detrimental impact of the Town Centre is minimised and that shoppers/visitors are able to easily visit the centre.

Bus service enhancements to provide a subsidised and more frequent service to the town centre are required.

d) Town Centre Parking

A key issue if the development is to proceed is to ensure any detrimental impact of the Town Centre is minimised and that shoppers/visitors are able to easily visit the town centre.

The recently completed car parking study identified a number of recommendations. Relevant to this application are improved directional car park signage and the proposal to investigate a seasonal park and ride scheme. The Town Council wish to see funding being allocated to improve car park signage and a seasonal park & ride scheme.

RESOLVED: To recommend the Section 106 improvements to Full Council for approval.

P17/75 Feedback on Planning Training

Councillor Swinbank reported that he had attended the Planning Training at County Hall on January 31st. He reported that the training had been very interesting and was well attended. Mark Ketley (MK), Head of Planning at NCC, had addressed the room at the beginning of the session and had given an update on NCC's Core Strategy. MK had advised that the document would be called a Local Plan not a Core Strategy, there would be informal consultation in Spring 2018, a draft plan would be ready in July 2018 with adoption in Summer 2020. He also advised that a number of planning appeals had been won by NCC around Morpeth using their Neighbourhood Plan.

Councillor Swinbank reported that Northumberland had four 'made' plans, another three had been submitted to NCC and 27 areas designated across the county.

Councillor Swinbank advised that he had asked about Section 106 training and MK had advised that NCC will be carrying more training sessions.

Councillor Swinbank felt the training had be very useful for updates from NCC and advised all councillors to attend future training sessions if they could.

P17/76 Any Other Urgent Business

None.

The meeting closed at 7.15 p.m.