

**Minutes of the Planning, Highways and Transport Committee held on March 8<sup>th</sup>, 2018 in St James Church Rooms, Pottergate, Alnwick at 6.00pm**

**Present:** Cllrs M Swinbank (Chair), P Broom, P Edge, A Fletcher, M Harrington, J Humphries, A Symmonds, G Watson, L Wearn and C Westendarp.

**In attendance:** Councillor Mavin; W Batey, Town Clerk and Chef Officer; J Pibworth, Assistant to the Town Clerk; T Kirton, Project & Funding Officer.

**P17/77 Apologies**

None.

**P17/78 Declarations of Interest**

None.

**P17/79 Request for Dispensation**

Councillors Humphries and Mavin both requested a dispensation to take part in the discussions about planning application 18/00682/CCD. The committee voted to allow this and the Town Clerk issued a Request for Dispensation form which both councillors signed.

**RESOLVED: To grant a dispensation to Councillors Humphries and Mavin to enable them to comment on planning application 18/00062/CCD.**

**P17/80 Matters Arising from the minutes of the previous meeting**

17/71 Yellow signs – Councillor Swinbank asked if there was any update. The Town Clerk advised that the Mayor had planned to ask a question regarding yellow signs at the North Area Council meeting on February 22<sup>nd</sup> but, as it was a planning meeting, there had been no opportunity to ask questions. Councillor Mavin advised that he had handed a written question to County Councillors and NCC Officers at the meeting. Councillor Swinbank asked if the matter could be followed up with NCC.

Planning Outcomes:

**17/04656/COU 1 Denwick View, Alnwick NE66 2PZ** Change of use of west wing of existing property to form a self-contained holiday let - **GRANTED.**

**17/03830/VARYCO Allerburn House, Alnwick NE66 1YY** Variation to condition 2 (approved plans) of application 16/03770/FUL - **WITHDRAWN.**

**17/04407/FELTPO Longknowe, Alnmouth Road, Alnwick NE66 2PT** Tree Preservation Order: Reduce by 50% one Holly tree (T2) - **GRANTED.**

**17/043547/LBC 67A Bondgate Within, Alnwick NE66 1HZ** Listed Building Consent for redecoration of shop frontage in RAL 7011 Agate grey combined with internal refitting works. Removal of internal stud partitions and previous shop fitting - **GRANTED**

**17/04247/LBC 7 Prudhoe Street, Alnwick NE66 1UW** Listed Building Consent for the replacement of existing back door and frame with softwood timber frame, oak and veneer door with double glazed panel – **GRANTED.**

**17/03082/FUL 12 Bailiffgate, Alnwick NE66 1LU** Change of use from convent to bed & breakfast hotel and installation of fan and ducting for kitchen extraction system – **GRANTED.**

**18/00062/FUL The Coach House, Belvedere Terrace, Alnwick NE66 2NX** Retrospective regularisation of detached timber car port with store to rear to front of existing property – **GRANTED.**

**17/03730/FUL 20A Bondgate Within, Alnwick NE66 1TD** Proposed conservatory to rear of property, linking main house with annex – **GRANTED**. The Assistant to the Town Clerk advised that in light of comments from the Town Council and NCC's Conservation Officer the planning application had been revised to have a slate roof which is much more sympathetic with the original property.

**P17/81 To minute responses made since last meeting:**

**18/00426/FUL 2 York Road Alnwick NE66 1RJ** Proposed garage extension to side elevation - NO OBJECTIONS but the Town Council would support any conditions or comments made by the Planning Officer regarding the proposed garage especially with regard to the footprint and access.

The Planning Application must support the following Policies in the Alnwick and Denwick Neighbourhood Plan:

**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 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;
- c) Quality: expected to respect and enhance the quality of the surrounding suburban townscape and any historic content, in design, materials, detailing and finishes;
- 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;

**P17/82 Planning Applications**

**18/00514/LBC 14 Bondgate Without Alnwick Northumberland NE66 1PP**

Listed Building Consent for removal of an internal modern lightweight partition wall between bedroom 2/4 at second floor level and return the original layout into one room – NO OBJECTIONS. The Town Council support the Conservation Officer's comments regarding the decorations and fittings, including plaster cornices and door frames. We feel that as many original features as possible should be retained or reinstated using sympathetic materials.

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:

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;

**17/04374/FUL Land South Of Greensfield Industrial Estate Willowburn Avenue Alnwick** Development within Class A1 (retail) and Class A3 (drive-through coffee shop), with associated access, parking and landscaping. Alnwick Town Council has the following comments for the amended planning application but wishes to note that all other comments in their original response are still relevant especially the need for an independent retail impact study.

Removal of mezzanine floor – no additional comments.

Drainage – the Town Council support the Lead Flood Authority's comments and requirements regarding drainage. We feel that there may be a need to increase in the size and capacity of the drainage pipes / culverts especially at South Road / Willowburn Avenue.

Cycle / Pedestrian improvements – the Town Council support the improvements but would like to suggest that the cycle crossings are suitable for pedestrians and if any of them, especially the one on the A1 slip road, could be light controlled.

**18/00682/CCD Alnwick Playhouse, Bondgate Without, Alnwick** The Town Clerk gave a summary of the proposed works. Councillors agreed to submit comments to the Town Clerk who, in consultation with the Chair of Planning, Transport & Highways, prepare and submit the response to NCC.

**P17/83 Consultation on Post 16 Transport**

The Town Clerk reported that he had received correspondence from NCC regarding their Post 16 Transport. He advised that NCC would be providing free transport for Post 16s in education but that there would be a £50, means tested, admin fee payable. He advised that he would circulate the report to councillors.

**P17/84 Public Rights of Way – review of definitive map and statement**

The Town Clerk advised that NCC had sent out a consultation document which needed to be replied to by June 1<sup>st</sup> 2018. This included six public rights of way in Alnwick which they were suggesting changes to of which five were straightforward as they only had minor changes. The sixth related to the Bridleway at the Wagonway roundabout which they were suggesting removing as a public right of way as it now a made road. He advised that the Town Council could ask for a crossing point on the road. He advised that he would circulate the report to councillors for their comments.

**P17/85 Any Other Urgent Business**

Councillor Broom asked if NCC could be asked to do something about the state of the footpath between Allerburn Lea and the sewerage works. Councillor Swinbank advised that this should be surfaced as part of the works for the BMX bike track and should be done by the end of 2018.

The meeting closed at 7.10 p.m.