

Minutes of the Planning, Highways and Transport Committee held on July 12th, 2018 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

Present: Cllrs M Harrington (Chair), P Broom, P Edge, J Humphries, L Wearn and G Watson.

In attendance: W Batey, Town Clerk and Chef Officer; J Pibworth, Assistant to the Town Clerk; T Kirton, Project & Funding Officer; 4 members of the public.

P18/08

Apologies

Councillors Swinbank, Symmonds and Westendarp.

P18/09

Declarations of Interest

None.

P18/10

Matters Arising from the minutes of the previous meeting

P18/07 Bus Routes – The Town Clerk advised that a meeting and been arranged between NCC and the Project & Funding Officer.

Planning Outcomes:

18/01445/FUL The Wedge, Prudhoe Street, Alnwick NE66 1PZ Extension to add 2 wet shower rooms and dressing area, extension to add garden room to dining room, widening existing vehicular access to improve turning and replacement of existing softwood boarding with UPVC boarding to south elevation – **GRANTED.**

18/01064/FUL Land East of War Memorial recess, Denwick Lane, Alnwick Installation of 7m civic flag pole on flat area to lower part of Column Field – **GRANTED.**

18/01373/FUL 4 South Road Industrial Estate, Alnwick NE66 2NN Change of use form light industrial / distribution to climbing centre – **GRANTED.**

P18/11

To minute responses made since last meeting

18/01554/FUL Land North Of 1 Alwynside, Alwynside, Alnwick Northumberla Construction of a new three bedroom private dwelling house - **NO OBJECTIONS** but support that the recommendations of the Tree Report concerning root protection areas of trees (particularly those with TPO Protection) are strictly followed.

18/01997/LBC Bondgate House, 20 Bondgate Without, Alnwick, NE66 1PN Listed Building Consent: Removal of cement render on East side gable of house. Replace eroded stone and repoint with lime mortar – **NO OBJECTIONS.** Alnwick Town Council support the proposal to improve the fabric of the wall by returning it to its original state.

P18/12

Planning Applications

18/02030/FUL 1-4 Paikes Street Alnwick Northumberland NE66 1HX

Change of use of 2no. ground floor commercial units and cellar into 2no. residential units and refurbishment of 2no. existing residential units at first floor, second floor and attic levels. Replacement of existing shop fronts with residential style frontages, reinstatement and enlargement of cellar windows and addition of 3no. dormer windows to rear elevation.

Three of the members of the public who were in attendance asked that the Town Council object to the planning application. They stated that there had been shops on the site since 1840 and that it would not only be the hairdressers in Paikes Street affected but other businesses who rely on the footfall the hairdressers brings into the town.

The applicant's builder advised that the new owners planned to change the property into a town house for holiday lets. He advised that car parking would not be an issue as many of the people using the property would be book through Air bnb and would not have a vehicle.

Councillors were concerned about the loss of retail space within the town and the lack of parking for the proposed new holiday lets. Agreed comments to submit to NCC - The Town Council **OBJECTS** to the planning application for the following reasons:

- a) The proposed works cannot be supported by the Alnwick & Denwick Neighbourhood Plan which the Planning and Heritage Statement makes no reference to and which must be taken into account when assessing all planning applications. (The relevant ADNP policies are set out below).
- b) The property is within the Conservation area and as such any proposed planning application would need to show more of the original features retained including the shop windows (as is the case elsewhere in the town).
- c) The proposed lower flats would be poorly lit by daylight and are very minimal in floorspace; which again cannot be supported by any ADNP policies.
- d) There is no provision for, or statement about, parking in the application. Town centre parking is extremely limited and the 24hr maximum stay period currently being implemented for NCC, means that the proposed development of more holiday accommodation within the town would only add extra pressure making them unacceptable. The owner's builder states that most holiday rentals will not have vehicles but with the rural nature of the area the Town Council feel that this is unlikely.

Although the site is not specifically designated as a primary shop frontage in the ADNP, given its central town location, Alnwick Town Council feel it is important that the site retains the ground floor for retail / commercial use.

The policies in the Alnwick & Denwick Neighbourhood Plan which was made in July 2017 should be used when reviewing planning applications within Alnwick & Denwick. The following policies do not support this application:

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

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;
4. Use: expected to be appropriate to the historic area and to function well not just in the short term but over the life-time of the development;
5. Size and scale: expected to respond to local character and history;

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.

TOWN CENTRE & RETAIL

TCR 2 Development Opportunities to Support Primary Shopping Frontages

In order to extend the opportunities to create a vibrant town centre, applications will be supported for the development or redevelopment of land and buildings to the rear of and above existing Primary Shopping Frontages for retail, commercial, leisure or residential use where the proposed development would:

- support the commercial viability of the frontage for retail use;
- respect the historic character of the town centre and its designation as a conservation area;
- follow the design principles in HD7.

18/02144/FUL Land North East Of Close Cottage Rugley Road Alnwick

Northumberland Construction of golf clubhouse with integral bedroom accommodation - **NO OBJECTIONS** but to support the Alnwick & Denwick Neighbourhood Plan (ADNP) the Town Council would request the following:

- a) Electric charging points installed on site.
- b) A condition to ensure that replacement trees are planted. We also note that the Arboricultural Survey tree schedule is inconsistent with the Proposed Site Plan (e.g. T1 doesn't appear on Site Plan).
- c) The Lead Flood Authority comments to be addressed by the applicant.
- d) Access / Traffic - the application shows the access along Rugley Road which is narrower than the 4m indicated in the application. Although passing places are shown it is not clear if permission has been given by the appropriate landowners.
- e) Rugley Road has a national speed limit (60mph) but the application does not show how the existing walking / cycling routes leading to the Battlements would be enhanced to ensure safety with the increase in traffic. A shared footpath / cycle path should be considered as this is a well-used route for walkers and cyclists.
- f) The Town Council would also like a condition applied to upgrade the existing bridleway to a hard all-weather surface across the Golf Course, adjacent to the proposed development, from the point of intersection with Rugley Road (NU178122) to the point of intersection with Hope House Lane and the new Greensfield development (NU184122). This will allow sustainable travel options from the majority of Alnwick to the new clubhouse and link Rugley Road with the pedestrian / cycleway through the Greensfield development (under construction). It will also improve options for active travel including for pupils attending the Duchess Community High School.
- g) Provision of approximately sited litter bins on Rugley Road and Hope House Lane to help ensure extra littering does not impact on the environment.

The policies in the Alnwick & Denwick Neighbourhood Plan which was made in July 2017 should be used when reviewing planning applications within Alnwick & Denwick:

TRANSPORT

TRA1 Walking

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.

TRA2 Cycling

Proposals for development will be required to have safe and convenient cycle access. The enhancement of provision for cycling including existing cycle routes will be supported.

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.

ENV8 Protecting Green Infrastructure

Local green infrastructure including rivers and streams, former rail trackbeds, greenways, and woodland belts which provide corridors and habitats for wildlife will be protected and new provision supported.

The enhancement of public rights of way in the plan area will be supported.

ENV11 Reducing Light Pollution

In rural parts of the plan area, all new street lighting and lighting within new developments should be set at the lowest intensity compatible with community safety in order to preserve dark skies.

HERITAGE & DESIGN

HD1 Protecting Landscape Setting

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

- visual harm to the landscape character and setting of town and village;

HD5 Design in the Wider Town

Outside the historic core of the town new development 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;
- 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;
- g) Landscape and open space: expected to enhance local character and distinctiveness and create attractive places to live, work or pass through;
- h) Access and safety: expected to create a safe and accessible environment where crime and disorder does not undermine local quality of life and community.

18/02149/FUL The Old Post Office 1 Clayport Street Alwick NE66 1LA

Change of use and conversion of Grade II* listed building from offices to two dwelling houses – **NO OBJECTIONS** but the Town Council would like assurance that cars waiting for the electrified gates to open to access the rear of the building do not obstruct the footway. They would also like to note that the work is already underway prior to planning permission being granted and that a considerable amount of mess is being caused around the skips both on the footpath and roadside.

18/02150/LBC The Old Post Office 1 Clayport Street Alnwick NE66 1LA

Listed building consent for change of use and conversion of Grade II* listed building from offices to two dwelling houses - **NO OBJECTIONS** but the Town Council would like assurance that cars waiting for the electrified gates to open to access the rear of the building do not obstruct the footway. They would also like to note that the work is already underway prior to planning permission being granted and that a considerable amount of mess is being caused around the skips both on the footpath and roadside.

18/02211/FUL 41 Hillcrest Park Alnwick Northumberland NE66 2NW

Proposed extension of ground and first floor to front; side and rear providing larger garage; ground floor kitchen/family/breakfast and utility; 2 new bedrooms to first floor with en-suite facilities - **NO OBJECTIONS.**

18/02274/FELTPO Green Batt House Green Batt Alnwick Northumberland

NE66 1TY Tree Preservation Order: Fell 1no. semi mature Horse Chestnut - T37 and 1no. mature Horse Chestnut - T39 - **NO OBJECTIONS** but the Town Council request that a condition is attached to ensure that replacement trees are planted.

18/01977/FUL 60 Windsor Gardens Alnwick Northumberland NE66 1LP

Construction of porch and additional living area to front of property - **NO OBJECTIONS.**

18/01447/FUL 12 Willoughby Park Alnwick Northumberland NE66 1ET

Proposed erection of conservatory to side elevation - **NO OBJECTIONS.**

18/01463/LBC White Swan Hotel 16 Bondgate Within Alnwick

Northumberland NE66 1TD Listed Building Consent to replace x4 oriel windows on front (south) elevation and repairs to rear boundary wall - **NO OBJECTIONS.**

18/02228/VARCCM Alnwick Household Waste Recovery Centre,

Blackthorn Close, Lionheart Enterprise Park, Alnwick NE66 2ER Variation of Condition 15 (operating hours), 16 (stored waste), 20 (dust emissions), 21 (odour emission), 22 (log book), 23 (loading and storage bays) pursuant to planning permission 17/00058/CCM in order to allow the site to operate effectively - **NO OBJECTIONS** but the Town Council would like NCC to review the variations agreed if any complaints are subsequently received.

18/02283/FUL 10 West Acres Alnwick Northumberland NE66 2PU

Proposed ground and first floor extension to side to form additional bedroom and additional ground floor living space - **NO OBJECTIONS.**

P18/13 NCC Local Plan Consultation

The Town Clerk reported that NCC's Local Plan Consultation was running until August 15th and that there would be a Consultation event in Alnwick on July 14th between 10am and 3pm at St James's Church Centre. He advised that the Project & Funding Officer would prepare a report which would be presented at the August Planning Meeting.

P18/14 Correspondence regarding Greenwell Road Car Park

The Town Clerk reported that he had received a letter from Ann Marie Trevelyan which had included comments about Greenwell Road Car Park D becoming a temporary multi-storey car park. He advised that NCC have a long-term action as part of the Car Parking Study regarding possible sites for multi-storey car park. He advised that he would pass on Ann Marie's comments to NCC.

Councillor Broom reported that he had been asked to sign a petition against reducing the hours allowed for parking in the town centre. He had not signed the petition and

had advised the people organising the petition that if traders filled all the spaces in the town centre then their customers would have nowhere to park.

P18/15 Any Other Urgent Business

Councillor Harrington reported that he had been contacted by Adrian Ions requesting that the parking meters be removed. Councillor Harrington also reported that there was a lot of litter around some of the pubs in the town and asked if NCC could enforce penalties.

Councillor Broom asked if the traffic lights in Lagny Street could be checked as they did not seem to be working. He also reported that one of the new owners in Percy Street was causing a health & safety hazard as they were leaving their green and blue bins on the front of the pavement

The meeting closed at 7.07 p.m.