



Minutes of the Planning, Highways and Transport Committee held on August 9th, 2018 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

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

In attendance: W Batey, Town Clerk and Chief Officer; T Kirton, Project & Funding Officer, Councillor L Wood-Mitchell.

Councillor Swinbank welcomed Councillor Linda Wood-Mitchell to the meeting. Councillor Wood-Mitchell had not yet been formally elected onto the Committee so although she was present she could not vote.

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Apologies

Councillors Broom, Humphries, Symmonds and Westendarp.

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Declarations of Interest

Councillor Harrington (18/37072/FUL 1 Alwynside) and Councillor Wearne (Item 8c. Windy Edge).

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Matters Arising from the minutes of the previous meeting

Parking meters: The Town Clerk reported there had been no response to the request for parking meter removal.

Traffic lights: The Town Clerk reported that Town Council Officers had contacted NCC officers regarding broken and non-working lights but as yet have not received a reply. It was suggested that CCTV could be requested by NCC to see how the traffic light on Clayport Bank had been damaged.

RESOLVED: To ask Councillor Castle to investigate.

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Planning Outcomes:

To minute responses made since last meeting

18/01255/FUL Land South East of Thornbrae, Alnmouth Road, Alnwick

Retrospective: Retention of timber decking to rear – **GRANTED.**

18/01936/FELTPO Kirkdale, Alnmouth Road, Alnwick Tree Preservation

Order Application: T1/T2/T3/T4/T5/T6/T8/T10/712 (Limes) – Crown lift to 3.5m and thin volume of crown by approx 15% removing all crossing / rubbing limbs, T7 (Chestnut) – same procedure as above, T9 (Birch) – Fell. High potential for windthrow/snapping. T11 (Sycamore) – crown lift to 3.5m and thin volume of crown by approx 15% - **GRANTED.**

1801788/FUL Castle View Residential Home, Castle View, Howling Lane, Alnwick – Amendment to application 17/00790/FUL approved May 2017. Reorganisation of internal rooms to vie 4no. additional single bedrooms, new porch, w.c. and conservatory. Renewal of 2no. existing conservatories and new link with w.c. – **GRANTED.**

18/01799/COU Berwick Conservative Association, Ground Floor Flat, Garden House, Bondgate Without, Alnwick Change of use of use of ground floor office space to A2 use (property management) – **GRANTED.**

18/01997/LBC Bondgate House, 20 Bondgate Without, Alnwick Listed Building Consent: Removal of cement render on East side gable of house. Replace eroded stone and repoint with lime mortar – **GRANTED.**

18/01554/FUL Land North of 1 Alwynside, Alwynside, Alnwick Construction of a new three-bedroom private dwelling house – **WITHDRAWN.**

18/02305/LBC 2 Prudhoe Street, Alnwick Listed Building Consent – **NO OBJECTIONS.**

P18/20 Planning Applications

18/02432/FUL 44 Bondgate Within Alnwick Northumberland NE66 1JD Greggs Repaint shopfront, new fascia sign, new projecting sign and two internal posters. **NO OBJECTIONS**

18/02433/ADE 44 Bondgate Within Alnwick Northumberland NE66 1JD Greggs: Advertising consent for one new fascia sign, one projecting sign and two internal posters. The projecting sign will not be illuminated but the existing illumination of the main sign remains. **NO OBJECTIONS**

The Town Clerk confirmed that A-board control is enforceable by Highways, not Planning. Councillor Swinbank said that NCC will make an approach to the business. The Town Clerk to check the official guidance for the ultimate sanction but this may not be stipulated and it should be noted that many A-boards might be compliant with A-board guidance, if they are on wide pavements.

18/02409/VARYCO Allerburn House Denwick Lane Alnwick NE66 1YY Variation of condition 2 (approved plans) of approved planning application 16/03770/FUL. Substitution of house type on plot 16 from HT3 to HTA. Re-positioning and substitution of house types as follows: Plot 18 from house type HT2 to HT1A, Plot 19 from house type HT3 to HT1A and removal of double garage, Plot 20 from house type HT1 to HT1A.

The site already has planning permission for housing, this is a variation. The site plans are confusing as there have been so many different versions over the past three years. Councillor Westendarp had commented that the descriptions do not match the site plans. The variation was to make the houses at the top of the site which back on to Allerburn Lea slightly smaller than originally proposed, although they will still be large, five-bedroomed houses. The height on design HT3 has been reduced **NO OBJECTIONS.**

18/02566/LBC 14 Bondgate Without Alnwick Northumberland NE66 1PP Listed building consent to form new opening to rear boundary wall to incorporate shutter and gate. **NO OBJECTIONS** provided the Conservation Officer is finds the scheme acceptable.

18/02544/LBC Duchess High School Annexe 2 Bailiffgate Alnwick Northumberland NE66 1LZ Listed Building Consent: General repairs and reinstatement works following cessation of use as school in order to improve aesthetics and make premises wind and watertight. There will also be timber decay repairs, asbestos removal and plaster repairs internally. **NO OBJECTIONS.**

18/02555/FUL Land North East Of The Bumbles South Road Alnwick Northumberland Land Remediation works of former gasworks site. **NO OBJECTIONS.**

18/02706/FUL 118 Chapel Lands Alnwick NE66 1ER Construction of new front and side extensions. The Town Clerk explained that this application had been included on the agenda as it was expected that it would be received by this meeting but in fact it has still not been received and so is not to be considered at this stage.

Councillor Harrington left the meeting

18/02702/FUL 1 Alwynside, Alnwick This application had been received at the last Planning meeting (application no. 18/01554/FUL) and there had been no objections but the Committee had supported the recommendations of the Tree Report concerning root protection, that areas of trees (particularly those with TPO Protection)

are strictly followed. The application now has a new planning application number. **NO OBJECTIONS** but the Town Council support that the recommendations of the Tree Report concerning root protection areas of trees (particularly those with TPO Protection) are strictly followed.

Councillor Harrington re-joined the meeting.

P18/21 NCC Local Plan Consultation – Draft Response

A draft report from ATC commenting on relevant issues in the Local Plan Consultation had previously been circulated to councillors and the Projects and Funding Officer presented a summary of the salient points: It was noted that the Draft Local Plan is well aligned to the Alnwick and Denwick Neighbourhood Plan.

Councillor Wearne suggested that an additional policy suggestion should be forwarded for the Housing section of the Local Plan which states that; "Any Development must take account of the Housing Needs Assessment of the Local Area."

Councillor Swinbank proposed adding three further comments to the Town Council's official response to the consultation:

- There needs to be an Alnwick settlement boundary which puts down a marker; the number of new dwellings in the town could exceed the 1100 proposed in the Local Plan Consultation document if such a boundary is not secured. The Town Council should seek discussions with NCC about having a settlement boundary around Alnwick.
- There needs to be a requirement that all new housing estates must have routes within them to accommodate a bus route without the need for reversing of a bus.
- That 25% of any Community Infrastructure Levy (CIL) should come to Alnwick Town Council to decide how it is spent – this will give the Town Council more say and influence. We need to push the County Council to give this due consideration.

RESOLVED To add the four additional comments to the report then recommend to Full Council.

P18/22 NCC Parking Restriction Consultations

The Town Clerk reported that two letters had been received about consultation with local residents regarding parking restrictions.

(1) A proposal that the stretch of road between the two allotment gates on the St. James Estate should be marked with double yellow lines between Greensfield Avenue and the bus stop:

Councillor Watson expressed concern that this clear road would encourage the creation of a "rat run" to avoid the congested South Road. Councillor Broom said he had a number of residents concerned about this and they want the Council to consider alternative options. Councillor Harrington said that there are available spaces at Lindisfarne School which local residents could use for parking.

Councillor Swinbank reported that the buses which travel along this area all pick up passengers.

(2) At St. Michael's Lane sight lines are being blocked by parked cars and a suggestion has been made for "No Waiting At Any Time" on the appropriate section of Bailiffgate.

RESOLVED that the Town Council does not respond to the consultations at this stage but seeks discussions to

tackle both issues and waits for the results of resident consultation before finalising their view.

P18/23 Updates on:

(a) New NPPF

The Town Clerk reported that there is a new NPPF but there are no details other than that the relevant documents are on the website. The Town Council are still waiting for a summary of the new NPPF on the NCC Planning website, which will then be passed to all Alnwick Town Councillors. There should be hopefully be NCC Planning Training organised for all parishes.

(b) Willowburn Planning Inquiry

It was agreed that this should be left for the Full Council agenda.

Councillor Wearne left the meeting.

(c) Windy Edge Planning Application

Councillor Swinbank reported that this application will go to either the September or the October Planning Committee meeting; all the evidence is now available. Some of the issues identified by the Town Council in March have been resolved but not all. The Town Clerk reminded the meeting that the Town Council objected to the planning application unless a number of issues are resolved including: (a) the site boundary is not consistent with the Neighbourhood Plan and (b) concerns about site access from Alnmouth Road.

RESOLVED that the Chair of this Committee will speak at the NCC Planning Committee and agree the content with the Town Clerk.

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Any Other Urgent Business

None.

The meeting closed at 7.19 p.m.