



## **Minutes of the Planning, Highways and Transport Committee held on October 11<sup>th</sup>, 2018 in St James Church Rooms, Pottergate, Alnwick at 6.00pm**

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

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

**P18/32 Apologies**

Councillors Symmonds.

**P18/33 Declarations of Interest**

Councillor Swinbank declared a non-pecuniary interest in planning application 18/03349/FUL.

**P18/34 Matters Arising from the minutes of the previous meeting**

P18/28 18/00596/PREAPP Duke's Middle School site - Councillor Swinbank advised that Full Planning Application was expected at the end of November or early December.

P18/30 Local Transport Priorities – Councillor Swinbank advised that the Town Council's Local Transport Priorities had been submitted to NCC.

18/01020/OUT Land North East Of Stoney Hills Alnwick Northumberland – Councillor Swinbank advised that he and the Town Clerk had a meeting with the Planning Officer the following week to discuss the recommendation on this planning application.

Planning Outcomes:

**18/02544/LBC Duchess High School Annex, 2 Bailiffgate, Alnwick NE66 1LZ** Listed Building Consent@ General repairs and reinstatement works following cessation of use as a school in order to improve aesthetics and make premises wind and watertight. They will also be timber decay repairs. Asbestos removal and plaster repairs internally - **GRANTED.**

**18/02409/VARYCO Allerburn House, Denwick Lane, Alnwick NE66 1TY** Variation of condition 2 (approved plans) of approves planning application 16/03770/FUL. Substitution of house type on plot 16 from HT3 to HT4. 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 – amended 30/08/18 – **GRANTED.**

**18/02706/FUL 118 Chapel Lands, Alnwick NE66 1ER** Construction of new front and side extensions – **GRANTED.**

**18/02566/LBC 14 Bondgate Without, Alnwick NE66 1PP** Listed Building Consent to form a new opening to rear boundary wall to incorporate shutter and gate – **GRANTED.**

**17/02066/VARYCO McDonald's Restaurants Ltd, 2 Hawfinch Drive, Cawledge Business Park, Alnwick NE66 2BF** Variation of condition 6 (right turn) pursuant to planning permission 16/03139/VARYCO in order to remove the condition – **WITHDRAWN.**

**18/02881/LBC Wagnway Lodge, Wagonway Road, Alnwick NE66 1QQ** Retrospective application for windows replaced in timber - **REFUSED.**

**Responses made since last meeting**

**18/02825/FUL Land South East Of Thornbrae Alnmouth Road Alnwick**

**Northumberland** Retrospective: Change of use of part of existing dwelling house into a self contained three bed holiday letting unit; Installation of 3no one bed sleeping pods and associated timber decking to rear garden to be used as ancillary accommodation to existing holiday letting accommodation; Installation of 3no freestanding gazebos – Alnwick Town Council **OBJECTS** to this planning application for the following reasons:

Concern about the scale of what has been developed on this site;

- a. The development is totally out of keeping with its surroundings and the residential nature of the area;
- b. The retrospective nature of all the planning applications which have gradually change the property into a small holiday complex on an ad-hoc basis without proper consideration of the overall impact;
- c. The potential increase in noise and the impact on adjacent residential properties. This has not been considered and there is no noise assessment.

Alnwick Town Council feel that the site is overdeveloped and would request an urgent meeting with the Planning Officers including a joint site visit to establish what is happening at the property.

The following policies from the Alnwick & Denwick Neighbourhood Plan, made in July 2017, are relevant:

**HOUSING**

**H4 Housing Design**

New housing, including conversions and the development of individual plots in the plan area, will be required to demonstrate that a high standard of design will be achieved.

Design and Access Statements (to be submitted with planning applications for new housing in all cases) and master plans and development briefs where appropriate should demonstrate that they have given consideration to Building for Life 12 and the Lifetime Homes Standard (or their successor documents).

**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**

**HD4 The Approaches to the Town**

In considering development proposals visible from the suburban routes to the historic core of Alnwick listed in Table HD3 (A1068 approaching Alnwick from Alnmouth to Bondgate), design that is in keeping with local character and the use of structural landscaping to reinforce attractive entrances and routes into the town and to improve unattractive entrances and routes will be supported.

**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:

- a) Footprint: expected to respect the density and grain of the surrounding distinctive suburban townscape;

- 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;
- 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;

**18/01020/OUT Land North East Of Stoney Hills Alnwick Northumberland**  
Outline Application (With Layout) - 15 Dwellings (100% Self Build Plots) & Landscaped Area - Amended 18/09/18

Alnwick Town Council continues to **OBJECT** to this planning application. Although this revised application reduces the number of dwellings from 19 to 15, this is a green field site which is not identified in the Alnwick & Denwick Neighbourhood Plan for housing. The Neighbourhood Plan makes provision for a small number of 'windfall' sites to come forward during the period 2015-2031. It is anticipated in the ADNP that windfall dwellings will be approximately 50 units over the plan period (equivalent to about 3 a year). This development would therefore supply a much larger number of houses than a usual 'windfall' site.

LOCATION - There is no visual or landscape assessment with the application. The site is at the top of the ridge above Alnwick and visible from numerous points to the South and East of the town which the Town Council consider to be a highly visible site with the capacity to alter views of the town from these aspects. The Town Council feels that the proposed development would 'harm the distinctive landscape or historic character of Alnwick' - ADNP Policy HD1.

The proximity of the Grade 11\* listed Camp Hill Column to the proposed development is significant as it is only 225 m from the edge of the site. In addition, the proximity to Camphill Cottage, which is also believed to have listed status, and is directly adjacent to the site will also be significant. These two structures which were previously in a rural setting must be considered carefully as there could clearly be significant negative impacts - ADNP Policy HD3.

ACCESS - Although this application shows improvements to the pedestrian access arrangements with a segregated footpath alongside Hope House Lane towards the town it fails to consider improvements to the route already used by many pedestrians including school children during term time from Chapel Lands / Upper Barresdale along the bottom of the Golf Course. The entrance to the segregated footpath needs to be moved to put it nearer the current 'used' route from Chapel Lands / Upper Barresdale along the bottom of the Golf Course as without this users will still simply walk on the road with no footpath as they are forced to do at present.

This must be addressed both for prospective residents and for the large number of pupils which use the route daily to access the Duchess Community High School from the Barresdale and Chapel Lands estates. ADNP Policies TRA1 & 2 Furthermore there is some concern regarding the sharp corner in the road at this point and the safety of all road users on what will become a road junction. The route from the top of Hope House lane towards Barresdale / Chapel Lands (referred to above) should be considered for upgrading to a surfaced bridleway under a Section 106 Agreement as it is already well used by School Children and others both cycling and walking and

constitutes a 'safe route to school' although some special consideration would need to be given to where it crosses Clayport Bank. It is currently very narrow and muddy in the winter and may also benefit from being lit for winter use.

The two other proposed footpath links from the development need to be upgraded to shared footpath / cycle path status to link to the centre and south of the town. The route into the new Greensfield estate is to be a Cycle path leading to the High School / Willowburn Sports Centre etc. and this development needs to safely link to it. The route towards the town centre would avoid cycling up the proposed estate road entrance to access the estate and so promote cycle use in that direction without undue waste of physical effort. ADNP policy TRA2 supports this point.

Policy H3 ADNP states that on sites over 0.25 Ha in size there will be houses with a mix of formats and over 1 Ha in size there will be a mix of tenures except in exceptional circumstances. The site is 2.5 Ha and no exceptional circumstances are present so a mix of 4/5 bedroom houses is contrary to this policy. Developments of over 10 houses must have 15% affordable housing (on-site by NCC preference) and the application does not contain any information about this. This proposal is contrary to this policy too, although it is accepted that these matters may be dealt with in the reserved matters application to follow, or through a Section 106 agreement.

GREEN SPACE AND TREES - The Woodland to the West of the former Thomas Percy School is designated as Local Green Space in the ADNP for its 'tranquillity'. As the development will abut this green space area it will have a negative impact on the tranquillity for which it was designated - ADNP Policy ENV3 and table ENV2.

There are a number of trees which are proposed to be taken out as part of the development.

ATC would like to be involved in any discussion regarding possible Section 106 contributions with reference to this site.

The Alnwick & Denwick Neighbourhood Plan, which was made in July 2017, must be used when considering all planning applications. The following policies are relevant:

#### HOUSING

##### H3 Ensuring a Choice of Housing

On sites over 0.25 hectares in size residential developments will be required to provide a mix of formats and sizes of dwellings to ensure a range of housing choice is available to meet housing need.

On larger sites over 1 hectare a mix of tenures will also be required to cater for different needs including market housing and affordable housing. An exception to these requirements will only be permitted where the intention is to meet a specific housing need which requires a particular type or tenure of housing and which is supported by clear and recent evidence.

##### H4 Housing Design

New housing, including conversions and the development of individual plots in the plan area, will be required to demonstrate that a high standard of design will be achieved.

Design and Access Statements (to be submitted with planning applications for new housing in all cases) and master plans and development briefs where appropriate should demonstrate that they have given consideration to Building for Life 12 and the Lifetime Homes Standard (or their successor documents).

## TRANSPORT

### TR1 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 major 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 2 Protecting Green Space

Development that results in the loss of existing valued and valuable parks and gardens, or amenity green space will only be permitted when the development makes provision for alternative green space in the vicinity, which is equivalent or larger in size, and with an equivalent or greater level of accessibility and quality.

### 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.

## 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.

Development proposals that would have an effect on the important views identified in Table HD1 should demonstrate that they do not harm the distinctive landscape or historic character of Alnwick.

### HD3 Protecting Non-Designated Heritage Assets

Development affecting non-designated heritage assets, whether locally listed, identified in the Historic Environment Record, through characterisation studies or

research, or identified as part of the application process, should have particular regard to the conservation of the heritage asset, its features and its setting.

#### 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:

- a) Footprint: expected to respect the density and grain of the surrounding distinctive suburban townscape;
- 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;
- 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.

Alnwick Town Council acknowledge the reduction in the number of dwellings from 19 to 15 with the area in front of Stoneyhill being retained for landscaping.

**18/03239/VARYCO 1 Percy Villas Percy Terrace Alnwick Northumberland NE66 1AF** Variation of condition (2 approved plans) (3 materials) (4 lantern details) (5 rain water goods) (6 windows) pursuant to planning permission 16/00993/LBC in order to amend the door and window locations. Alnwick Town Council support the recommendations made by the Conservation Officer.

## **P18/36**

### **Planning Applications**

**18/03296/FUL 68 Greensfield Avenue Alnwick NE66 1BD** Proposed first floor extension to side and single storey extension to rear – **NO OBJECTIONS**

**18/03226/COU 25 Bondgate Without Alnwick NE66 1PR** Change of use for A2 (Office) to A4 (Micro pub) – **NO OBJECTIONS** but the Town Council would like NCC Planning Officers to be satisfied that:

- i) no parking will take place immediately outside the premises
- ii) no additional noise will be generated (no noise assessment was submitted as part of the planning application)
- iii) suitable facilities for smokers will be provided
- iv) the relevant licence is obtained if any outside seating is planned.

**18/03436/FUL 35 Malthouse Dispensary Street Alnwick NE66 1LN** Relocate 1 No. rooflight to south roof pitch and introduce 4 No. rooflights to south roof pitch – **NO OBJECTIONS.**

**18/03487/VARYCO Land Adjoining Banktop Clayport Bank Alnwick Moor Alnwick Northumberland** Variation of condition 7 (ground gas report) and 8 (validation and verification report in relation to condition 7) pursuant to planning permission 15/03083/FUL in order to amend the conditions – **NO OBJECTIONS.**

**18/03461/PRUTPO Metasequoia Alnmouth Road Alnwick Northumberland NE66 2QG**

Tree Preservation Order - (T2) Beech - crown thinning by no more than 15%; (T5) Yew - remove dead ivy and pollard tree to half its current height; (T6) Oak - remove single minor damaged branch - **NO OBJECTIONS.**

**18/03518/FUL 12 Chapel Lands Alnwick Northumberland NE66 1EL**

Proposed pitch roof over garage and extension to garage and proposed rear sunroom - **NO OBJECTIONS.**

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

Councillor Swinbank left the room and Councillor Harrington took the chair.

**18/03349/FUL 173 Allerburn Lea Alnwick Northumberland NE66 2QR**

Alterations to roof and insertion of rooflights – Councillor reviewed the planning application and agreed that the previous planning approval documents would be reviewed then the application would be dealt with by email.

Councillor Swinbank re-joined the meeting and took the chair.

**P18/37**

**Planning Appeals**

**Allerburn House** – Councillor Swinbank reminded councillors that there was a planning approval on the site and advised that an appeal had been lodged against the planning refusal on the revised planning application. He advised that the Town Council could submit further comments but councillors felt that their original comments were still appropriate, so no further comments were needed.

**P18/38**

**Letter of Support for Aln Valley Railway**

Councillor Swinbank reported that he had attended a Joint Local Access Forum (JLAF) meeting in July. He gave a summary of the document that had been issued regarding the creation of a 'Greenway' to improve access routes between Alnwick and Alnmouth. He advised that letters of support were being requested from Town and Parish Councils for the Greenway project.

**RESOLVED: To write a letter of support for the Aln Valley Railway.**

**P18/39**

**Any Other Urgent Business**

Councillor Broom reported that he had seen a sign which explaining about parking discs in the Greenwell Lane Car Park which he felt was very helpful. As the sign had now been removed he wondered if NCC could be asked about the sign and why it had been removed.

The meeting closed at 7.14 p.m.