



Minutes of the Planning, Highways and Transport Committee held on December 13th, 2018 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

Present: Cllrs M Swinbank (Chair), P Edge, M Harrington, A Waton, G Watson, L Wearn and L Wood-Mitchell.

In attendance: W R Batey, Chief Officer and Town Clerk; J Pibworth, Assistant to the Town Clerk; T Kirton, Project & Funding Officer; Mark Hobrough and Dennis Greenslade (for Item 8. Update on the former Duke's Middle School site planning application).

P18/48

Apologies

Councillors Broom, Humphries, Symmonds and Westendarp.

P18/49

Declarations of Interest

Councillor Waton declared a non-pecuniary interest in Item 8. Update on the Former Duke's Middle School planning application.

Councillors Swinbank and Edge declared a non-pecuniary interest in planning application 18/04144/FELTPO.

Councillor Wearn declared a non-pecuniary interest in Item 10. AOUB Footpath diversion at Windy Edge.

P18/50

Matters Arising from the minutes of the previous meeting

P18/44 (Application 18/02856/ADE) – the Assistant to the Town Clerk reported that NCC's Planning Officer had raised the same concerns as the Town Council.

P18/46 a) Weavers Way footpath – the Town Clerk reported that no comments had been received from NCC.

Planning Outcomes:

18/03296/FUL 68 Greensfield Avenue, Alnwick NE66 1BD Proposed first floor extension to side and single storey extension to rear – **GRANTED.**

18/03461/PRUTPO Metasequoia, Alnmouth Road, Alnwick 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 – **GRANTED.**

18/02811/FUL Allerburn House, Denwick Lane, Alnwick NE66 1YY Proposals for the conversion of Allerburn House into 3 apartments, demolition of adhoc extensions to Allerburn House and the erection of 6 new build units – **REFUSED.**

18/03518/FUL 12 Chapel Lands, Alnwick NE66 1EL Proposed pitch roof over garage and extension to garage and proposed new sunroom – **GRANTED.**

18/03226/COU 25 Bondgate Without, Alnwick NE66 1PR Change of use from A2 (Office) to A4 (micro pub) – **GRANTED.**

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 – **GRANTED.**

18/03152/FELTPO 17 Fullers Walk, Alnwick NE66 1BW Tree Preservation Order application to fell one Oak tree (T4) – **REFUSED.**

17/02409/FUL Sawmill Industrial Estate, Alnwick The site proposals includes nine housing plots, combining a mixture of two and three bed semi-detached units and a four bed detached unit, along with gardens to front and rear to provide amenity space. Appropriate car parking provision will be provided for both resident and visitor use – Amended 22/02/18 - **GRANTED.**

P18/51 Responses made since last meeting

None.

P18/52 Planning Applications

18/04062/FUL 84 Greensfield Avenue, Alnwick NE66 1BD Construction of single detached dwelling house including associated access to highway, courtyard and boundary treatment – **OBJECTION** due to the style, scale of the proposed dwelling and the impact on the neighbouring properties.

The following policies from the Alnwick & Denwick Neighbourhood Plan need to be considered:

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).

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:

- 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;
- 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;

18/04109/PRUTPO Westfield, Alnmouth Road, Alnwick NE66 2PR Tree preservation order application for A Oak crown lift and crown thin by 15%, B, D, F, G, H Lime x 5 crown lift and crown thin by 15%, C Horse Chestnut and E Sycamore. Remove epicormic growth on Lime trees and basal growth on Sycamore, Oak and Chestnut. Remove 'crossing' branch on Oak - **NO OBJECTION** and Alnwick Town Council would support the comments of NCC's Tree Officer.

18/04144/FELTPO Land South East of 27 Arkle Court, Alnwick Tree Preservation Order: Fell one Ash tree (T1) - **NO OBJECTION** but would request that a new tree is planted on the site.

18/04152/FELTPO Garden Cottage. Alnmouth road, Alnwick NE66 2QG Tree preservation order application for T1 – Common Horse Chestnut : fell - **NO OBJECTION** but as there is no tree report included with the application Alnwick Town Council would like NCC's Tree Officer to inspect the tree and would support his comments.

P18/53 Site Visit for application 18/01020/OUT Land North of Stoney Hills, Alnwick

The Town Clerk advise that NCC had invited two Town Councillors to attend a site visit on Monday December 17th at 10am. Councillors were asked if anyone wanted to attend.

RESOLVED: To advise NCC that Councillors Swinbank and Wearn will attend the site visit for planning application 18/01020/OUT on Monday December 17th.

P18/54 Road Safety Wagonway Road

The Town Clerk advised that Councillor Broom had raised the on-going issue of road safety on Wagonway Road following a young girl being knocked down. He reported that Councillor Castle had requested that NCC carry out a safety audit on Wagonway Road which the Town Council supported.

He advised that the pedestrian crossing on Wagonway Road was in the top 5 LTPs in North Northumberland for 2019/20 and the Cobbles had scored as the number 1 LTP.

Councillor Harrington reported that following the accident he had witnessed four school buses in the queues of traffic on Wagonway Road. He asked why the buses used for school drop offs were so big.

Councillor Swinbank advised that as some of the buses were unsubsidised services NCC had little powers to say which routes the buses should take.

The Town Clerk advised that the NEED services to the school should be included. He advised that he would write to NCC again asking them to include the bus services in their safety audit.

P18/55 Update on the Former Duke's Middle School site planning application

Mark Hobrough (MH) gave a report to the Town Council from the residents' meetings which had taken place. He advised that there had been changes made to the application following meetings:

LOCATION	ORIGINAL PLAN	REVISED PLAN
Old School building	29 units	26 units
McCarthy & Stone development	52 units	49 units
New houses	33 units	22 units

He reported that residents had a number of concerns about the proposed development:

- the development does not comply with the Alnwick & Denwick Neighbourhood Plan which states that the only in very special circumstances would housing be allowed on the south side of the site. He advised that the resident had no issue with the development of the old school building.
- there is no easy access to the site especially from Percy Terrace and The Avenue. They are also concerned about the potential impact on local services such as medical services.
- due to the slope on the site some of the new housing would look straight into existing properties on the school side.
- there would be a major loss of mature green space and habitat for owls, bats and hedgehogs.

The residents want to uphold the Alnwick & Denwick Neighbourhood Plan and keep the south side of the former school site as a green space. They want to ask the Town Council to look carefully at any planning applications and support their concerns.

Councillor Watson said that he fully supported the residents' concerns and agreed that their strongest argument was the Alnwick & Denwick Neighbourhood Plan.

Councillor Wearn advised that the residents should ensure that any habitat surveys carried out by the developers were accurate. MH advised that there was an environmental expert on the residents' association.

Dennis Greenslade (DG) asked if, as Northumberland had reached its housing targets, Alnwick had reached theirs. Councillor Wearn advised that the housing targets were only minimum targets.

P18/56 Understanding Footpath Inspections

The Town Clerk felt it would be useful to ask an NCC Officer to attend a Planning Meeting to explain how often footpath inspections were undertaken, who did them and how any issues were actioned.

Councillor Warton reported that there a lot of leaves around and asked which NCC team were responsible for removing leaves and how often this was done.

RESOLVED: To invite an NCC Officer to a Planning Meeting to give an update on Footpath Inspections.

P18/57 Any Other Urgent Business

The Town Clerk reported that he had received correspondence from NCC asking for the Town Council's comments on the requested footpath diversion as part of the Windy Edge housing development. The diversion was requested for Footpath 32 (which runs parallel to the Alnwick Bike Track) and would divert it from the field onto the road. The footpath would not be moved until the road is closed when construction begins.

The meeting closed at 7.13 p.m.