

Minutes of the Planning, Highways and Transport Committee held on January 10th, 2019 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

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

In attendance: W R Batey, Chief Officer and Town Clerk; J Pibworth, Assistant to the Town Clerk.

P18/58

Apologies

Councillors Symmonds, Westendarp and Wood-Mitchell.

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Declarations of Interest

None.

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Matters Arising from the minutes of the previous meeting

P18/50 Application 18/02811/FUL Allerburn House – Councillor Swinbank advised that although this planning application had been refused the previous application, with the 6 town houses in a row, had been granted after an appeal.

P18/54 Wagonway Road Safety Audit - No update from NCC.

P18/56 Footpath Inspections – an NCC Officer will be booked for the February meeting.

Planning Outcomes:

18/03715/LBC 35 Malthouse, Dispensary Street, Alnwick NE66 1LN Listed Building Consent: Relocate 1 no. rooflight to south roof pitch and introduce 4 no. rooflights to south roof pitch – **GRANTED**.

18/01400/FUL Oddfellows Arms, 35 Narrowgate, Alnwick NE66 1JN Proposed change of use from public house (A4 use) to 4 no. residential units (C3 use); erection of 2 no. new-build cottages to the rear (C3 use); plus removal of six no. trees – **GRANTED**.

18/02702/FUL 1 Alwynside, Alnwick, NE66 1DL Construction of a new three bedroom private dwelling house - **GRANTED**.

18/03349/FUL 173 Allerburn Lea, Alnwick NE66 2QR. Alterations to roof and insertion of rooflights – **GRANTED**.

18/02030/FUL 1-4 Paikes Street, Alnwick NE66 1HX. Change of Use of 2 ground floor commercial units into residential units and refurbishment of existing residential units first, second and attic level – **GRANTED**.

18/01020/OUT Land North East of Stoney Hills, Alnwick. Outline application 15 dwellings (100% self build units) and landscaped Area – **REFUSED**.

18/02144/FUL Land North East of Close Cottage, Rugley Road, Alnwick Construction of golf clubhouse with integral bedroom accommodation – **GRANTED**.

18/01977/FUL 60 Windsor Gardens, Alnwick NE66 1LP Construction of porch and additional living area to front of property - **REFUSED**.

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Responses made since last meeting

18/04350/FUL Land North East Of The Pond, Willowburn Avenue, Alnwick Installation of plant equipment and erection of three trolley bays Installation of plant equipment and erection of three trolley bays – **NO OBJECTIONS**.

18/04342/COU Bow House 49 St Michaels Lane Alnwick NE66 1TW Change of use from Guest House to Private Dwelling – **NO OBJECTIONS**.

Advertising consent for 2 totem estate signs – **OBJECTION** due to both the scale and the location of the two signs.

As a primary gateway into the town we consider that these totem signs are too large for the location and purpose. Essentially they are for local traffic only. In line with other totem signs in the vicinity we would request that that totem signs of no more than 5m in height be installed and if the same design format is retained, the width should also be reduced in proportion.

We also note that there are 8 name slots on the totems yet there is planning approval for 6 units.

1 directional sign – **NO OBJECTIONS.**

2 fascia signs on the front and rear of the M&S unit:

Fascia sign on East Elevation - **OBJECTION** as there is a line of sight issue with this sign. We feel that the position of the sign will be a distraction to drivers. This is contrary to the information in the accompanying letter which states that the signs "would not cause distraction to drivers nor impact on highway safety due to it being screened from the highway" We would suggest that this sign would be less of a distraction to drivers, if located on the North elevation.

Fascia sign on West elevation – **NO OBJECTION.**

Graphic vinyls on the M&S unit – **NO OBJECTIONS.**

3 trolley bay signs – **NO OBJECTIONS.**

We would also request a condition that no signs are illuminated when the store is closed.

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

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, (which includes Willowburn Avenue/Wagonway Road 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:

- b) Design: expected to make a positive contribution to local character and distinctiveness whilst not discouraging appropriate innovation;
- e) Size and scale: expected to respond positively to local character;
- g) Landscape and open space: expected to enhance local character and distinctiveness and create attractive places to live, work or pass through;

HD6 Protecting Town Gateways

The protection and enhancement of the gateways to the historic core identified in table HD4 will be sought when considering development proposals in their vicinity.

18/04397/FUL 1 Thornbrae, Alnmouth Road, Alnwick NE66 2PS

Change of Use of part of existing dwelling house into a self-contained three bed holiday letting unit; retention of 3 no. garden pods for use as garden storage purposes only (Retrospective).

Alnwick Town Council feel that the site is over developed and request that NCC's Planning and Enforcement Officers undertake an urgent visit to establish the exact nature of the occupancy and to confirm that all elements on the site have the necessary planning permission.

The Town Council **OBJECT** to the latest application as they remain concerned about:

- a. the scale of what has been developed on this site;
- b. the development being totally out of keeping with its surroundings and the residential nature of the area;
- c. 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;
- d. the potential increase in noise and the impact on adjacent residential properties. This has not been considered and there is no noise assessment.

In particular the Town council **OBJECTS** to the pods being used for garden storage as they are totally out of keeping with their surroundings. They are also not sure if the three gazebos (which were included in the previous retrospective application) need planning permission and whether Thornbrae Lodge has the necessary planning permission.

The following policies from the Alnwick & Denwick Neighbourhood Plan have not been met in 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;
- The extension respects the character of the street scene; and
- The privacy, daylight, sunlight and amenity of adjoining properties

EMPLOYMENT

E5 Tourism Development

New tourism development in or adjacent to the town, particularly that which will help grow Alnwick and Denwick as a year round tourism destination, will be supported subject to all of the following being met:

- v) Development will not have adverse impacts on living conditions in residential areas;

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

18/04274/FUL 3 Augur Terrace, Alnwick NE66 1RP Single Storey extension to the rear of existing dwelling – **NO OBJECTIONS.**

P18/63 Any Other Urgent Business

Councillor Swinbank advised that NCC's Local Plan would be out for consultation shortly. He asked if this could be added to the next Planning meeting agenda. He asked that councillors send their comments to the Town Clerk. The Town Clerk advised that the Project & Finding Officer would pull together councillor comments into a draft reply which would be discussed at the next meeting.

Councillor Swinbank advised that the car park review meeting was scheduled for February 4th at 2pm. Councillors who wished to attend should let the Town Clerk know.

Councillor Broom asked if NCC could be asked to organise the removal of the yellow signs for developments which were now occupied, to the required level, including The Malting and Thomas Percy Close.

The meeting closed at 7.11 p.m.