



Minutes of the Planning, Highways and Transport Committee held on March 14th, 2019 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

Present: Cllrs M Swinbank (Chair), L Wearn, P Broom, M Harrington, J Humphries, G Watson, and L Wood-Mitchell.

In attendance: W R Batey, Chief Officer and Town Clerk; T Kirton, Project and Funding Officer, Mark Hobrough and Dennis Greenslade (Duke's School Neighbourhood Residents' Association).

P18/74

Apologies

Councillors Waton and Symmonds.

P18/75

Declarations of Interest

None.

P18/76

19/00500/FUL The Duke's Middles School, The Dunterns, Alnwick, Northumberland, NE66 1UN. Conversion of the Duke's School to 27 residential apartments, development of specialist elderly living accommodation (49 apartments) and residential dwellings (22), creation of landscaped open area and all ancillary works.

19/00501/FUL The Duke's Middles School, The Dunterns, Alnwick, Northumberland, NE66 1UN. Listed building Consent for the conversion of the Duke's School to 27 residential apartments, development of specialist elderly living accommodation (49 apartments) and residential dwellings (22), creation of landscaped open area and all ancillary works.

The Chairman agreed to consider this planning application at the beginning of the meeting to enable Mark Hobrough and Dennis Greenslade of the Duke's School Neighbourhood Residents' Association to give a presentation on the Association's objections to the current planning application. These objections are based on wildlife, traffic, being in contrary to parts of the Alnwick and Denwick Neighbourhood Plan, scale and massing of the development, impact on local amenities and services and being out of keeping with the heritage asset of the school.

After the presentation the Committee considered the planning application and a decision was made to **OBJECT**, as:

- a) The proposals are contrary to Policies ENV2, ENV3 and HD5 of the Alnwick & Denwick Neighbourhood Plan (ADNP), which is the most recently made relevant plan. The ADNP designated the southern part of the site as Local Green Space. Although the plan accepted development on part of the school site, the designation of the southern end means this end cannot be developed unless very special circumstances exist. The Town Council feels that the amount of development which results in the loss of about half the available green space and causes considerable ecological damage caused by fragmentation due to the removal of trees and the construction of a new entrance, coupled with in particular the unacceptable design (including inadequate car parking provision), size and scale of the McCarthy & Stone building, do not constitute the very special circumstances envisaged in the plan.
- b) Insufficient details are given of the sustainable drainage system proposals.
- c) The future management arrangements for the open green parkland are unclear. The arrangement must ensure the open space is protected and that public accessibility multi-activity use is secured, in perpetuity. Transferring responsibility to NCC or ATC, with a commuted sum, could be an option
- d) The footpath layout in the open green parkland does not coincide with likely pedestrian desire lines and a more appropriate layout could be designed.

e) The Town Council would expect electric car charging points to be provided within the development.

In addition, the Town Council requested involvement in the Section 106 discussions as it wished to make suggestions relating to improving adjacent footpaths and securing a contribution to off-site recreation and leisure provision.

P18/77 Matters Arising from the minutes of the previous meeting

P18/71 Draft Local Plan - the Project and Funding Officer has submitted the Town Council's comments and will circulate these to councillors.

Councillor Harrington raised the issues of vehicles belonging to the contractors working on the new care home in Lisburn Terrace damaging the grass and the obstructing the footpath on Clayport Bank.

Planning Outcomes:

18/04351/ADE Land North East of Arcinova. Taylor Drive, Alnwick, NE66 2DH

Advertising consent for totem signs at the Willowburn retail park – **GRANTED**. The totem had originally had a proposed height of 9 metres which the Town Council had asked to be reduced to 5 metres. In response the applicant had reduced the proposed height to 6.5 metres which NCC Planning Officers had agreed to.

19/00229/PRUTPO Crag View Cottage, Alnmouth Road, Alnwick NE66 2QG Tree Preservation Order application – T1 and T2 (Fir) – crown lift by 50%, crown lift by 152cm and cut back in line with hedge. T3 (Sycamore) – crown thin by 20% and remove 2no. limbs over flat roof to south west – **GRANTED**.

P18/78 Responses made since last meeting

19/00078/FUL Alnwick Library Green Batt Alnwick NE66 1TU

Change of use of an existing library to 4 no. residential properties including demolition, extensions and alterations. The Town Council have **NO OBJECTIONS** to the proposed development and feel it is a well thought-through, respectful scheme but have the following comments to make:

- The car park spaces seem tight and they would like the Planning Officer to be satisfied that there is room for cars to manoeuvre without reversing into Green Batt, a main bus route through the town.
- The un-parkable square in the SE corner could be soft landscaped rather than paved to lessen the risk of careless parking.
- That NCC are satisfied that the shared outdoor space will be maintained.
- As the building is within the Alnwick Conservation Area the Town Council would ask for the Conservation Officer's comments on the burnt wood effect cladding and aluminium doors proposed for the rear extension which they feel are not in keeping with the rest of the building or surrounding buildings.

The following Alnwick & Denwick Neighbourhood Plan Policies 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;
- g) Landscape and open space: expected to enhance local character and distinctiveness and create attractive places to live, work or pass through;

19/00278/FUL Bolams Mill Dispensary Street Alnwick Northumberland NE66 1LN
Construction of a new Bin Store to serve the Maltings development.

The Town Council have the following comments to make:

- We would ask that the Planning Officer is satisfied with the proposed site for the bin store. The Town Council feel it would be better in the corner of the site where the NCC black bins are currently located. This would make use of some of the existing boundary materials lessening the impact of the proposed bin store.
- The wood and galvanised steel wire detracts from the view of the building from Lagny Street and is out of keeping with the building. The colour of the wood has not been finalised on the Application Form so it is crucial that the Planning and Conservation Officers agree these ahead of any development going ahead.

The following Alnwick & Denwick Neighbourhood Plan Policy needs to be considered:

HERITAGE & DESIGN

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P18/79

Planning Applications

19/00647/FUL 32-34 Bondgate Within, Alnwick, NE6 1TD: Alteration to the building layout involving reconfiguration and movement towards the front elevation of the existing shop frontage and associated entrance and exit doorways. **NO OBJECTIONS** but the Town Council requests that a S106 contribution is provided to widen the footpath to the front western corner of the property and that a contribution is also made towards the cost of removal of the redundant parking meter to the front of the property (outside no. 32).

19/00648/ADE 32-34 Bondgate Within, Alnwick, NE6 1TD: Advertisement consent for signage to match existing in terms of size and materials used but made up of the corporate colours of the incoming tenant. **NO OBJECTIONS.**

19/00675/FUL Land south of Barter Books, Wagonway Road, Alnwick: Change of use from former antique shop to an ice cream parlour. **NO OBJECTION** to the change of use but the Town Council would like the approval to contain a condition which prohibits the new ice cream parlour operating in the external area to the front of the building. E.g. placing tables and chairs on the footpath. In addition, we would ask that the Planning Officer is satisfied that the current parking provision is adequate.

19/00591/ADE: Land off Willowburn Avenue, Alnwick, NE66 2JH: Advertisement consent: Installation of tenant listing board (totem) for Willowburn Centre (Sainsbury's, Argos, Homebase, Pets@Home): **NO OBJECTIONS.**

19/00593/ADE: Land off Willowburn Avenue and A1068 Roundabout., Alnwick, NE66 2JH: Advertisement Consent: Installation of Development to let board for new retail development site. **NO OBJECTIONS** however, this will mean there are a total of three signs at that location, which the Council feels is excessive. The Council suggests that an attempt is made to either remove signs that are no longer needed or signs are combined, to reduce the number and the adverse impact at this main gateway into the town.

19/00494 FUL 28 Narrowgate, Alnwick and 19/00495 LBC 28 Narrowgate, Alnwick, NE66 1JG: Proposed installation of external staircase and dormer window to the rear and carrying out of repair work to the exterior of the buildings: **NO OBJECTIONS.**

Remaining planning applications

It was agreed that the planning applications not dealt with at the meeting due to lack of time would be dealt with by email.

P18/80 Planning Site Visit – Monday March 18th at 11.15am, 18/04397/FUL Thornbrae, Alnmouth road, Alnwick

The Town Clerk reported that the NCC Planning Report is already out and recommends approval. Councillor Watson offered to attend the site visit.

RESOLVED: Councillor Watson to attend the site visit.

P18/81 Highways England Consultation on dualling of A1 at Alnwick to Ellingham scheme

The Highways England consultation document to be circulated to members of the Committee.

P18/82 NCC Consultation on residents' parking scheme at Bondgate Without

It was agreed that the Town Council should comment on this parking scheme after the residents' consultation is completed.

P18/83 TPOs on the former Duke's Middle School site

The Town Clerk reported that in 2005 TPOs had been proposed for this site but NCC had subsequently accepted proposals by Northumberland Estates to have a Woodland Management Order rather than TPOs.

Councillor Edge had approached the NCC Tree Officer a number of months ago with a request that TPOs be applied at the site and he had agreed. It is understood that NCC's Tree Officer did submit a TPO request in 2018 which had not been implemented.

RESOLVED: The Town Council will submit a strongly worded comment to NCC that the TPOs proposed for this site must be completed.

P18/84 Willowburn Retail Park – Progress to date

The Town Clerk reported that emails had been received from residents regarding the removal of hedges and trees at this development site. The hedging at the front of the site was due to be removed and will be replaced however the corner of Willowburn Avenue is more of an issue. One condition of the planning approval was that the developer must submit a landscape drawing for approval, this has now been done and approved and shows more trees being removed than on the original application plans.

Councillor Watson said that water running into the Willow Burn from the construction site needed to be monitored to ensure it is not contaminated.

RESOLVED: To write to the Planning Authority regarding the changes on the approved landscape plan which were not brought to the Town Council's attention.

P 18/85 Any Other Urgent Business

None.

The meeting closed at 7.15 p.m.

DRAFT