

Minutes of the Planning, Highways and Transport Committee held on Thursday 14th August 2014 in the Council Chamber, Alnwick at 6.00pm

Present: Cllrs R Roberts (Chairman), P Broom, D Farrar, M Harrington, P Holt, J Humphries, K Moore, A Shilton and A Symmonds.

In attendance: W Batey, Town Clerk, J Pibworth, Administration Assistant.

P14/19 Apologies

Cllr Griddale.

P14/20 Declarations of Interest

Cllr Broom declared a non pecuniary interest in Item 6. 14/02313/VARYCO.

P14/21 Minutes of Previous Meeting

The minutes of the previous meeting held on 10th July 2014 were approved and they were duly signed by the Committee Chairman.

P14/22 Matters Arising

The Chair gave an update on the outcomes of previous planning applications:

14/00234/VARYCO Land at Willoughbys Bank, Clayport Street, Alnwick Moor, Alnwick (Variation of condition 2 of planning permission 12/02539/VARYCO to allow minor material amendments and construction of 73 dwellings) to allow minor material amendments for substitution of house types on plots 35 and 57 including change in external materials and construction of bin stores - **GRANTED**

14/01557/FUL 37 Chapel Lands, Alnwick. Construction of a new rear side utility extension and provision of rear garden decking - **GRANTED**

14/01882/CCD Thornbrae Children's Home, Alnmouth Road, Alnwick. Change of use from class C2 (children's home) to class C3 (residential dwelling) - **GRANTED**

Relating to Minute P14/16 Parking Issues:

LTP working group will meet on September 3rd at 7pm to agree three Local Transport Plan (LTP), items to be put forward to the September Full Council meeting. The following comments were made:

Town Clerk reminded the Committee that none of the items put forward by the Town Council last year had been undertaken by NCC. He had asked for the scoring mechanism used by NCC to determine which LTP items were taken forward. This would enable the Town Council to put forward the most appropriate items that should score well and therefore be taken forward.

Councillor Moore advised the committee that the issue regarding The Peth had been reported at the Local Multi-agency Crime Prevention Initiative meeting and the Police were aware of it.

Councillor Holt said that The Peth was very dangerous and must be an issue the Town Council put forward to NCC.

Councillor Roberts said that the September Transport Group meeting would agree items to be put forward. She also said that the Town Council may need to lobby for the issue with The Peth to be dealt with in a different way, if needed.

Councillor Moore advised that as obstruction was also an issue at The Peth, it could be dealt with as an enforcement issue.

P14/23 To Minute responses made since last meeting

14/02156/COU 10 St Michaels Lane. Change of use from residential to a live/work unit (vegetarian cafe). The plan and application submitted do not show detail of proposed food preparation area and toilet provision. In principle the Town Council have **NO OBJECTIONS to the change of use**, subject to environmental health being satisfied that the food hygiene legislative requirements are met.

14/01666/FUL 4 St Thomas Close Workshops, Cedar Grove. Change of use from industrial unit (B1) to Hot Food takeaway and butchers. The plan and application submitted do not show detail of proposed food preparation area and toilet provision. In principle the Town Council have **NO OBJECTIONS**, subject to environmental health being satisfied that the food hygiene legislative requirements are met.

Councillor Symmonds felt it was essential that the Town Council look at extraction facilities for all planning applications where change of use included food preparation and serving.

Councillor Holt was concerned that people were not supported with their planning applications and asked if they get help from NCC. The Town Clerk said pre planning help is available but needs to be paid for.

14/01709/FUL 24 Upper Howick Street, Alnwick. Removal of timber garden shed and replacement with smaller footprint timber garden shed - **NO OBJECTIONS**.

P14/24 Planning Applications

The following applications were discussed and comments made as listed:

14/011625/FUL Land East of Lionheart station Ash Close (within Denwick) Change of use of land and development of 65 static caravans and 25 lodges with associated landscaping and infrastructure. Councillor Symmonds felt that, in principle the site was a good idea, but felt the site was overcrowded and access was not good. Although statics do not need toilet facilities there needs to be some facilities on site.

Councillor Harrington welcomed the application as Alnwick has no provision locally. He also commented that investing in a caravan was expensive so felt they needed to be spaced out sufficiently.

Councillor Humphries felt that landscaping and infrastructure were important and didn't see it on the plans. Wondered if there would be a shop on site at a later date.

Councillor Broom thought that the planning approval could stipulate the colour of the caravans. In Wooler all the caravans are green and at Waren Mill they are all cream.

The Town Clerk confirmed that a site licence was needed for all sites and this sets out the distance between caravans and the leisure facilities needed.

Councillor Farrar felt they did look a bit squashed and that the colour should be thought about. He also felt the entrance and exit might be a problem as there could be up to 100 cars on site at any one time.

The Town Clerk advised the Committee that the Highways Department had supported the use of the A1068 for egress (exit) only. **ALNWICK TOWN COUNCIL SUPPORTS** this application in principle, but has concerns that: a) the site is too overcrowded; b) there is no provision for touring caravans; c) there needs to be provision of play area and other children's facilities; d) the lodge and caravan colour scheme needs to be in keeping with the location and consistent across the site.

14/02192/LBC 24 Upper Howick Street LBC for replacement of existing non-original windows and door to rear elevation, insertion of natural stone cills to existing window openings and insertion of slate ventilators to roof pitches to ventilate the roof voids - **NO OBJECTIONS.**

14/02221/VARYCO Swansfield View Alnwick Variation of condition 2 relating to planning permission 13/01684/FUL. Variation relates to the property being marginally reduced in size and also moved slightly to the east - **NO OBJECTIONS** but would like confirmation of how far east it is to be moved.

14/02251/FUL 46 Bondgate Within. Permission for internal and external works - **NO OBJECTIONS** as long as paintwork is sympathetic to the rest of the town.

14/02252/LBC 46 Bondgate Within, LBC for various internal and external works - **NO OBJECTIONS** as long as paintwork is sympathetic to the rest of the town.

14/02304/FUL 30 Clayport Gardens Proposed single storey extensions to front and rear and two storey side extension - **NO OBJECTIONS.**

14/02313/VARYCO Three Wise Monkeys 24 Fenkle Street Variation of conditions 5 and 7 and removal of conditions 6 and 8 relating to planning permission 11/03223/FUL. The Town Clerk advised the Committee that the applicant was the new occupant and had asked for the variation as he did not intend to serve food until 2015. He had also taken advice from NCC.

Councillor Humphries wondered how long he planned to stay.

Councillor Symmonds felt the Committee should not approve any planning variations regarding extracting food odours. He also felt that the new occupant should comply with the required approval regarding noise.

Councillor Farrar supported the comment regarding noise levels and was opposed to any alteration to the conditions relating to noise in the original planning approval.

Town Clerk advised the Committee that the original approval condition was for sound proofing and the new owner was asking for an upper noise limit to be set instead - **THE TOWN COUNCIL FEELS THAT THE PLANNING CONDITIONS SHOULD STAY IN PLACE.**

14/02189/FUL 24 Upper Howick Street To replace existing non-original windows and door to rear elevation, insert natural stone cills to existing window openings and insert slate ventilators to roof pitches to ventilate the roof voids - **NO OBJECTIONS.**

14/02257/FELPO Kirkdale Alnmouth Road To fell a lime tree with bleeding canker on the west side of the property overlooking Oaky Balks.

Councillor Farrar supported the application as long as there is a danger of the tree falling over in high winds and that the NCC tree officer is in agreement. Councillor Harrington said if not allowed it could impact on the homeowner insurance.

NO OBJECTIONS as long as the tree is at significant risk of dying or at risk of falling within normal weather conditions. If NCC officers think the tree will survive for several more years, then the Town Council object to this application.

P14/25 Naming of Residential Development off Weavers Way

Town Clerk advised the Committee that the developers are suggesting SWORDY PARK, as previously suggested by the Town Council.

RESOLVED: To recommend the name SWORDY PARK as proposed by the developers.

P14/26 Section 106 proposals and protocols

Town Clerk issued the Town Council's proposal document regarding Section 106 to be sent to NCC. Councillor Humphries felt the date in the last bullet of the Summary of proposals should be September 30th 2014 rather than the end of the year.

RESOLVED: To accept the Alnmouth Town Council Section 106 Protocol document (with amended date) and send to NCC.

P14/27 Parking Issues and free parking feedback

Town Clerk issued notes from Free Car Parking Feedback meeting with NCC on August 13th.

RESOLVED: To accept the update document on Free Car Parking.

P14/28 Any Other Urgent Business

Councillor Humphries asked for mobile home parking to be added to a future agenda.

The meeting closed at 7.00 p.m.