

Minutes of the Planning, Highways and Transport Committee held on Thursday 15th January 2015 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

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

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

P14/65 Apologies

Cllr W Grisdale.

P14/66 Declarations of Interest

None.

P14/67 Minutes of Previous Meeting

The minutes of the previous meeting held on 11th December were approved and they were duly signed by the Committee Chairman.

P14/68 Matters Arising

P14/50 Proposed New High School - Councillor Roberts advised that she had contacted Vivien Robinson (NCC) about the meeting location but had not received a reply.

The following decision notices had been received:

14/02656/FUL Moorcroft, Alnwick Moor, Alnwick NE66 2AJ Proposed demolition of existing bungalow, associated shed and storage buildings. Construction of new dwelling house. - **GRANTED.**

14/03031/COU Unit 6G, Greensfield Industrial Estate, Alnwick NE66 2DE Change of use from B1 (Business/Office) to D1 (non-residential Institution/Medical/Health Services with associated education and training) - **GRANTED.**

14/037698/FUL 25 Blakelaw Court, Alnwick NE66 1BY Proposed single storey side lean-to-extension - **GRANTED.**

14/03600/COU Alnbank House Care Home, Alnmouth Road, Alnwick NE66 2PR Change of use from former residential home to dwelling - **GRANTED.**

14/012411/FUL Land South of 19 Howling Lane, Alnwick Demolition of garage and associated building to 19 Howling Lane and to construct new attached dwelling along with provision of 3 parking spaces with dropped kerb access - **GRANTED.**

14/03542/FUL 9 St Georges Crescent, Alnwick NE66 1AY Proposed single storey extension to front and 2 storey extension to rear - **GRANTED.**

Councillor Moore asked if there was any more information about why the house in Narrowgate had been refused permission for new windows. Councillor Roberts advised that no more information had been received. Councillor Farrar advised that he thought it had something to do with the proposed materials.

P14/69 To Minute responses made since last meeting

14/04084/LBC 9 Percy Terrace, Alnwick Listed Building Consent for rear kitchen extension - **NO OBJECTIONS.**

14/04208/FUL and 14/04209/LBC The Olde Cross, 32 Narrowgate Internal & external alterations to the existing public house – **NO OBJECTIONS.**

P14/70 Core Strategy Consultation and forming the Council response

Councillor Roberts reminded the committee of the Alnwick dates for the consultation events run by NCC on January 17th at Northumberland Hall and 30th at Alnwick Library.

She also advised that the response from the Town Council was due with NCC the day before the next planning meeting. Councillor Symmonds asked if there was a summary of the document. The Town Clerk said there wasn't but advised that he could put one together or councillors could feed comments into him and he would collate a response which he would circulate to the committee before submission.

Councillor Roberts asked who was planning to attend the consultation events. Councillors Roberts and Symmonds will attend the event on January 17th and Councillor Holt will attend the event on January 30th.

Councillor Farrar advised the committee that there was very little in the document specific to Alnwick as there was not much local perspective. He felt that comments should be emailed to the Town Clerk to collate.

The Town Clerk asked if comments could be sent to him by February 1st for submission by Feb 11th. He also advised that he would compare the Town Council's initial comments and what had been included in the full document.

RESOLVED: To i) Councillors to submit comments to Town Clerk by February 1st; ii) Town Clerk to pull together summary document and email to councillors for review; iii) Town Clerk to email Town Council's comments to NCC by February 11th.

P14/71 Section 106

Councillor Roberts gave feedback on the meeting she and Councillor Farrar and the Town Clerk had with NCC Planning Officers to discuss Section 106 across Northumberland and especially in Alnwick. They had asked for clarity on some of the ways forward with s106 and Community Infrastructure Levy (CIL) (the CIL cannot come into place until the Core Strategy is agreed). NCC advised the Town Council to identify what they would like to be able to see regarding s106 when looking at planning applications then let NCC work out how this could be done.

Councillor Farrar reported that the s106 tracker is now in place on the NCC Planning Search so that the Town Council know what has been agreed with developers. He also advised the committee that NCC are putting in place a set of advisory notes regarding s106 for developers.

Councillor Roberts advised that they had asked the Town Council be notified about these. She also advised that they had discussed training for councillors and had explained that whilst councillors had received some training, NCC had promised further training which had not yet been delivered. She confirmed that they had asked Vivien Robinson that an effective plan must be in place for the new school.

P14/72 Parking Issues

The Town Clerk informed the committee that he had received a letter from NCC asking if anyone from the Town Council wanted to attend a meeting in the Market Place to discuss cycle parking areas. Councillors Moore, Farrar and Edge confirmed they did.

Councillor Moore commented on the article in the Gazette that day which had a large overhead image of the Market Place. He also commented that some of the signs were confusing such as the disabled parking time limit.

RESOLVED: To ask NCC (Lynne Ryan) for comments about the article.

P14/73 Consultation on the NCC Bus Service Review

Councillor Farrar advised the committee that the consultation was due out in March 2015 and will discuss bus routes and subsidies needed to keep services in place. This might result in routes, which cost more than the £5 per passenger to subsidise, being deemed as unviable. If subsidies are cut then some routes could be lost and this could have an impact on tourism for Alnwick. NCC are also changing the basis on which the subsidy calculations are worked out to take into account age group, income and car ownership.

RESOLVED: To contact NCC to ask that Alnwick Town Council are involved in the process and request a list of current services.

P14/74 Planning Applications

The following applications were discussed and comments made as listed:

14/04206/VARYCO Former Willis Site, South Road, Variation of Condition 3 from application 13/02550/FUL This relates to the need to provide 270m² of net floor space for the Majestic Wine unit (it is proposed that some of the storage area is to being included in the shop floorspace) - **NO OBJECTIONS.**

14/04296/VARYCO Land at Willoughbys Bank Variation of Condition 1 of 14/00234/VARYCO This relates to minor amendments to visual appearance and plot position adjustments to plots 25-35 - **NO OBJECTIONS.** Alnwick Town Council would like to express concern on the number of variations that have been requested following the Full Planning Approval.

14/04174/FUL Land South of Ravenslaw Court, Ravenslaw Court, Alnwick Proposed redevelopment of site of Abbeyfield House and Ravenslaw House to create new hybrid care facility to comprise 28 independent living apartments in an extra care facility and 31 care suites in a connected specialist dementia care facility - **NO OBJECTIONS providing the overall height of the new building overlooking Ravenslaw Gardens, on the previous Abbeyfield House site, is not significantly higher than the current overall roof height.**

15/0032/FELTPO 3 Belvedere Terrace, Alnwick Fell 1 Swamp Cypress Tree - **NO OBJECTIONS.**

15/0025/FUL Sainsburys Store, Willowburn Avenue, Alnwick New exit door to new seating area - **NO OBJECTIONS.**

P14/75 Any Other Urgent Business

Councillor Broom advised of several areas in the town where there were issues:

- i) the paths in Pottergate gardens were damaged. This is a no parking area so must have been caused by lawn cutting equipment. He asked that NCC be notified to sort this out.
- ii) the path passed Swansfield Park 1st School needed cleaning of leaves.
- iii) there is wire in the triangular area also near the school that needs removing.
- iv) Summer Seats was looking particularly untidy. The Town Clerk advised there had been a bin fire.
- v) Footpath in South Road below The Oaks is overgrown with ivy and is dangerous for pedestrians.

The meeting closed at 7.00 p.m.