



Minutes of the Planning, Highways and Transport Committee held on Thursday 12th December 2016 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

Present: Cllrs M Swinbank (Chair), S Bell, P Broom, P Edge, M Harrington, P Holt, J Humphries, G Mavin, S Mavin, K Moore and A Symmonds.

In attendance: W Batey, Town Clerk; J Pibworth, Assistant to the Town Clerk; T Kirton, Project & Funding Officer; County Councillor H Cairns.

P16/62 Apologies

None.

P16/63 Declarations of Interest

None.

P16/64 Minutes of Previous Meeting

The minutes of the previous meeting held on 10th November 2016 were approved and they were duly signed by the Committee Chairman.

P16/65 Matters Arising:

P16/38 16/02824/OUT Alnwick Golf Club – Councillor Swinbank advised that the Town Council had submitted an additional list of issues to NCC. Councillor Castle has asked that this application be dealt with by committee. At present this application is due to be decided under Delegated Powers.

P16/57 16/03642/OUT Land at Willowburn Trading estate – Councillors were advised that this application is unlikely to be determined before February 2017.

A small number of objections have already been submitted.

Councillor Moore asked at what stage the declassification was at. The Town Clerk advised that this was going forward to an independent examiner.

P16/57 16/02910/FELTPO – approval has been given to fell 3 trees and for work to be done of the 4th.

P16/59 20 mph zones – Councillor Swinbank advised that Town Council comments had been submitted to Margaret Robinson at NCC. The Town Clerk advised that a reply had been received from Margaret advising that her team would look at the viability of the suggestions put forward.

Councillor Broom explained that Weavers Way was being used for access to the new estate and that the new road should be used.

Councillor Humphries thought the new road had been opened to give access to the new site. He also felt there would be an on-going problem with flooding as there had already been flooding at the end of Taylor Drive.

Councillor Swinbank felt this should be raised with NCC then the Environmental Agency.

Planning outcomes received:

16/03627/ADE Willowtree Service Station, Willowtree Industrial Estate, Alnwick NE66 2HA Advertisement consent for 5 x externally illuminated fascias, 2 x internally illuminated logos, 16 x non-illuminated wall mounted aluminium panels,

10 x non-illuminated post mounted aluminium panels and 1 x internally illuminated totem – **GRANTED.**

16/03572/LBC 12 Bailiffgate, Alnwick NE66 1LU. Listed Building Consent: Change of use Convent to Bed and Breakfast Hotel – **GRANTED.**

16/03571/FUL 12 Bailiffgate, Alnwick NE66 1LU. Change of use Convent to Bed and Breakfast Hotel – **GRANTED.**

16/02959/PRUTPO Metasequoia, Alnmouth Road, Alnwick NE66 2QG. TPO application to undertake works to various trees – **GRANTED.**

16/03749/ADE N E Co-Operative, Victoria Terrace, Alnwick NE66 1RF Advertisement consent for 1 x illuminated fascia logo only, 1 x internally illuminated logo (Sign B), 1 x internally illuminated projector (Sign C) and 5 x non-illuminated wall mounted aluminium panels (Signs D, E1, E2, E3 and F) – **GRANTED.**

16/03550/OUT 3 New Row, Alnwick NE66 1JT Outline planning permission with all matters reserves for the erection of up to 4 no. residential dwellings – **GRANTED.**

16/02910/FELTPO Alnwick Cricket Club Trees subject to a protection order T1 20% crown thin, snapped limbs pruned back and overhanging limb lightened. T2, T3 and T4 to fell – **GRANTED.**

P16/66 To minute responses made since last meeting

16/03770/FUL Allerburn House, Allerburn Lea, Alnwick - **NO OBJECTIONS.**

The Town Clerk explained that the Town Council had submitted several observations:

1. The offsite provision being made of affordable housing - our preference is for on-site provision to be made but trust the NCC officers will look at this closely to determine if the proposed provision is acceptable; we would however request that if an off-site provision is deemed appropriate, the affordable housing provision is ring fenced to the parish of Alnwick.
2. One commemorative tree (planted by German twin town) and two memorial trees (for former Alnwick District Council officers) are planted in the grounds, the largest of which is T43b. Whilst we are not aware of the condition of these trees we would suggest they be inspected and if they cannot be accommodated into the design are, if possible, removed and replanted on another site or if not possible, another tree is planted in liaison with the families.
3. Alnwick has many majestic and beautiful trees which form an integral part of our townscape and many have a degree of protection afforded them by Tree Preservation Orders, and indirectly by being within the town Conservation Area. We understand that trees situated on Northumberland County Council land are not generally protected by TPO's as it is not deemed necessary, so long as the County Council is looking after them it is understood that they have a good degree of protection so the Town Council are therefore disappointed that a number of mature trees appear to have been already been felled within this site (whilst under the guardianship of Northumberland County Council) prior to this planning application. We assume that good evidence is available that these trees had to be removed for arboricultural reasons, but would be interested to view that report. Notwithstanding the reasons, Alnwick has lost a number of fine trees and the Town Council would ask that two considerations are taken into account when addressing this proposal:

1. That the remaining trees on this site are ALL assessed by the County Tree Officer, and appropriate trees are protected by the application of a TPO, before any further work commences.

2. That consideration is given to the planting of a replacement tree for each mature tree lost from the site (plus an additional number to allow for natural loss and damage or removal before maturity), in the Parish of Alnwick. In this event, the Town Council would like to be consulted in the selection of species and the location of planting in advance.

P16/67 Planning Applications

The following applications were discussed and comments to be submitted were:

16/00447/PREAPP Residential Caravan Bondgate Hall, Bondgate Without Alnwick NE66 1PX. Installation of sealed unit double glazing and widening of rear access to allow building works. Councillors queried whether the Upvc windows would be installed in the static caravan or the building itself. The Town Clerk confirmed he would make enquiries and email councillors an update. Following the update email councillors had **NO OBJECTIONS** to the application.

16/04159/LBC The Fleece Pub, 49 Bondgate Without, Alnwick NE66 1PR Listed Building consent for replacement of eroded stone, up to one meter high, including level lintel, sill and segmented corner stone. Replace eroded stone to high level gable. Re-point above areas of lime mortar. All works to be undertaken are to the Hotspur street elevation – **NO OBJECTIONS.**

16/04260/FUL 26 The Dunterns, Alnwick Northumberland NE66 1AN Proposed single storey extension to rear; extension to front of existing garage; redevelopment of existing front porch – **NO OBJECTIONS.**

P16/68 Core Strategy Pre-Submission Draft – Proposed Major Modification Consultation

The Project & Funding Officer advised councillors that NCC were requesting comments on the modified Core Strategy. He advised that as none of the proposed changes affected Alnwick no further comments were needed.

P16/69 Safe Routes in vicinity of new School – pedestrian route to McDonalds

Councillor Swinbank advised councillors that these had been discussed at the Sustainable Transport Working Group. He also advised that pupils had been seen running across the main carriageway of the A1 and felt there were four potential solutions:

- i. Signage on the slip road to warn drivers of pedestrians
- ii. Rumble strips on the slip road to slow down drivers
- iii. Light put in place and footpath repaired under the bridge
- iv. A pedestrian access to McDonald's created up grass bank – at present some youngsters were cutting up this and crossing the petrol station forecourt.

Councillor Harrington felt that a solution needed to be found as soon as possible.

Councillor Cairns advised that the proposed land for the pedestrian access belonged to Northumberland Estates. She suggested that the Town Council write to NCC saying that she and Councillor Castle supported the comments.

Councillor Humphries felt that McDonald's should be asked to make a financial contribution to the agreed solution.

Councillor Broom suggested a set of steps might be the solution as they had at Aldi.

RESOLVED: i) To write to NCC with the four potential solutions; ii) If appropriate, to write to McDonald's asking for a financial contribution.

P16/70 Parking on Hillcrest

Councillor Swinbank advised councillors that the amount of school traffic parking on Hillcrest was becoming a real issue. He suggested that yellow lines, on the first section of the road, be requested through NCC.

Councillor Cairns advised that NCC can be asked to go into schools to advice on road safety and can also put out literature for parents.

Councillor Swinbank asked if that NCC Enforcement Officers be asked to look at this.

Councillor Symmonds felt that schools needed to be made more aware of their responsibilities and given up to date information.

RESOLVED: To write to NCC asking them to review the parking situation in Hillcrest (copying Councillors Cairns and Castle in).

P16/71 Planning Training Feedback

Councillor Swinbank advised that he had attended the Planning Training and felt that it had been very worthwhile and would recommend it to other councillors.

He highlighted a number of points from the training:

- a) The Planning team at NCC were dealing with 80% of the applications on time.
- b) Core Strategy – this will be implemented by December 2017.
- c) Pre-Application protocol – changes to the protocol has been extended from 25 days to 45 days and a new checklist for developers has been introduced.
- d) T&PCs comments – ideally these should state Objection or No Objections.

He reported that NCC had a new Highways Development Manager called Graham Forrest.

P16/72 Any Other Urgent Business

Councillor Broom advised that there were a problem in the town with unauthorised parking on driveways without drop kerb access. He mentioned that it was a problem at the Castle View B&B.

Councillor Harrington advised that this was a problem around the whole of Alnwick.

Councillor Swinbank felt this this was an Enforcement issue for NCC.

The meeting closed at 7.14 p.m.