



## **Minutes of the Planning, Highways and Transport Committee held on July 13<sup>th</sup> 2017 in St James Church Rooms, Pottergate, Alnwick at 6.00pm**

**Present:** Cllrs M Swinbank (Chair), P Broom, P Edge, M Harrington, J Humphries, A Symmonds and G Watson.

**In attendance:** W Batey, Chief Officer & Town Clerk; J Pibworth, Assistant to the Town Clerk; T Kirton, Project & Funding Officer; Abbie Nendick, NCC Senior Enforcement Officer.

### **P17/11 Apologies**

Cllr C Westendarp.

### **P17/12 Declarations of Interest**

None.

### **P17/13 Presentation by Abbie Nendick, NCC's Senior Enforcement Officer**

Abbie Nendick (AN) gave an overview of the staffing for the Enforcement Team advising that the local Enforcement Officer for Alnwick was Liz O'Brien.

She gave handouts which summarised the work of the team advising that her team were there to stop work being done without permission. Areas include:

- Unauthorised development
- Breach of planning conditions
- Failure to comply
- Change of use
- Listed Buildings
- Trees
- Untidy land
- Advertising
- High Hedges

She advised that anyone can report breaches by email or through NCC's website. Low breaches were investigated within 20 days. Medium within 10 days and high within 2 days.

Councillor Humphries asked if inspections could be carried out during works to ensure conditions are being applied. AN advised there could be scope for an officer to do this.

### **P17/14 Matters Arising**

**P17/10** The Assistant to the Town Clerk advised that she had contacted Councillor Castle to ask him to take up the issue with Ascent Homes signs directly with NCC Officers.

#### Planning Outcomes

#### **17/01001/FUL The Alnwick Garden, Denwick Lane, Alnwick NE66 1YU**

Retrospective: Construction of a 13 hole adventure golf course adjacent existing garden shop and information centre – **GRANTED.**

**17/01155/LBC 72 Bondgate Within, Alnwick NE66 1JD** Listed Building Consent for new non-illuminated signage to replace existing on shopfront, decoration to shopfront, new flooring internally and new freestanding fixtures internally - **GRANTED.**

**17/01769/FUL 46 Arkle Court, Alnwick NE66 1BS** Proposed single storey rear and two storey front extension with single storey entrance – **GRANTED.**

**17/00318/FUL Tennis Courts, Prudhoe Street, Alnwick** Erection of floodlighting and general refurbishment to perimeter fencing and court surface including minor tree works – **GRANTED**.

**16/03462/OUT Land at Willowburn Trading Estate, Willowburn Trading Estate, Alnwick** Outline application for the development of approximately 125no. units with associated access (revised red line boundary 9.5.17) – **REFUSED**.

**P17/15**

**To minute responses made since last meeting**

**17/02066/VARYCO McDonalds Restaurants Ltd, 2 Hawfinch Drive, Cawledge Business Park, Alnwick NE66 2BF** Variation of condition 6 (right turn) pursuant to planning permission 16/03139/VARYCO in order to remove the condition - Alnwick Town Council **OBJECT** as they see no reason why the applicant should be absolved of their responsibility to deliver a planning condition which was agreed and accepted by them at the time of the planning approval for the original restaurant development being granted.

The Town Council have been considering Sustainable Transport in the town, in particular in relation to the relocation of the new High School over the last two years and have concerns around young people travelling on foot to and from the McDonalds restaurant either before or after school as well as the increase in traffic at peak times due to the school's new position. Key to this were the concerns about young people moving between the new school and the restaurant.

Traffic surveys undertaken over the past two years, show that northbound traffic leaving the A1 at the morning peak time backs up towards the carriageway which will only be exacerbated with a further 1,000 new houses in Alnwick 2030 and further development of industrial estates. The traffic at the roundabout and this junction will undoubtedly increase with the knock on restriction of traffic at the roundabout due to vehicles wishing to turn towards Shilbottle so the additional road is essential.

The amended plans submitted by McDonalds (Appendix 2.0), also appear to show major alterations from the plan H945-100 (13.08.14) which we believe was the original proposal / condition. The amended plans show the removal of a bus stop and footway under the north side of the A1 bridge, together with the pedestrian refuge.

We also note that drawing 110229/1003 / HE152302/01/24 - Proposed shared footway and Cycleway GA & Details associated with the Lloyds Caravan Park Section 278 Works East of A1, and would seek assurance that this shared access route will still be accommodated to the SE of the remodelled junction. This has further importance as it is presently the only essentially traffic free link to the Aln Valley rail / cycle corridor to Alnmouth and the Sustrans National Cycle Network (Route 1) from the town.

**17/01838/FUL and 17/01839/LBC Alliance Pharmacies 10 Paikes Street Alnwick Northumberland NE66 1HX** Installation of 2no. new air conditioning units and enlargement of rooflight to flat roof area - The Town Council would like to be assured that a proper noise assessment has been carried out. The proposed units are quite large (10Kw and 12Kw) and no information is given on the noise output of the units or their effect within the building or on other nearby buildings.

**17/02086/LBC 4 South Street Alnwick Northumberland NE66 1AH** Listed Building Consent for replacement of rear windows, new boiler installation and alterations to bathroom - **NO OBJECTIONS**.

**17/02140/LBC 19 Market Street Alnwick NE66 1SS** Listed Building Consent: Installation of Automated Teller Machine to the right of the shopfront – **NO OBJECTIONS** but the Town Council would like the applicant to ensure the proper disposal of any paper receipts etc. that the machine produces. There is a Council maintained bin close by, but it

may be appropriate to have a small bin for receipts close to the machine to reduce littering.

**17/02052/FUL 40, 41, 42 Willoughby Park Alnwick Northumberland NE66 1ET**  
Retrospective application for Wood Trellis Panels on top of existing fencing -  
**NO OBJECTIONS.**

**17/01629/FUL 2 York Road Alnwick NE66 1RJ** Rear single storey extension to form garden room and bedroom. Alteration to roof - **NO OBJECTIONS.**

**P17/16**

**Willowburn Outline Planning Application decision**

The Project & Funding Officer confirmed that the planning application from Northern Commercial and Harris & Sheldon for housing on parts of Willowburn Industrial Estate was unanimously refused by the NCC Planning Committee on July 4<sup>th</sup> 2017. The NCC planning officer's recommendation had been for refusal so NCC had withdrawn from the planning application shortly before it was considered.

He reported that NCC's Chief Planning Officer had stated that, in the absence of a Core strategy, Neighbourhood Plans would be used as part of Planning Officer's decisions.

Several of the NCC Councillors at the Planning Committee raised the point that employment land must be retained to support the expansion of the town and the additional housing being built so they felt mixed housing/industrial estates would not work and should always be refused because of potential conflict.

He explained that Alnwick Town Council will ask for a meeting with Northumberland County Council to discuss their plans for the old NCC depot and meet with some of the Willowburn Industrial Estate site owners including James McLean, and Rickerby's, to discuss a way forward for the Willowburn Industrial Estate site following the planning decision.

He reported that NCC has withdrawn the Northumberland Local Plan Core Strategy from Government and will carry out a review of some aspects of the document including the number of housing numbers. The review will be done as quickly as possible, so that the strategy can be re-submitted to Government as soon as is practicable.

Councillor Swinbank advised that the applicant has six months to appeal against the decision.

The Town Clerk reported that the Town Council had objected to the deallocation of the site as listed in NCC's Core Strategy and that the Town Council could talk to NCC about removing the deallocation of the Willowburn Industrial Estate site from the revised Core Strategy.

**RESOLVED: To write to NCC requesting that the deallocation of the Willowburn Trading Estate site is removed from the revised Core Strategy.**

**P17/17**

**Planning Applications**

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

**17/01570/LBC First Floor Flat, 1C Bailiffgate, Alnwick NE66 1LZ** Listed Building Consent: Replacement of 2 timber framed casement windows to front elevation with double glazed units in same style – **NO OBJECTIONS.**

**17/02203/FUL 23 Lower Barresdale, Alnwick NE66 1DW** Removal of existing rear conservatory and side single storey utility and replacement with a new two storey side extension and mono pitch rear kitchen extension - **NO OBJECTIONS.**

**17/01518/ADE 21 Wagonway Road, Alnwick NE66 1QR** Retrospective – Advertisement consent for one fascia sign and LED strip lighting facing shop name - **NO OBJECTIONS.**

**17/01979/FUL Lidl Food Store, South Road, Alnwick NE66 2QL** Retrospective Planning Application for Installation of External Plant Units and Erection of Paladin Fence at the Existing Lidl Foodstore, South Road - **NO OBJECTIONS** providing NCC is satisfied that there is no noise effect on surrounding properties.

**P17/18**

**NCC - consultation – Parking Restrictions Hotspur Hill, Alnwick**

The Town Clerk reported that the Town Council had received correspondence from NCC asking for their opinions regarding parking restrictions on Hotspur Hill.

Councillors advised that they support the decision made by residents on the matter.

**RESOLVED: To advise NCC that the Town Council are happy to support residents' decision regarding parking restrictions.**

**P17/19**

**Car Park survey update**

The Town Clerk reported that the Town Council Officers had undertaken car park surveys at some of the car parks in Alnwick and issued the data giving an update on the findings:

GREENWELL ROAD Car Park 1 (The Playhouse - 65 spaces)

Day one - 50 spaces at 7.30am, 18 at 9.00am and no spaces at 10.45am or 12 noon.

Day two - 40 spaces at 7.30am, 11 at 9.00am and no spaces at 10.45am or 12 noon

Some overnight parking and a lot of residents parking. Some Alnwick Garden staff were parking in this car park. He advised that the Town Council could speak to The Garden to ask staff to use their allotted spaces.

GREENWELL ROAD Car Park 2 (44 spaces)

Day one - 43 spaces at 7.30am, 3 at 9.00am and no spaces at 10.45am or 12 noon.

Day two - 43 spaces at 7.30am, 2 at 9.00am and no spaces at 10.45am or 12 noon.

GREENWELL ROAD Car Park 3 (48 spaces)

Day one - 44 spaces at 7.30am, 7 at 9.00am and no spaces at 10.45am or 12 noon.

Day two - 47 spaces at 7.30am, 1 at 9.00am and no spaces at 10.45am or 12 noon.

GREENWELL ROAD Car Park 4 (76 spaces)

Day one - 75 spaces at 7.30am, 60 at 9.00am, 5 spaces at 10.45am, 0 spaces at 12 noon.

Day two - 73 spaces at 7.30am, 62 at 9.00am and no spaces at 10.45am or 12 noon.

GREENWELL ROAD Car Park 5 (Newcastle Building Society 28 spaces)

Day one - 14 spaces at 7.30am, 0 spaces at 9.00am, 10.45am or 12 noon.

Day two - 14 spaces at 7.30am, 0 spaces at 9.00am, 10.45am or 12 noon.

DISPENSARY STREET (71 spaces)

Day one - 50 spaces at 7.30am, 12 at 9.00am, 1 space at 11.30am and 6 spaces at 2.30pm.

**RESOLVED: To carry out surveys at the other car parks in Alnwick and bring an updated report to the next meeting.**

**P17/20**

**Any Other Urgent Business**

None.

The meeting closed at 7.13 p.m.