



Minutes of the Planning, Highways and Transport Committee held on September 14th, 2017 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

Present: Cllrs M Swinbank (Chair), P Edge, M Harrington, A Symmonds and C Westendarp.

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

P17/30 Apologies

Cllr Broom, Humphries and Watson.

P17/31 Declarations of Interest

None.

P17/32 Matters Arising from the minutes of the previous meeting

P17/16 The Town Clerk advised that he had written to Mark Ketley at NCC to ask for the deallocation of Willowburn Trading Estate to be removed from the revised Core Strategy.

16/106 The Town Clerk reported that there was no update on Cussins funding an additional bus shelter elsewhere in the town.

P17/28 NCC Planning Training – this had proved useful, despite the late start, and had included discussions about the removal of the Core Strategy

Planning Outcomes

17/020868/LBC 4 South Street, Alnwick NE66 1AH Listed Building Consent: for replacement of rear windows, new boiler installation and alterations to bathroom - **GRANTED.**

17/02203/FUL 23 Lower Barresdale Alnwick NE66 1DW Removal of existing conservatory and side single storey utility and replacement with a new two storey extension and mono pith rear kitchen extension – **GRANTED.**

17/02720/LBC 6 Clive Terrace, Alnwick NE66 1LQ Listed Building Consent for new patio doors to rear of building, new side glazed window, removal of solid door and store, new first floor sash windows – **GRANTED.**

17/01570/LBC First Floor Flat, 1C Bailiffgate, Alnwick NE66 1LZ Listed Building Consent for replacement of 2 timber-framed casement windows to front elevation with double glazed units in same style - **GRANTED.**

P17/33 To minute responses made since last meeting

17/02720/LBC 6 Clive Terrace Alnwick NE66 1LQ Listed Building Consent for new patio doors to rear of building, new side glazed window, removal of solid door and store, new first floor sash windows – NO OBJECTIONS but the Town Council would endorse the comments and recommendations made by NCC's conservation officer.

17/02587/LBC Inland Revenue Bondgate Hall Bondgate Without Alnwick Northumberland NE66 1PX Listed Building Consent to widen gates at rear of building and install double glazing in existing frames where possible and where not replace frames - NO OBJECTIONS but the Town Council endorse the comments made by the conservation officer, in particular that there needs to be a more detailed method statement for both the stone work and the glazing work. Also where a building is likely to be heated in winter it would be sensible to try and find a better solution than single glazing if possible to improve energy efficiency.

The following Alnwick & Denwick Neighbourhood Plan policies are relevant:

HD4 The Approaches to the Town

In considering development proposals visible from the suburban routes to the historic core of Alnwick, design that is in keeping with local character and the use of structural landscaping to reinforce attractive entrances and routes into the town and to improve unattractive entrances and routes will be supported.

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:

- 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;

HD6 Protecting Town Gateways

The protection and enhancement of the gateways to the historic core will be sought when considering development proposals in their vicinity

17/02765/ADE Queens Head Hotel 25-27 Market Street Alnwick NE66 1SS

NO OBJECTIONS but the Town Council endorse the comments made by the conservation officer. We would also like to ensure that existing signage, wiring, supports and lighting are all removed.

The described lighting also does not appear to be in accordance with the 'dark skies' advice to be fully shielded (pointing downwards).

17/02037/ADE Stonelea South Road Alnwick NE66 2NZ Advertisement Consent:

To display two external internally illuminated company signs, one wall mounted on the exterior of the building and the second to be a protruding sign at main entrance - OBJECTION to the location, material and illumination of the proposed signs.

The proposed sign is on the grass verge and is not in keeping with the surroundings. The support for the sign has already been installed before planning permission has been granted and suggests that the sign will be a swinging type which does not comply with guidelines issued by NCC. The existing B&B signs on South Road are set back, none of them are illuminated and all are in materials in keeping with their surroundings.

The Alnwick & Denwick Neighbourhood Plan contains the relevant policies which need to be complied with:

ENV11 Reducing Light Pollution

In rural parts of the plan area, all new street lighting and lighting within new developments should be set at the lowest intensity compatible with community safety in order to preserve dark skies.

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P17/34 Planning Applications

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

17/03074/REM Alnwick Golf Club Swansfield Park Road Alnwick

Northumberland NE66 2AB Reserved matters approval for appearance, layout, scale, and landscaping for 10 no dwellings including all ancillary works in relation to planning permission 16/02824/OUT.

The Town Clerk advised that one of the planning conditions was to allocate Section 106 money towards affordable housing off site.

Councillor Symmonds was concerned that the affordable was not going to be in Alnwick. He advised that the Citizen's Advice Bureau had reported that there was not enough affordable housing in the town.

Councillor Harrington felt that NCC should be asked why the Section 106 money would not be spent locally.

17/03082/FUL 12 Bailiffgate Alnwick NE66 1LU Change of use from convent to bed and breakfast hotel and installation of fan and ducting for kitchen extraction system – **NO OBJECTIONS** but Alnwick Town Council would like NCC's Public Protection Officers to be satisfied that there will be no odour or noise nuisance from the fan or ducting. (Same comment as 17/02585/LBC).

17/03076/LBC The Queen's Head, 25-27 Market Street, Alnwick NE66 1SS Listed building consent for one pictorial sign, one history board, one door plaque, two black lanterns, three floodlights and one aluminium fascia sign – **NO OBJECTIONS**.

Councillor Edge asked if the Your Welcome signs had been put back.

P17/35 Draft LTP Priorities 2018/19

Councillor Swinbank reminded councillors that the Town Council's Local Transport Plan priorities needed to be with NCC by September 30th 2017. He asked councillors for any comments on the LTP's that had been circulated. The Assistant to the Town Clerk advised that Councillor Mavin had requested more detail about timescales be added to the priority regarding the Cobbles. This was agreed by all councillors.

The LTP Priorities were recommended for approval by Full Council.

RESOLVED: To recommend the LTP Priorities for approve at Full Council.

P17/36 Car Park survey update

The Town Clerk reported that the Town Council had received a letter from the consultants carrying out the parking survey in Alnwick on behalf of NCC asking to meet on September 25th. They want to meet with T&PCs, County Councillors and other interested parties.

RESOLVED: To circulate details to councillors.

P17/37 Any Other Urgent Business

The Assistant to the Town Clerk reported that the speed indicator, funded by Councillor Castle, for Clayport Bank had been ordered and will be installed in due course.

The Assistant to the Town Clerk advised that Peter Biggers had been asked to deliver a training session on the Alnwick & Denwick Neighbourhood Plan. Suggested dates would be circulated to all councillors.

The meeting closed at 6.49 p.m.