



## **Minutes of the Planning, Highways and Transport Committee held on June 7<sup>th</sup>, 2018 in St James Church Rooms, Pottergate, Alnwick at 6.00pm**

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

**In attendance:** W Batey, Town Clerk and Chef Officer; T Kirton, Project & Funding Officer (minutes).

**P18/01 Apologies**

Councillor Edge.

**P18/02 Declarations of Interest**

None.

**P18/03 Matters Arising from the minutes of the previous meeting**

18/00682/CCD Alnwick Playhouse – The Town Clerk advised that there was no update on the visit to Hexham to see how services work together in one building.

Page 3: Comments had been resubmitted on the three applications. Variation of Condition 2, had been granted permission; there was no other feedback.

**17/04374/FUL Land South of Greensfield Ind. Est., Willowburn Avenue** – Cllr. Swinbank and the Town Clerk had met with the NCC Planning Officer; the Town Council's list of S106 issues was initially knocked back by the developer but since then ground has been gradually given; seven out of the ten items identified by ATC in their comments were being delivered and an Impact Study on the town centre after the development was completed has been added. A replacement for the pond will be delivered in a corner of the site. NCC require contributions to the housing, education and health elements plus mitigation for wildlife on the coast. The requested improvements to the A1 slip road were assessed as outside the scope of this application and declined and Highways England had not requested any changes. Councillor Swinbank reported that a Condition was made for a Section 106 Agreement to be drawn up for a commuted sum for a town bus service from the development to the town centre however officers said that this was beyond what could be reasonably asked for under S.106 so this might not work. Concerns had also been expressed over highways safety and drainage.

**17/04143/FUL Windy Edge** - Developers' response to Alnwick Town Council S106 Priorities: No feedback from NCC Planning. The Highways Statement is now on the website. Some of the comments about the footpath have been picked up in the Highways Report, including the footpath/cycle route between The Oaks roundabout and the new Duchess Community High School.

Planning Outcomes:

**18/00750/FUL Letchside, Alnwick Moor, Alnwick NE66 2AJ** Demolition of existing garage and construction of new garage - **GRANTED.**

**18/01225/FUL 12 Meadow Riggs, Alnwick NE66 1AP** Proposed single storey extensions/alterations comprising: extension of dining room by demolishing existing conservatory; side extension; front porch - **GRANTED.**

**18/01029/VARYCO Alnwick RC St Johns Aided, Lisburn Street, Alnwick NE66 1UR** Variation of condition 2 (approved plans) pursuant to planning permission 16/02211/FUL to vary house types and arrangement of houses on plots 21-24 of consented scheme – **GRANTED.**

**18/01190/FUL West Acres Cottage, West Acres, Alnwick NE66 2PU**

Proposed single storey rear extension - **GRANTED.**

**18/01253/VARYCO Land South East of Thornbrae, Alnmouth Road, Alnmouth** Variation to Condition 2 (approved plans) pursuant to planning permission 25/04339/FUL in order to allow for changes to the building, including alterations to the roof, window and bi-fold door – **GRANTED.**

**18/00728/FUL** Up to 100 residential dwellings with associated access, Land North East of Lion House Willowburn Trading Estate Alnmouth Northumberland – **REFUSED.** The applicant has asked the Planning Inspectorate if they can conjoin the two refused applications for the forthcoming appeal in July; the Inspectorate's response was unknown as of this meeting.

**P18/04 To minute responses made since last meeting**

**18/01400/FUL Oddfellows Arms, 35 Narrowgate, Alnmouth NE66 1JN**  
Alnmouth Town Council OBJECT to this planning application.

Whilst the re-use of the Oddfellows Public House as a residential development is supported (to encourage both use of town centre properties and to provide smaller more affordable units) the building of two units in the rear garden is not acceptable. The site is within the Conservation area and the design do not comply with ADNP HD7 - Design in the Historic Centre. Although the garden of this property is outside of the Town Centre Boundary, the main property is within it, so we would expect compliance with HD7. In particular the design and materials do not make a positive contribution to local character and distinctiveness. The footprint does not respect the grain of development in this area and although not visible from the road they can be seen from adjacent properties.

There is no provision for car parking for any of the six properties. Parking in the town centre is extremely limited and the 24hr maximum stay period currently being implemented for NCC controlled town centre parking, the additional new build units in the garden would only add extra pressure making them unacceptable. The Town Council do commend the application for providing cycle parking.

The Town Council also feel that proposed removal of all six mature trees in the rear garden is disproportionate. From accessible viewing points at the rear of the property it is clear that these mature trees make up a large proportion of the local tree canopy that forms an important part of the distinctiveness of the townscape in this part of the conservation area. Although none of the trees have TPOs, their entire removal contravenes ADNP policy ENV6 – Loss of Trees of good arboricultural value without replacement is not acceptable.

ADNP ENV4 – Protecting Biodiversity states that 'In considering development proposals where exceptionally loss of biodiversity is unavoidable, provision should be made for creation of equivalent areas of habitat in the vicinity of the site which are equal in size to, or larger than those lost'. Taking down these 6 trees in their entirety constitutes exceptional biodiversity loss, not only in the trees themselves, but in the natural communities they support. No mitigation is proposed and any re-planting would not replace the biodiversity lost for at least 100 years.

The garden provides the opportunity for a natural and recreational green space for the residents of the main building. It should therefore be retained for their enjoyment and to maintain the biodiversity of the area.

The Town Council would support the development of the main building only if the garden area, including the trees, were retained in line with the ADNP.

The policies in the Alnmouth & Denwick Neighbourhood Plan which was made in July 2017 should be used when reviewing planning applications within Alnmouth & Denwick.

The following policies are relevant to this application:

## **HOUSING**

### **H4 Housing Design**

New housing, including conversions and the development of individual plots in the plan area, will be required to demonstrate that a high standard of design will be achieved.

Design and Access Statements (to be submitted with planning applications for new housing in all cases) and master plans and development briefs where appropriate should demonstrate that they have given consideration to Building for Life 12 and the Lifetime Homes Standard (or their successor documents).

### **H5 Existing Stock**

Extensions to existing dwellings beyond permitted development limits will be supported where:

- The scale and design of the extension complements and respects the scale and design of the original property;
- The extension respects the character of the street scene; and
- The privacy, daylight, sunlight and amenity of adjoining

## **ENVIRONMENT**

### **ENV4 Protecting Biodiversity**

In considering development proposals where exceptionally loss of biodiversity is unavoidable, provision should be made for creation of equivalent areas of habitat in the vicinity of the site, which are equal in size to, or larger than those lost.

### **ENV 6 Protecting Trees**

Development that damages or results in the loss of ancient trees will not be permitted. Development that damages or results in the loss of trees of good arboricultural and amenity value and which does not replace them with equivalent trees will not be permitted.

Proposals affecting ancient trees or trees of good arboricultural and amenity value should be accompanied by a tree survey that establishes the health and longevity of any affected trees and proposals should be designed to retain ancient trees or retain or replace trees of arboricultural and amenity value with equivalent trees.

## **HERITAGE & DESIGN**

### **HD1 Protecting Landscape Setting**

Development proposed in the Parishes of Alnwick and Denwick will be expected to be designed to avoid:

- visual harm to the landscape character and setting of town and village;
- the loss of landscape features that contribute to local distinctiveness or historic elements that contribute to landscape character and quality and to the health and well-being of residents and visitors.

### **HD7 Design in the Historic Centre**

New development in the historic centre of Alnwick (including extensions, alterations and changes of use to existing buildings) will be supported if it adheres to the following design principles:

1. Footprint: expected to respect the grain of Alnwick's historic layout and to enhance the connectivity of the town's historic pattern of pedestrian lanes and alleyways;

Design: expected to make a positive contribution to local character and distinctiveness and help to reinforce a strong sense of place whilst not discouraging appropriate innovation;

Quality: expected to match the quality of Alnwick's historic townscape in design,

materials, detailing and finishes;

Use: expected to be appropriate to the historic area and to function well not just in the short term but over the life-time of the development;

Size and scale: expected to respond to local character and history;

Materials: expected to be sympathetic to the local materials that are traditional in the historic core;

Landscape and open space: expected to enhance local character and distinctiveness and create attractive places to live, work or visit;

Access and safety: expected to create a safe and accessible environment where crime and disorder does not undermine local quality of life and community;

Existing guidelines: development expected to be in accordance with guidelines on shop fronts, stonework, windows and colours produced by Alnwick Civic Society in association with the former Alnwick District Council.

**18/01528/FELTPO Hillcrest Nursing Home South Road Alnwick Northumberland NE66 2NZ** Tree preservation order application to fell one Ash – **NO OBJECTIONS.**

## **P18/05 Planning Applications**

**17/02556/ADE Thomson Holidays 4 Narrowgate Alnwick Northumberland NE66 1JG.** Retrospective: Advertisement Consent for installation of 1no. internally illuminated fascia sign, 1no. internally illuminated projecting sign and 1no. free standing swing sign on front pavement: The Town Council had objected to the illuminated projecting sign and the freestanding pavement sign but had no objection to the fascia sign. The applicant has removed the proposal for the illuminated sign but is persisting with the application for the freestanding sign and have gone ahead with the work despite the application not being decided and they are seeking retrospective approval. TUI have deleted their proposals for illumination and say they will disconnect the illumination now, in agreement with the Buildings Conservation Officer's suggestion. Cllr. Wearn said that the free-standing sign is in place and seriously impeding footpath access; it was noted that such free standing and "A Board" signs are a Highways and not a Planning issue. It was agreed that for the avoidance of any doubt the Town Council has no objections on the basis that there are no illuminations, in support of the Buildings Conservation Officer but the objection to the free-standing pavement sign remains. The Town Clerk will check NCC policy on free-standing or swinging signs.

**18/01799/COU Berwick Conservative Association Ground Floor Flat Garden House Bondgate Without Alnwick Northumberland NE66 1PP** Change of use of ground floor office space to A2 use (property consultancy) – **No objection.**

**18/01788/FUL Castle View Residential Home, Howling Lane, Alnwick NE66 1LH** - Amendment to application 17/00790/FUL approved 16 May 2017. Reorganisation of internal rooms to give 4no. additional single bedrooms, new porch, w.c. and conservatory. Renewal of 2no. existing conservatories and new link with w.c. The Town Council had no objections to the original application – **No objection.**

**18/01936/TPO Kirkdale, Alnmouth Road, Alnwick NE66 2QG** –T1/ T2/ T3/ T4/ T5/ T6/ T8/ T10/ T12 (9 no. lime trees) Crown lift to 3.5 metres and thin volume of crown by approximately 15% removing all crossing / rubbing limbs, T7 (Chestnut) - same procedures as above. T9 (Birch) – Fell. High potential for windthrow / snapping, T11 (Sycamore) – Crown lift to 3.5 metres and thin volume of crown by approximately 15% – **No objection.**

**18/01940/FUL 7 Windsor Gardens, Alnwick, NE66 1LW** - Proposed rear dormer window – **No objection.**

## **P18/06 NCC Local Transport Plan Feedback**

The Town Clerk reported that the Town Council's Priority 1 in the Plan, the cobbles, has been included within the Local Transport Plan as had Priority 3. the layout of the town centre at Narrowgate and Bondgate Within.

Priority 2, safety concerns for pupils using Wagonway Road, was NOT included within the LTP this year owing to insufficient funding.

Councillor Broom expressed concern that school buses were now using Wagonway Road rather than South Road to reach the new High School, adding significantly to congestion on Wagonway Road. It also looks as if the 470 and 473 service buses have been extended to the new school and are using Wagonway Road rather than South Road, consequently there appear to be no bus services along South Road, which needs bus service cover. We need to look at the "bigger picture" for buses going to the school.

**RESOLVED: The Project and Funding Officer will contact the County Council to arrange a preliminary discussion about the management of these bus routes and their use of Wagonway Road.**

## **P18/07 Any Other Urgent Business**

**Consultation Local Draft Plan:** The Town Clerk reported that the Consultation Local Draft Plan will be reported to NCC Cabinet on 14<sup>th</sup> June. Further consultation will take place between 4<sup>th</sup> July and 15<sup>th</sup> August. The Plan is expected to be adopted by March 2020. The draft needs to be checked to ensure that the Local Plan has no conflicts and is in accordance with the Neighbourhood Plan.

**Trees at the former Duke's School:** Councillor Swinbank reported that there has been correspondence between Councillor Castle and NCC re. the status of the trees at the former Duke's School; the school is about to be handed back to Northumberland Estates and whilst they are within a Conservation Area there is no formal protection for these trees.

**Town Clerk to request that the NCC Tree Officer be asked regarding the possibility of a Tree Preservation Order.**

Councillor Swinbank reported that vehicles regularly drive over the pavement on the west side at the top of Percy Street at its junction with Lisburn Street owing to parked cars opposite on the east side of Percy Street, as a result the pavements are cracking and, more significantly there is a risk of collision with pedestrians.

**The Town Clerk to recommend NCC Highways to look at this issue and provide the Town Council with their thoughts on extending the double yellow lines on the west side at the top of Percy Street to stop parking here and effectively make the road wider at this point. Councillor Castle to be sent a note informing him of this.**

**Flagpole:** This was not a Planning Committee matter but the Town Clerk reported that the NCC Planning Officer had recommended approval under delegated authority

The meeting closed at 7.12 p.m.