

Minutes of the Planning, Highways and Transport Committee held on May 10th, 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; J Pibworth, Assistant to the Town Clerk; T Kirton, Project & Funding Officer.

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Apologies

Councillors Edge and Fletcher.

P17/96

Declarations of Interest

Councillors Humphries and Symmonds declared a non-pecuniary interest in planning application 18/01445/FUL and would leave the meeting when this was discussed.

Councillor Wearn declared a pecuniary interest in Item 8. 17/04143/FUL Windy Edge – Developers response to Alnwick Town Council S106 priorities.

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Matters Arising from the minutes of the previous meeting

18/00682/CCD Alnwick Playhouse – The Town Clerk advised that councillors had been invited to visit Hexham to see how the services work together in one building.

P17/92 Street Naming – The Town Clerk advised that he had been informed by NCC that the name Allerburn cannot be used as part of the name of the road in the new development at Allerburn House.

Planning Outcomes:

18/00355/FUL Halifax, 26 Bondgate Within, Alnwick NE66 1TD Creation of step free access to bank and associated works - **GRANTED**.

18/00672/FUL Allerburn House, Denwick Lane, Alnwick NE66 1YY

Development of 14 Dwellings: Conversion of Allerburn House to 3 apartments including demolition of later extensions and refurbishment of lodge – Amended 27/03/18 - **REFUSED**.

Councillor Broom reported that the work to the Lodge had already been completed.

18/00682/CCD Alnwick Playhouse, Bondgate Without, Alnwick NE66 1PQ

Refurbishment an re-organisation of internal elements, refurbishment of external elements of the building and part change of use to incorporate library (D1) and tourist information facilities (B1) (amended 5th April 2018) - **GRANTED**.

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To minute responses made since last meeting

18/01029/VARYCO Alnwick RC ST Johns Aided Lisburn Street Alnwick

Northumberland 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 - **NO OBJECTIONS**

18/00727/ADE Land At South Of Layby Near Heckley Fence And

Northbound Verge At Old Cawledge Bridge Sliproad Alnwick

Northumberland Advertisement Consent: RETROSPECTIVE: Two signs currently exist next to the A1- one northbound and one southbound - **NO OBJECTIONS** (Not in Alnwick but in the Alnwick & Denwick Neighbourhood Plan area).

18/01190/FUL West Acres Cottage West Acres Alnwick Northumberland

NE66 2PU Proposed single storey rear extension - **NO OBJECTIONS**

18/01225/FUL 12 Meadow Riggs Alnwick Northumberland NE66 1AP
Proposed single storey extensions/alterations comprising: extension of dining room by demolishing existing conservatory; side extension; front porch - **NO OBJECTIONS**

18/01070/VARYCO Removal of condition 29 (height restriction) of approved planning application 16/02824/OUT owing to the topography restrictions enabling exclusion of a height restriction to the site –

Alnwick Town Council **OBJECTS** to the blanket removal of Condition 29 on the whole site. We understand that the height restriction relates to one particular property type (type c) and this appears to have two storeys plus a lower ground floor level garage, further down the slope. We would have no objection to the height restriction being removed for these specified houses as shown on the proposed plan sections (dated August 2017).

18/01016/FUL Alnwick Golf Club Swansfield Park Road Alnwick Northumberland NE66 2AB Construction of steel framed Greenkeepers Store

There is no visual or landscape assessment with the application. The site is at the top of the ridge above Alnwick and visible from numerous points to the South and East of the town which the Town Council consider to be a visible site with the capacity to alter views of the town from these aspects. Without a landscape assessment, the applicant has failed to demonstrate that the development does not 'harm the distinctive landscape or historic character of Alnwick' - ADNP Policy HD1.

The proximity of the development to the Grade 11* listed Camp Hill Column is significant as it is only 230 m from the edge of the site and careful consideration should be given to ensuring there is no negative impact.

Softening of the building, perhaps through the use of vernacular wooden exterior cladding and a slate roof and sensitive planting could perhaps help reduce the impact of this development. The Town Council appreciate that the Golf Club will need a new facility of this nature to assist with its function as a valuable community facility, but care must be taken with regard to the points mentioned above.

The Alnwick & Denwick Neighbourhood Plan, which was made in July 2017, must be used when considering all planning applications. The following policies are relevant:

HERITAGE & DESIGN

HD1 Protecting Landscape Setting

HD3 Protecting Non-Designated Heritage Assets

HD5 Design in the Wider Town

18/01020/OUT Land North East Of Stoney Hills Alnwick Northumberland Outline application for the construction of 19 detached dwelling houses (All Matters Reserved).

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Alnwick Town Council **OBJECTS** to this planning application. This is a green field site which is not identified in the Alnwick & Denwick Neighbourhood Plan for housing. The Neighbourhood Plan makes provision for a small number of

'windfall' sites to come forward during the period 2015-2031. It is anticipated in the ADNP that windfall dwellings will be approximately 50 units over the plan period (equivalent to about 3 a year). This development would therefore supply a much larger number of houses than a usual 'windfall' site.

LOCATION - There is no visual or landscape assessment with the application. The site is at the top of the ridge above Alnwick and visible from numerous points to the South and East of the town which the Town Council consider to be a highly visible site with the capacity to alter views of the town from these aspects. The Town Council feels that the proposed development would 'harm the distinctive landscape or historic character of Alnwick' - ADNP Policy HD1.

The proximity of the Grade 11* listed Camp Hill Column to the proposed development is significant as it is only 225 m from the edge of the site. In addition, the proximity to Camphill Cottage, which is also believed to have listed status, and is directly adjacent to the site will also be significant. These two structures which were previously in a rural setting must be considered carefully as there could clearly be significant negative impacts - ADNP Policy HD3

ACCESS - The proposed access down Hope House Lane is a serious concern as there is NO footway or cycleway on the last section beyond the junction with the Meadow Riggs estate. For a sustainable location this must be addressed both for prospective residents and for the large number of pupils which use the route daily to access the Duchess Community High School from the Barresdale and Chapel Lands estates. ADNP Policies TRA1 & 2 Furthermore there is some concern regarding the sharp corner in the road at this point and the safety of all road users on what will become a road junction.

Policy H3 ADNP states that on sites over 0.25 Ha in size there will be houses with a mix of formats and over 1 Ha in size there will be a mix of tenures except in exceptional circumstances. The site is 2.5 Ha and no exceptional circumstances are present so a mix of 4/5 bedroom houses is contrary to this policy. Developments of over 10 houses must have 15% affordable housing (on-site by NCC preference) and the application does not contain any information about this. This proposal is contrary to this policy too, although it is accepted that these matters may be dealt with in the reserved matters application to follow, or through a Section 106 agreement.

GREEN SPACE AND TREES - The Woodland to the West of the former Thomas Percy School is designated as Local Green Space in the ADNP for its 'tranquillity'. As the development will abut this green space area it will have a negative impact on the tranquillity for which it was designated - ADNP Policy ENV3 and table ENV2.

There are a number of trees which are proposed to be taken out as part of the development.

ATC would like to be involved in any discussion regarding possible Section 106 contributions with reference to this site.

The Alnwick & Denwick Neighbourhood Plan, which was made in July 2017, must be used when considering all planning applications. The following policies are relevant:

HOUSING

H3 Ensuring a Choice of Housing

H4 Housing Design

TRANSPORT

TR1 Walking

TRA2 Cycling

ENVIRONMENT

ENV 2 Protecting Green Space

ENV 6 Protecting Trees

ENV 8 Protecting Green Infrastructure

HERITAGE & DESIGN

HD1 Protecting Landscape Setting

HD3 Protecting Non-Designated Heritage Assets

HD5 Design in the Wider Town

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Planning Applications

18/01253/VARYCO Land South East Of Thornbrae Alnmouth Road Alnwick Northumberland Variation of Condition 2 (approved plans) pursuant to planning permission 15/04339/FUL in order to allow for changes to the building, including alterations to the roof, windows and bi-fold door - Alnwick Town Council is disappointed that the work appears to have been undertaken before planning approval was given. It would also like to request that the NCC's Planning Officer and Building Control Officer investigate the whole site with regard to the scale and type of work being undertaken.

18/01254/FUL Land South East Of Thornbrae Alnmouth Road Alnwick Northumberland (Retrospective) Change of use of first floor 1-bed residential accommodation over garage to self-contained 1-bed holiday let - Alnwick Town Council is disappointed that the work has been undertaken before planning approval was given. It would also like to request that the NCC's Planning Officer and Building Control Officer investigate the whole site with regard to the scale and type of work being undertaken.

18/01255/FUL Land South East Of Thornbrae Alnmouth Road Alnwick Northumberland

Retrospective: Retention of timber decking to rear - Alnwick Town Council is disappointed that the work has been undertaken before planning approval was given. It would also like to request that the NCC's Planning Officer and Building Control Officer investigate the whole site with regard to the scale and type of work being undertaken.

18/01445/FUL The Wedge Prudhoe Street Alnwick Northumberland NE66 1PZ

Extension to add 2 wet shower rooms and dressing area, extension to add garden room to dining room, widening existing vehicular access to improve turning and replacement of existing softwood boarding with UPVC boarding to south elevation. – **NO OBJECTIONS.**

18/01373/FUL 4 South Road Industrial Estate Alnwick NE66 2NN

Change of use from light Industrial/distribution to climbing centre - **NO OBJECTIONS.** Alnwick Town Council would like to request that a walking and cycling access be created to the site from Bridge Street.

18/01400/FUL Oddfellows, Narrowgate, Alnwick – to be dealt with by email.

P17/100 17/04374/FUL Land South of Greensfield Ind. Est., Willowburn Avenue – Retail Study

The Town Clerk reminded councillors that one of the conditions the Town Council had requested was that an independent retail impact study was undertaken. This had been done by Nexus who had reported that the new retail development would have no significant impact on the town centre.

Councillor Humphries felt that until the type of retailers was known the impact study had little meaning.

The Town Clerk advised that no detail had been given on the actual businesses who would occupy the new units. He reminded councillors that the Town Council had not objected to the new retail development but had a number of concerns which needed to be addressed.

Councillor Watson felt that as the Town Council had asked for the report they could not object at this stage.

Councillor Broom asked where the data for the report had been collected from.

Councillor Harrington felt that as there were only going to 3-4 retail units built they would have no impact on the town centre.

Councillor Symmonds felt that businesses would never have a say in the report. He advised that shopkeepers should not use the Town Council to object on their behalf. Businesses needed to object to NCC about the contents of the report then speak at the planning meeting where the application will be considered.

Councillor Swinbank felt that the retail study had probably gone as far as it could.

The Town Clerk advised that a number of concerns / conditions were still to be addressed. The response from the developer about the Town Council's S106 request had not been particularly positive although the bus shelters and crossings would be done.

He advised that he and Councillor Swinbank needed to meet with the Planning Officer to discuss the Town Council's concerns and conditions and what the applicant could do.

Councillor Watson felt that the Town Council need to be firm about the actions relating to the site including the pond and drainage. The Town Clerk advised that the Local Flood Authority needed to be satisfied with the developer's suggestions.

Councillor Swinbank felt that a meeting could be requested with the Acting Head of Planning at NCC.

Councillor Wearn left the meeting.

P17/101 17/04143/FUL Windy Edge – Developers response to Alnwick Town Council S106 Priorities

The Town Clerk reported that all the developer's responses to the S106 requests from the Town Council had been negative.

Councillor Swinbank added that the developer had not even offered to put in bus shelters.

Councillor Watson felt that the Town Council need to be firm about the S106 requests which related directly for the site.

Councillor Swinbank felt that an urgent meeting be requested with the Planning Officer and Acting Head of Planning at NCC and advised that other councillors could attend.

P17/102 Any Other Urgent Business

Councillor Broom reported that the traffic lights outside Morrisons were not working and asked if NCC could be chased about this.

Councillor Broom asked why all school bus services were using Wagonway Road rather than the main roads. He felt that NCC should ask that buses use the main roads. The Town Clerk advised that he would raise this with Councillor Castle.

The meeting closed at 7.10 p.m.