



Minutes of the Planning, Highways and Transport Committee held on September 13th, 2018 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

Present: Cllrs M Swinbank (Chair), M Harrington, J Humphries, P Edge,
A Symmonds, L Wearn, L Wood-Mitchell and G Watson.

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

3 members of the public for Planning Application 18/02811/FUL.

P18/25 Apologies

Councillors Edge and Westendarp.

P18/26 Declarations of Interest

None.

P18/27 Matters Arising from the minutes of the previous meeting

P18/23 (b) Willowburn Inquiry – The Town Clerk advised that the decision will be
made by the inspector on or before October 25th.

P18/23 (c) Windy Edge Planning Application – Councillor Swinbank reported that he
had attended the North Area Council Meeting and had highlighted safety issues and
the boundary issues which were particularly disappointing with regard to the Alnwick
& Denwick Neighbourhood Plan.

Councillor Watson said he was disappointed with the decision.

Councillor Wearn advised that the developer and NCC had stated that the proposed
change in boundary would give a better development.

Councillor Watson suggested the Town Council write to NCC to say how disappointed
they are that the Alnwick & Denwick Neighbourhood Plan has been ignored.

**RESOLVED: To write to NCC to say how disappointed
they are that the Alnwick & Denwick Neighbourhood
Plan has been ignored.**

Planning Outcomes:

18/01255/FUL Land South East of Thornbrae, Alnmouth Road, Alnwick
Retrospective: Retention of timber decking to rear – **GRANTED.**

18/01936/FELTPO Kirkdale, Alnmouth Road, Alnwick Tree Preservation Order
Application: T1/T2/T3/T4/T5/T6/T8/T10/712 (Limes) – Crown lift to 3.5m and thin
volume of crown by approx 15% removing all crossing / rubbing limbs, T7 (Chestnut)
– same procedure as above, T9 (Birch) – Fell. High potential for
windthrow/snapping. T11 (Sycamore) – crown lift to 3.5m and thin volume of crown
by approx 15% - **GRANTED.**

**1801788/FUL Castle View Residential Home, Castle View, Howling Lane,
Alnwick** – Amendment to application 17/00790/FUL approved May 2017.
Reorganisation of internal rooms to vie 4no. additional single bedrooms, new porch,
w.c. and conservatory. Renewal of 2no. existing conservatories and new link with
w.c. – **GRANTED.**

**18/01799/COU Berwick Conservative Association, Ground Floor Flat,
Garden House, Bondgate Without, Alnwick** Change of use of use of ground
floor office space to A2 use (property management) – **GRANTED.**

18/01997/LBC Bondgate House, 20 Bondgate Without, Alnwick Listed Building Consent: Removal of cement render on East side gable of house. Replace eroded stone and repoint with lime mortar – **GRANTED**.

18/01554/FUL Land North of 1 Alnwynside, Alnwick Construction of a new three bedroom private dwelling house – **WITHDRAWN**.

P18/28 Responses made since last meeting:

18/02881/LBC Wagonway Lodge Wagonway Road Alnwick Northumberland NE66 1QQ - No objections but the Town Council are again disappointed that this is a retrospective planning application.

18/00596/PREAPP Duke's School Site. Alnwick

The Neighbourhood Plan has a number of specific references to the site.

Community Facilities Chapter

'The site of the Duke's School is the property of Northumberland Estates. The building is listed and the redevelopment of it would be restricted although there is some scope for sensitive new development on the east side of the site. The playing field, or at least a large part of it, should remain an open greenfield recreational space and as it adjoins Swansfield Park there is the opportunity for it to become part of an extended park. Accordingly, the following policies will apply':

Policy CF5: "Future Development of the Middle Schools"

When Lindisfarne and Duke's Middle Schools vacate their present sites, the land is allocated for a mix of residential use, community education, open space and recreational uses. Any proposal for the conversion, extension or alteration of the Duke's School shall respect the architectural and historic character of the listed building and its setting.

Applications for the development of each of the sites should be accompanied by a master plan and/or a development brief that has emerged further top community engagement and consultation. Neither site will be developed exclusively for residential use.

Environment Chapter

Policy ENV3: "Local Green Space"

The following areas are proposed to be designated as Local Green Space and are shown on the proposals map:

- Duke's School Playing Field – southern section

Within these areas development will not be permitted other than in very special circumstances.

Policy ENV2: "Protecting Green Space"

Development that results in the loss of existing valued and valuable parks and gardens, or amenity green space, will only be permitted when the development makes provision for alternative green space in the vicinity, which is equivalent or larger in size, and with an equivalent or greater level of accessibility and quality.

The following areas are proposed for designation as Local Green Space:

(Extract from Table ENV2)

Source of specialness	Sites
Beauty	Duke's School Playing Field – southern section, for its mature trees

Other relevant ADNP Policies

Policy 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).

Policy CF7 Facilities for Older People

Favourable consideration will be given to the development of residential accommodation or facilities for vulnerable older people provided the following principles are met:

- development is well designed to meet the needs of older people;
- accommodation and facilities are located in areas with good accessibility to services and public transport.

Policy 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:

- a) Footprint: expected to respect the density and grain of the surrounding distinctive suburban townscape;
- b) Design: expected to make a positive contribution to local character and distinctiveness whilst not discouraging appropriate innovation;
- c) Quality: expected to respect and enhance the quality of the surrounding suburban townscape and any historic content, in design, materials, detailing and finishes;
- d) Use: expected to be appropriate to the surrounding urban area and to function well not just in the short term but over the life-time of the development;
- 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;
- g) Landscape and open space: expected to enhance local character and distinctiveness and create attractive places to live, work or pass through;
- h) Access and safety: expected to create a safe and accessible environment where crime and disorder does not undermine local quality of life and community.

TOWN COUNCIL COMMENTS

- The pre-application design and access statement makes reference to the Neighbourhood Plan policy CF5 but makes no reference to policies ENV3 and ENV2. It is almost as if this has been missed.
- The pre-application design shows building at the south end of the site (33 flats and bungalows and 52 McCarthy & Stone apartments) and shows central area of public open space (about 4 acres) and new footpath links to Swansfield Park, The Avenue and Hope House Lane. No justification is outlined given Policy ENV3, which states that no building should take place on the southern end of the site unless there are very special circumstances.
- The height of the McCarthy & Stone Block is 3 and in part 4 storey, and has a flat roof. This design appears to be excessive given the location and not in keeping with the surroundings.
- It would appear about 50% of the playing field greenspace is proposed to be retained. Preference would be for the housing density and numbers to be reduced to maintain more of the existing greenspace.
- The links between the site and Swansfield Park and The Avenue are welcomed.

- The proposed design and footprint of the extension to the former Duke's Middle School building appears large and out of keeping with its surroundings.

P18/29

Planning Applications

18/02811/FUL Allerburn House Denwick Lane Alnwick NE66 1YY

1YY Proposals for the conversion of Allerburn House into 3 apartments, demolition of adhoc extensions to Allerburn House and the erection of 6 new build units –

Tony Potts (TP) spoke summarising the concerns of some of the residents of Allerburn Lea. He advised that the main issue was the demolition of the Allerburn House extension. The residents felt that the 6 town houses did not comply with Policy H4 in the Alnwick & Denwick Neighbourhood Plan as they were not in keeping with the existing houses. They also detracted attention away from the main house. TP explained that the town houses were created in one block and were not being built in the same material. He therefore asked the Town Council to object to the planning application.

Councillors discussed the application and the following comments were submitted:

Alnwick Town Council **OBJECTS**. The Town Council does not feel that the minor amendments made to the design of the Town Houses are sufficient to lift objection to the earlier application. The grounds for the current objections are:

Location - the proposed 3 storey dwellings would still have a negative visual impact and reduce the visibility of the retained part of Allerburn House. The Town Council feels that all 6 three-storey properties should be moved closer to the rear of the plots (following the building line of the Allerburn House extensions).

Density - there are currently 6 three-storey properties which we feel is too many in the proposed location. If this location is to be maintained then the overall number of three-storey properties should be reduced.

Height - despite the slight reduction in height, the proposed 3 storey dwellings still have a negative visual impact on neighbouring properties and in relation to the retained part of Allerburn House. Height would not be an issue for us, if the town houses were moved closer to the rear of the plots.

The application does not support the Alnwick & Denwick Neighbourhood Plan policies:

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.

HD4 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:

- a) Footprint: expected to respect the density and grain of the surrounding distinctive suburban townscape
- b) Design: expected to make a positive contribution to local character and distinctiveness whilst not discouraging appropriate innovation
- 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

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

18/03152/FELTPO 17 Fullers Walk Alnwick Northumberland NE66 1BW Tree preservation order application to fell one Oak tree (T4) – Alnwick Town Council
OBJECTS as the planning application does not include the required tree report from a specialist arboriculturalist.

P18/30 Draft LTP priorities for 2019/2020

Councillor Swinbank took councillors through the draft LTP priorities which had been discussed at the Working Group meeting. He advised that the priority councillors had highlighted with regard to safety at the Denwick Lane/South Road junction had been discussed with NCC Officers who felt that the costs would make this unlikely to be taken forward as a LTP priority. He added that an alternative priority regarding footpaths in the town centre had been discussed with NCC Officers who felt this was more likely to be funded. A small number of changes were agreed to the draft.

The 3 priorities were supported by the committee for recommendation to the Full Council meeting (See Appendix I for LTP Priority document).

RESOLVED: To recommend the LTP Priorities, to Full Council.

P18/31 Any Other Urgent Business

None.

The meeting closed at 6.57 p.m.

Overarching Issue and Location	Details	Priority / suggested actions	Potential Outcomes
<p>PRIORITY 1</p> <p>Poor condition of pedestrian access routes across the Cobbles, Bondgate Within (there are 4 pedestrian routes marked across the cobbles including the main central route).</p>	<p>Loose, uneven and slippery cobbles make them very difficult to cross on foot or in wheelchairs</p> <p>Poor access routes to existing pedestrian crossings</p> <p>No crossing route across the highway in the section of Bondgate Within between Bondgate Tower and Bailey's</p>	<p>i. Improvements to give better pedestrian access across the Cobbles on Bondgate Within/Market Street car parking areas including improvements to the railed area at the top of the Bondgate Within Cobbles to give better access especially for those in mobility scooters / buggies and improvements to the paved area at the pedestrian crossing and location of crossing light to give better access for mobility scooter users</p> <p>ii. Investigate other safe pedestrian routes across Bondgate Within</p> <p>iii. Implement the outstanding 'tactile cone' drop kerb are installed (under NCC's Improvements for Pedestrians and Cyclists programme)</p>	<ul style="list-style-type: none"> • Improves accessibility around town for a wider audience • Improves pedestrian routes enabling access to all areas of the town for residents and visitors to help economic growth • Reduce accidents / falls / claims by creating a safer environment for all, including older people, pushchair, mobility scooter and wheelchair users and those with disabilities • Supports priorities in the Alnwick & Denwick Neighbourhood Plan Transport Section (TRA1 Walking & TR2 Cycling) and (HD3) in Heritage, Design & Culture • Supports requests / complaints received by NCC / ATC

Overarching Issue and Location	Details	Priority / suggested actions	Potential Outcomes
<p>PRIORITY 2</p> <p>Lack of crossing on Victoria Road makes it dangerous for pedestrians and cyclists especially school children which could result in an increase in accidents and may result in fatalities</p> <p>This has been an on-going issue since at least Aug 2013</p>	<p>This has become even more dangerous with the relocation of the DCHS and the additional year 7 and 8 pupils now based at the school. The lack of a crossing is dangerous for pedestrians / cyclists with an increased likelihood of accidents due to:</p> <ul style="list-style-type: none"> i. Difficulty crossing roads ii. Inability to see oncoming traffic iii. Double parking, parking on pavements and double yellow lines iv. Proximity of bus stop and cars parking in bus stop area v. Speeding traffic 	<p>To improve pedestrian / cyclist safety on Victoria Road by:</p> <ul style="list-style-type: none"> i. Installing a pedestrian crossing in the vicinity of the Co-op with an extruded footpath for better vision for pedestrians ii. Implementing traffic calming measures by installing an extruded footpath to give better vision of pedestrians and cyclists (especially children travelling to the new school) and slow traffic down iii. Implementing parking restrictions for added safety in accordance with the introduction of a new pedestrian crossing 	<ul style="list-style-type: none"> • Safer for cyclists and pedestrians especially school children • Reduction in the number of accidents • Improves quality of life as better accessible for pedestrians and road users • Traffic calming on routes into and out of town centre • Negates on-going CoSH Issue • Supports priorities in the Alnwick & Denwick Neighbourhood Plan Transport Section (TRA1 Walking & TR2 Cycling) • Supports requests / complaints received by NCC / ATC

Overarching Issue and Location	Details	Priority / suggested actions	Potential Outcomes
<p>PRIORITY 3</p> <p>Poor condition of footpaths in the town</p> <p>Main Town Centre area including:</p> <ul style="list-style-type: none"> • Bondgate Within from Bondgate Tower to M&Co • Market Place • Market St / junction with Fenkle St 	<p>Cracked broken and damaged paving stones, uneven paving on several large areas of footways in the town causes issues for residents and visitors</p> <p>Damage is being exacerbated by NCC's road sweeper</p>	<p>i. Repairs to areas of damaged town centre paving including the broken drainage channels in the vicinity of the Market Place (we understand this may already be underway by local office)</p> <p>ii. Inspect to ensure that 'tactile cone' drop kerb are installed (under NCC's Improvements for Pedestrians and Cyclists programme) on all main roads in the town centre</p> <p>iii. Conduct a survey and produce a report on the remainder of the footpaths in the wider Alnwick area to identify priority areas for future repairs</p>	<ul style="list-style-type: none"> • Improves accessibility of town centre to wider audience • Improves appearance of the town to be more attractive to visitors and shoppers • Improved visual appearance of the area • Reduce accidents / falls / claims by creating a safer environment for all, including older people / wheelchair users and those with disabilities • Supports priorities in the Alnwick & Denwick Neighbourhood Plan Transport Section (TRA1 Walking & TR2 Cycling) and (HD3) in Heritage, Design & Culture • Supports requests / complaints received by NCC / ATC