

**Minutes of the Planning, Highways and Transport Committee held on November 8<sup>th</sup>, 2018 in St James Church Rooms, Pottergate, Alnwick at 6.00pm**

**Present:** Cllrs M Swinbank (Chair), P Edge, J Humphries, G Watson, L Wearn, L Wood-Mitchell and C Westendarp.

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

**P18/40**

**Apologies**

Councillors Broom, Harrington, Symmonds and Waton.

**P18/41**

**Declarations of Interest**

None.

**P18/42**

**Matters Arising from the minutes of the previous meeting**

Planning Outcomes:

**18/01070/VARYCO Alnwick Golf Club, Swansfield Park Road, Alnwick NE66**

**1LZ** Removal of condition 29 (height restriction) of approved planning application 16/02824/OUT owing to the topography restrictions enabling exclusion of a height restriction of the site - **GRANTED.**

Councillor Humphries asked why permission had been granted for the change of height. The Town Clerk advised that the change of height was only for one property and did not mean that the property would be higher than the others on the site but that it would be that the garage of the property would sit below the level of the main house making it a three-storey property.

**17/03074/REM Alnwick Golf Club, Swansfield Park Road, Alnwick NE66 1LZ**

Reserved matters approval for appearance, layout, scale and landscaping for 10no. dwellings including all ancillary works in relation to planning permission 16/02824/OUT - **GRANTED.**

**18/02825/FUL Land East of Thornbrae, Alnmouth Road, Alnwick** Retrospective:

Change of use of part of existing dwelling house into a self-contained three bed holiday letting unit; Installation of 3no one bed sleeping pods and associated timber decking to rear garden to be used as ancillary accommodation to existing holiday letting accommodation; Installation of 3no freestanding gazebos – **WITHDRAWN.**

**18/02149/FUL The Old Post Office, 1 Clayport Street, Alnwick NE66 1LA**

Change of use and conversion of Grade II\* listed building from offices to two dwelling houses – **GRANTED.**

**18/02150/LBC The Old Post Office, 1 Clayport Street, Alnwick NE66 1LA**

Listed building consent for change of use and conversion of Grade II\* listed building from offices to two dwelling houses – **GRANTED.**

**18/03487/VARYCO Land Adjoining Banktop, Clayport Bank, Alnwick Moor**

Variation to condition 7 (ground gas report) and 8 (validation and verification report in relation to condition 7) pursuant to planning permission – **WITHDRAWN.**

**P18/43**

**Responses made since last meeting**

**18/03349/FUL 173 Allerburn Lea** Alterations to roof and insertion of roof lights. Whilst the Town Council acknowledge the revisions in this planning application are positive, we still feel that the overall development is out of proportion and character with the neighbouring properties.

**18/03228/FUL Land West of Gardener's Cottage, The Alnwick Garden, Greenwell Road, Alnwick** Proposed single height education centre to replace existing unsuitable temporary accommodation, comprising classrooms, gardener's welfare facilities, glasshouse and accommodation block. Alnwick Town Council SUPPORTS this application. They feel that extending and updating the educational facility used by schools and other community groups is excellent. Alnwick Town Council have the following comments to make in respect of the Planning Application:

1. MATERIALS - the application form suggests that the windows will be white UPVC and we that within the 'greenhouse' structure they appear to be out of keeping. We would prefer a more neutral and, if possible, environmentally benign window material in this historic setting
2. CAR / CYCLE PARKING - there is no dedicated car parking proposed with the development and with the existing car parking issues in the town centre, the Town Council would like to a condition attached to the planning approval to ensure that users of the facility are 'signposted' towards parking available in the Alnwick Garden Car park. The proposed new development also does not allocate any parking spaces for the Gardening staff who should be encouraged to use alternative staff car parking areas.

We have reservations about the capacity of the Alnwick Garden car parks, which we have raised in our comments on previous applications and as the proposed new facility has a larger footprint to the existing one we feel an assessment of the need for extra parking is required

The provision of cycle parking within the Alnwick Garden and its car parks is very limited at present so we would also like to ask that cycle parking is added to the development.

3. SIGNAGE - as this development could potentially be built before the play village, the addition of proper signage in the vicinity of this development, showing the routes to the town and some of its attractions would be beneficial for all visitors. Heritage fingerpost signs mirroring those in the town centre would enhance the continuity of design across the town. Perhaps whichever development takes place first could facilitate the signs needed in this location.

The following Policies from the 'made' Alnwick and Denwick Neighbourhood Plan (July 2017) are relevant and should be used when assessing this application:

## **EMPLOYMENT**

### **E5 Tourism Development**

New tourism development in or adjacent to the town, particularly that which will help grow Alnwick and Denwick as a year round tourism destination, will be supported subject to all of the following being met:

- i) Development is located where it will complement business and services in the town and will not adversely impact on the vitality and viability of the town centre;
- ii) Development will contribute positively to the weekend and evening economy of the town;
- iii) The scale and character of development will not have an unacceptable adverse impact upon the natural and historic environment;
- iv) Development can be accommodated within the physical infrastructure of the town;

### **E6 Employment and Training for Young People**

Development proposals that provide opportunities for the training, employment and retention of young people within the plan area will be supported subject to local character and

residential amenity being protected from significant harm.

## **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.

#### **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;

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#### **Planning Applications**

##### **18/03715/LBC 35 Malthouse, Dispensary Street, Alnwick NE66 1LN**

Listed Building Consent: Relocate 1 No. rooflight to south roof pitch and introduce 4 No. rooflights to south roof pitch - Town Council support the comments made by the Conservation Officer.

##### **18/03541/FUL Land North East Of Plough Hotel, Bondgate Without, Alnwick, Northumberland**

Proposed conversion of existing outbuilding into 3 no. guest bedrooms with additional extension for 1 no. guest bedroom – **NO OBJECTIONS** but the Town Council would like to request that an electric car charging point is installed as part of the development.

The following ADNP policies need to be considered:

#### **HOUSING**

##### **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

#### **HERITAGE & DESIGN**

##### **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;
2. 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;
3. Quality: expected to match the quality of Alnwick's historic townscape in design, materials, detailing and finishes;

4. 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;
5. Size and scale: expected to respond to local character and history;
6. Materials: expected to be sympathetic to the local materials that are traditional in the historic core;

**18/02856/ADE Percy Street Hall, Percy Street, Alnwick, Northumberland NE66 1AE**

Advertisement Consent for 2no. fascia signs to face of building, 2no. small signs to car park walls and 2no. panels to form V-sign at rear of site:

2no. small signs to car park walls – **NO OBJECTION.**

2no. fascia signs to face of building – **OBJECTION** as the Town Council feel that, as the building is in the Conservation area, the signs are too large and an inappropriate colour making them not in keeping with their surroundings.

2no. panels to form V-sign at rear of site – **OBJECTION** as the Town Council feel that, as the building is in the Conservation area, the signs are too large and an inappropriate colour making them not in keeping with their surroundings. They feel that the new signs are unnecessary and feel that the existing signs are sufficient.

The following ADNP policies need to be considered:

**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:

2. 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;
3. Quality: expected to match the quality of Alnwick’s historic townscape in design, materials, detailing and finishes;
5. Size and scale: expected to respond to local character and history;
6. Materials: expected to be sympathetic to the local materials that are traditional in the historic core;
9. 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.

**P18/45 Proposed Settlement Boundary**

The Town Clerk issued a proposed settlement boundary map produced by NCC. He explained that when the new local plan was being put together NCC are wanting to have settlement boundary for Alnwick. He explained that any boundary would go out to consultation before being agreed.

Councillor Swinbank explained that other towns were putting in settlement boundaries and that it would benefit Alnwick to have one.

Councillor Wood-Mitchell asked if there were any negatives in having a settlement boundary. Councillor Swinbank advised that it was a positive and was in line with the Alnwick & Denwick Neighbourhood Plan.

Councillor Wood-Mitchell asked why The Alnwick Garden was not included in the proposed boundary. The Town Clerk advised that the guidance was for the settlement boundary to follow the built-form.

Councillor Edge asked how long the settlement boundary would last for. The Town Clerk advised that it would last for the life of NCC's Local Plan. He added that settlement boundaries were useful.

Councillor Swinbank advised that the housing allocation in the Alnwick & Denwick Neighbourhood Plan should be fine over the life of NCC's Local Plan.

Councillor Swinbank felt it would be helpful to ask NCC to move the settlement boundary a) at Windy Edge to exclude the buffer zone that was not being built on; b) at DCHS to include the school playing fields.

**RESOLVED: To recommend the settlement boundary to Full Council, but ask NCC planners to look at including the buffer area at Windy Edge and the playing fields at DCHS and Alnwick Town Juniors.**

#### **P18/46 Recommendations from the Strategic Transport Working Group**

##### **a) Weavers Way footpath**

Councillor Swinbank reported that, when planning permission was granted, one of the conditions was that the developer extended the footpath on the left hand of the bus turning circle side and put in a crossing point. He advised that the footpath had only been built to Arkle Court. NCC had signed off on the condition and he requested that NCC be asked to give an explanation for the removal of the condition.

**RESOLVED: To ask NCC Planning Officer to for an explanation regarding the removal of the condition.**

##### **b) Alnmouth Station Car Parking**

Councillor Swinbank explained that no consultation regarding car parking at Alnmouth Station had taken place in Alnwick although many of the car park users lived in the town. He also explained that the Town Council had also not been consulted about the car parking.

**RESOLVED: To ask NCC to undertake an early review of car parking at Alnmouth Station and that they get better input into any consultation which is undertaken, including from Alnwick Town Council.**

##### **c) Wagonway Road safety audit.**

Councillor Swinbank reported that Councillor Castle had requested that NCC Highways undertake a safety audit on Wagonway Road due to the relocation of DCHS.

**RESOLVED: To support Councillor Castle's request for a safety audit.**

#### **P18/47 Any Other Urgent Business**

None.

The meeting closed at 7.13 p.m.