



## Minutes of the Planning, Highways and Transport Committee held on April 11<sup>th</sup>, 2019 in St James Church Rooms, Pottergate, Alnwick at 6.00pm

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

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

**P18/86**

**Apologies**

Councillors Broom, Symmonds, Watson and Westendarp.

**P18/87**

**Declarations of Interest**

None.

**P18/88**

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

P18/83 former Duke's Middle School site - the Town Clerk advised that he and Councillor Swinbank had a meeting with NCC's Planning Officer on April 16<sup>th</sup> to discuss S106 for the site. He added that they would also discuss TPOs.

Planning Outcomes:

**18/04062/FUL 84 Greensfield Avenue, Alnwick NE66 1BD** Construction of single detached dwelling house including associated access to highway, courtyard and boundary treatments – **GRANTED.**

**18/04491/VARYCO Northumberland County Council, The Old Post Office, 1 Clayport Street, Alnwick NE66 1LA** Variation of condition 2 approved plans – To allow the addition of new velux windows in roof of rear elevation; increasing width of windows openings in rear extension from 890mm to 1000mm; removal of ground floor wall and re-render (Relating to planning permission 18/02149/FUL) – **GRANTED.**

**18/04492/LBC Northumberland County Council, The Old Post Office, 1 Clayport Street, Alnwick NE66 1LA** Listed Building Consent to allow the addition of new velux windows in roof of rear elevation; increasing width of windows openings in rear extension from 890mm to 1000mm; removal of ground floor wall and re-render (Relating to listed building consent 18/02150/LBC) – **GRANTED.**

**19/00655/PRUTPO 17 Fullers Walk, Alnwick NE66 1BW** Tree Preservation Order Application – T4 – Oak selective pruning of lower branches overhanging neighbouring gardens, 1.5m crown reduction and 10% crown thin - **PERMITTED.**

**18/03239/VARYCO 1 Percy Villas, Percy Terrace, Alnwick NE66 1AF** Variation of condition (2 approved plans) (2 materials) (4 lantern details) (5 rainwater goods) (6 windows) pursuant to planning permission 16/00993/LBC in order to amend doors and window locations – **GRANTED.**

**18/02555/FUL Land North East of The Bumbles, South Road, Alnwick** Land Remediation works to former gasworks site – **GRANTED.**

**18/04466/FUL Plot 10, Chestnut Close, Lionheart Enterprise Park, Alnwick** Porous hard surface site use for container self-storage (Use Class B8) with ancillary container sales. Creation of retaining wall – **GRANTED.**

**19/00178/LBC White Swan Hotel, 16 Bondgate Within, Alnwick NE66 1TD** Listed Building Consent to install 1 no. lodge – **REFUSED.**

**19/00031/VARYCO Land East of Allerburn Lea, Allerburn Lea, Alnwick** Variation of condition 2 (approved plans) pursuant to planning permission 14/04041/FUL – **GRANTED.**

**P18/89 Responses made since last meeting**

**19/00618/FUL 68 Greensfield Avenue, Alnwick, NE66 1BD:** Proposed first floor extension to side and single storey extension to rear - **NO OBJECTIONS.**

**19/00655 PRUTPO: 17 Fuller’s Walk, Alnwick, Alnwick, Northumberland, NE66 1BW:** Tree Preservation Order application – T4 – Oak selective pruning of lower branches overhanging neighbouring gardens, 1.5m crown reduction and 10% crown thin. Proposed installation of external staircase and dormer window to the rear and carrying out of repair work to the exterior of the buildings - **NO OBJECTIONS.**

**19/00698/FUL: Arable Farm Supplies, 1 Sawmill Industrial Estate, Alnwick, Northumberland, NE66 2QW:** Shopfloor alterations from leased outlet - **NO OBJECTIONS.**

**19/00097/FUL Alnbank House, Alnmouth Road, Alnwick, Northumberland, NE66 2PR** Change of use of a garage to a single dwelling at existing dwelling. **NO OBJECTIONS.**

**19/00560/PRUTPO Land South West Of 4 Highfield Park, Weavers Way, Alnwick** Tree preservation order application to crown clean and remove the deadwood from one Sycamore (TPO T2 on plan) - **NO OBJECTIONS.**

**19/00801/FUL 2 Queens Road, Alnwick, NE66 1RB** Proposed front extension and minor alterations - **NO OBJECTIONS.**

**19/00562/LBC White Swan Hotel 16 Bondgate Within, Alnwick, NE66 1TD** Listed Building Consent for refurbishment and repair of existing west (larger) balcony - **NO OBJECTIONS** but the Town Council wish to make the following comments:

It is unclear from the application how much of the balcony is being re-used, if any. We would ask that NCCs Conservation Officer is satisfied with the proposed works on this Grade II Listed building and that a Condition is attached requiring that a detailed method statement including method and details of any new material is submitted for approval before any work is undertaken.

The following Alnwick & Denwick Neighbourhood Plan Policies need to be considered:

**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:

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.

**P18/90 Planning Applications**

**19/0019/00873/FUL 9 Percy Street Alnwick Northumberland NE66 1AE**

Creation of balcony by replacing first floor window over flat roof with door and installing decking and aluminium balustrade with toughened frosted glazed panels. Replace external

timber boarding with sandstone render – **OBJECTION** as the materials, style and design are out of character with the other properties in the conservation area. The following policies from the Alnwick & Denwick Neighbourhood Plan need to be considered with this application:

## **HERITAGE & DESIGN**

### **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;
- 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;

### **19/00874/LBC 9 Percy Street Alnwick Northumberland NE66 1AE**

Listed Building Consent for the creation of balcony by replacing first floor window over flat roof with door and installing decking and aluminium balustrade with toughened frosted glazed panels. Replace external timber boarding with sandstone render - **OBJECTION** as the materials, style and design are out of character with the other properties in the conservation area. The following policies from the Alnwick & Denwick Neighbourhood Plan need to be considered with this application:

## **HERITAGE & DESIGN**

### **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;
- 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;

### **19/00944/FUL Land At West Of Greensfield Weavers Way Alnwick**

**Northumberland** Creation of new sports facilities with associated features including new artificial grass pitch (AGP) with maintenance/equipment store, ball stop fencing, pitch perimeter barrier and floodlights; new pavilion; extended vehicle parking; hard standing areas; high standing circulation areas with lighting; new cycle shelter with stands; surface water detention basin.

Alnwick Town Council believe that the application would prove extremely beneficial to the community and to young people and we welcome the development. Alnwick Town Council have **NO OBJECTIONS** to this planning application but note the following:

#### PARKING / ACCESS

We would ask that NCC Officers are satisfied that the overspill parking will not cause

problems for residents or emergency vehicle access and will not cause damage to footpaths and road verges for times where special events take place.

We would like to ask the applicant to consider installing electric car charging points in the car parking areas.

#### LANDSCAPING

There is still no soft landscaping or planting plan for the site. We would like a condition that a soft landscaping / planting scheme needs to be submitted and includes screening around the **boundary** as well as ornamental planting in the car park area.

#### LIGHTING

The Town Council would ask that a condition is applied to ensure that the **floodlights** are switched off when the facility is not in use.

#### RENEWABLE TECHNOLOGIES

The Town Council are disappointed that the proposals do not show any renewable technologies being used in the development. At the consultation stage, the applicant agreed that renewable technologies (e.g. solar panels for water heating) would be installed for on-site energy usage but the application documents do not indicate that any renewable energy elements will be installed.

#### **19/00871/FUL 5 East Parade Alnwick Northumberland NE66 1QT**

Construction of a single storey extension – **NO OBJECTIONS.**

#### **19/00583/LBC Alnbank House Alnmouth Road Alnwick Northumberland NE66**

**2PR** Listed Building Consent - Erection of garage block with accommodation above and greenhouse including solar panels to both – **NO OBJECTIONS.**

#### **19/00582/VARYCO Alnbank House Alnmouth Road Alnwick Northumberland**

**NE66 2PR** Variation of condition 2 (approved plans) on approved planning application 16/01958/FUL in order to utilise roof space as living accommodation- **NO OBJECTIONS.**

#### **19/01019/ADE 9-13 Bondgate Within, Alnwick NE66 1SX**

Advertisement Consent for (i) Salvation Army branded fascia sign (ii) Salvation Army shield projecting sign - **NO OBJECTIONS** but the Town Council wish to make the following comments:

Although the building itself is not listed it is in Alnwick's Conservation Area so this does mean that the use of corporate colours or designs will automatically be approved. The chosen colours need to reflect the relevant Heritage & Design policies within the Alnwick & Denwick Neighbourhood Plan.

The following Alnwick & Denwick Neighbourhood Plan Policies should be considered:

#### **HERITAGE & DESIGN**

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

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.

**19/00695/LBC 21 Market Street, Alnwick NE66 1SS** Listed Building Consent – proposal to paint external framework and install illuminated barber sign outside (retrospective). The Town Council are disappointed that this is yet another retrospective planning application where the proposed works have already been carried out potentially causing harm to the building and its structure. The Town Council **OBJECT** to this application for the following reasons:

1. The main sign is made of dibond rather than local materials that are traditional in the historic core of the town

2. The dibond sign has been attached to the brickwork of the external wall without due care for the structure of the building
3. The illuminated lantern barber pole has been attached to the brickwork of the external wall without due care for the structure of the building. The hole for the connecting wire for this sign can clearly be seen to have been drilled through the original woodwork without due care for the structure of the building
4. The building sits within Alnwick's Conservation Area so the chosen colours need to reflect the relevant Heritage & Design policies within the Alnwick & Denwick Neighbourhood Plan.

The following Alnwick & Denwick Neighbourhood Plan Policies should be considered:

## **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:

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.

#### **P18/91 TPOs on the former Duke's Middle School site**

Councillor Swinbank advised that a reply had been received from NCC following the Town Council's query on the requirement for a tree report with all TPO Planning Applications. NCC had advised that Section 8 of the planning application form only requires a tree report if the tree is damaged or diseased. The Town Clerk advised that he would speak to NCC's Planning Officer about this.

Councillor Swinbank felt that TPO training should be requested as part of the next Planning Training.

**RESOLVED:** The Town Council will request TPOs are covered on the next planning training.

#### **P 18/92 Any Other Urgent Business**

Councillor Humphries reported that numerous signs for a carpet sale had been put up around the town.

Councillor Edge reported that commercial signs were becoming a real issue in the town. He asked for this to be added to a future agenda.

The meeting closed at 7.14 p.m.