



Minutes of the Planning, Highways and Transport Committee held on July 20th 2020 via Zoom at 6.30pm

Present: Cllrs M Swinbank, P Broom, P Edge, A Waton, G Watson and L Wearn.

In attendance: P Hatley, Chief Officer and Town Clerk; J Pibworth, Assistant to the Town Clerk.

P20/01 Apologies

Councillors Harrington, Humphries and Wood-Mitchell.

P20/02 Declarations of Interest

None.

P20/03 Approval of Minutes of Previous Meeting February 20th 2020

The Minutes of the last meeting held on February 20th were approved as true record.

**RESOLVED: To approve the minutes of the last meeting on
February 20th 2020**

P20/04 Matters Arising from the minutes of the previous meeting

Windy Edge - Councillor Wearn reported that all services were now in and that work was starting on the main junction. There would be traffic lights on Alnmouth Road for 14 weeks and Highways are extending the 30mph speed limit sign back to the farm coming into Alnwick.

Councillor Edge asked if any evidence of speeding had been collected. Councillor Wearn advised that Northumberland Estates had put in speed measures near The Oaks that had recorded an average speed of 39mph.

19/02291/FUL 1 Thornbrae, Alnmouth Road Alnwick NE66 2PS Proposal Retention of 4no open gazebos (retrospective) – **REFUSED**.

19/02294/VARYCO Land South East of Thornbrae, Alnmouth Road Alnwick NE66 2PS Variation to condition 4 (ancillary use) pursuant to planning permission 17/00019/FUL to enable the recreation room to be used on connection with the letting units - **REFUSED**.

20/01558/PRUTPO Ravenslaw Court Alnwick NE66 2NG Proposal Tree Preservation Order : T1 -T8 Mature Limes along entrance drive : Crown lift to 5 metres for vehicle access and street lighting; T9 Birch : Crown lift to 5 metres for path lighting and access; T10 - T12 Scots Pine : Crown lift to 5 metres to clear clothes drying area; T13 - T16 Purple Maple : Crown lift to 3 metres for grass cutters and access; T17 - T22 Mixed group including Beech, Scots Pine, Maple, Cotoneaster : Crown lift to 3 metres for grass cutters and access; T23 - T24 Lime and Beech at entrance : Remove epicormic growth - **PERMITTED**.

20/00355/VARYCO Alnwick Playhouse and Arts Centre Bondgate Without Alnwick Northumberland NE66 1PQ Proposal Variation of Condition 2 (Approved Plans) pursuant to planning application 19/01737/VARYCO - to allow exchange of metal railings to the front of the building for glass panel balustrade. Ramp concrete flag replaced by resin – **GRANTED**.

20/00604/FUL Land South Of Sewage Works Fisher Lane Alnwick Northumberland Proposal Siting of one welfare unit for up to 5 years – **GRANTED**.

20/00976/ADE Willowtree Service Station Willowtree Industrial Estate Alnwick NE66 2HA 2015 Proposal Advertisement Consent: Retention of illuminated logo panel and top sign - **GRANTED**.

20/00788/FUL Gymnasium Block North West Of Duchess High Annexe The Peth Alnwick Northumberland Roof replacement to existing gymnasium block to include over-roofing upper flat roof area with asymmetrical, dual-pitched roof finished with standing seam zinc

sheeting. Lower flat roof is to be retained and recovered with built up felt coverings.
Replacement of rainwater goods – **GRANTED**.

20/00975/FUL Willowtree Service Station Willowtree Industrial Estate Alnwick NE66 2HA
Retention of ATM Location Applicant Cardtronics UK Ltd, Trading As Cashzone - **GRANTED**.

19/04750/LBC White Swan Hotel 16 Bondgate Within Alnwick Northumberland NE66 1TD
Listed building consent for proposed internal alterations to form 2No. new apartments from
6No. existing staff accommodation rooms - **GRANTED**.

20/00594/LBC 10 Percy Street Alnwick Northumberland NE66 1AE Listed Building
Consent: Repair roof, repair ceiling below damaged roof, removal of condemned gas fire
and back boiler and installation of new boiler, replace unsafe wiring, and installation of
defra-approved multi-fuel stove into fireplace – **GRANTED**.

19/00097/FUL Alnbank House Alnmouth Road Alnwick Northumberland NE66 2PR Change
of use of a garage to a single dwelling at existing dwelling - **WITHDRAWN**.

Councillor Wearn asked if the gazebos had been removed at Thornbrae.

P20/05

Responses made since last meeting MARCH 2020 PLANNING COMMENTS

20/00567/VARYCO Oddfellow's Arms - Variation of conditions 2 (approved plans) and 6
(construction method statement) of application 18/01400/FUL - Amendments to plans and
elevations to reflect revised proposals at rear of property - revised plans and elevations,
revised roof finishes of new builds, revised positioning of new builds, existing flat roof
structure at rear to remain

Alnwick Town Council continue to **OBJECT** to this application on the grounds that the
proposed two new properties in the rear garden are not in keeping with the Conservation
Area and loss of trees is unacceptable. They have further **OBJECTIONS** to request for a
planning variation:

- The two new properties are still not in keeping with the surrounding buildings in the
Conservation Area
- A new access to be created through a garden wall with historic significance.

The Town Council request that the Conservation Officer reviews this application and is
satisfied that no further harm is being done, above that of the primary application.

20/00433/LBC 1 Croft Place - Listed building consent for damp proof course to some
internal walls and external wall to rear on the ground floor and repair of defect to the lead
lined boxed gutter and the crack below in the gable wall to the rear of the property – **NO
OBJECTIONS**.

**20/00748/ADE Willowtree Service Station Willowtree Industrial Estate Alnwick
NE66 2HA** Retrospective advertising consent for external menu board, external "Morrison's"
illuminated advertisement and new polesign panels. **NO OBJECTIONS** but the Town
Council request that conditions are attached to ensure that the appropriate lighting/timers
are included and that all lighting is switched off when the service station is not open. ADNP
Policy ENV11 needs to be considered with this application:

ENV11 Reducing Light Pollution

- All street lighting in new developments should be designed to be dimmable, capable
of part-night operation and to minimise upward light.
- Where floodlighting is subject to planning permission it will only be permitted where
the developer can robustly justify why it is necessary.
- In rural parts of the plan area, all new street lighting and lighting within new
developments should be set at the lowest intensity compatible with community safety in
order to preserve dark skies.

20/00355/VARYCO Alnwick Playhouse - Variation of Condition 2 (Approved Plans) pursuant to planning application 19/01737/VARYCO - to allow exchange of metal railings to the front of the building for glass panel balustrade. Ramp concrete flag replaced by resin finish – **NO OBJECTIONS.**

20/00346/FUL Unit V3 - Ventex House Willowburn Trading Estate Alnwick Northumberland NE66 2PF. Construction of a steel framed mono pitch building to accommodate three rentable work areas - **NO OBJECTIONS** but the Town Council would the following comments:

They request that adequate cycle parking be provided on the site to encourage users to cycle to the site.

They would also request that conditions are attached to ensure that the appropriate lighting/timers are included and that all lighting is switched off when the unit is not in use. ADNP Policy ENV11 needs to be considered with this application:

ENV11 Reducing Light Pollution

- All street lighting in new developments should be designed to be dimmable, capable of part-night operation and to minimise upward light.
- Where floodlighting is subject to planning permission it will only be permitted where the developer can robustly justify why it is necessary.
- In rural parts of the plan area, all new street lighting and lighting within new developments should be set at the lowest intensity compatible with community safety in order to preserve dark skies.

20/00602/FUL 24 Fenkle Street Internal alterations to basement, ground and first floor levels to include removal of part of internal wall division at ground floor level, removal of partition at ground floor level, removal of existing toilet divisions/doors at ground and first floor levels and removal of raised floor level at part of first floor level. Change of use from A4 (bar use) at basement, ground and first floor levels to mixed use (class A3/A4) use at basement and ground floor and short stay commercial visitor accommodation (sui generis) to provide 3 units at first floor level- **NO OBJECTIONS** but the Town Council would ask that the Planning Officer is satisfied with the standards of fire safety being proposed area adequate for the proposed change to mix use (bar and short stay accommodation). They would also request that bin storage be provided within the curtilage of the application to ensure that commercial bins do not block pedestrian ways on Narrowgate or Fenkle St.

20/00603/LBC 24 Fenkle Street Listed Building Consent: Internal alterations to basement, ground and first floor levels to include removal of part of internal wall division at ground floor level, removal of partition at ground floor level, removal of existing toilet divisions/doors at ground and first floor levels and removal of raised floor level at part of first floor level. Change of use from A4 (bar use) at basement, ground and first floor levels to mixed use (class A3/A4) use at basement and ground floor and short stay commercial visitor accommodation (sui generis) to provide 3 units at first floor level - **NO OBJECTIONS.**

20/00726 FELTPO Ravenslaw House - Tree preservation application for T1 - Mature Copper Beech Tree reduce lateral spread by 4-5m and thin crown by 10% overall volume. Lift branches growing over the garage to give 1-2m clearance from the roof apex, T2 - Mature Common Lime fell to near ground level and treat stump to inhibit regrowth and T3 - Mature Common Lime crown lift to 5m above ground level by removing epicormic and tertiary growth only – **NO OBJECTIONS.**

APRIL 2020 PLANNING COMMENTS

20/00788/FUL Gymnasium Block North West Of Duchess High Annexe The Peth Alnwick Northumberland Roof replacement to existing gymnasium block to include over-roofing upper flat roof area with asymmetrical, dual-pitched roof finished with standing

seam zinc sheeting. Lower flat roof is to be retained and recovered with built up felt coverings. Replacement of rainwater goods – **NO OBJECTIONS** but the Town Council would ask that the planning officer is satisfied with the proposed materials being used in the conservation area.

20/00976/ADE Willowtree Service Station Willowtree Industrial Estate Alnwick NE66 2HA Advertisement Consent: Retention of illuminated logo panel and top sign – **NO OBJECTIONS.**

20/00975/FUL Willowtree Service Station Willowtree Industrial Estate Alnwick NE66 2HA Retention of ATM – **NO OBJECTIONS.**

20/00594/LBC 10 Percy Street Alnwick Northumberland NE66 1AE Listed Building Consent: Repair roof, repair ceiling below damaged roof, removal of condemned gas fire and back boiler and installation of new boiler, replace unsafe wiring, and installation of defra-approved multi-fuel stove into fireplace - **NO OBJECTIONS.**

20/00864/FUL 59 Fairfields Alnwick NE66 1BT Removal of existing sun room and construction of single storey and two storey extension to rear - **NO OBJECTIONS.**

20/00899/ADE Land North East Of Windy Edge Alnmouth Road Alnwick Northumberland Advertisement consent for 2no stack signs within area covered by Tree Preservation Order – **OBJECTION** as the two proposed very large signs would be placed in the root protection zone of protected trees. Multiple holes will cut through the root systems, concrete encapsulation of each post will prevent regrowth of the rooting system and the removal of the concrete at the end of the planning period will exacerbate the already considerable damage. This is unacceptable damage to cause to protected trees. We feel that the Tree Officer must visit the site and assess whether the damage would result in serious harm to the trees in question.

The application does not include a location plan, making the application incomplete, so the application should not be being considered at this stage. Looking at the application document which are included the Town Council feels that the scale of these signs is out of all proportion the intended use. They are considerably longer than the houses they are presumably advertis

The proposed signage is also contrary to the Alnwick & Denwick Neighbourhood Plan (ADNP) Policy HD4: 'The approaches to the town' if it is visible from the A1068 or B1340. It is also likely to be a distraction to motorists and others.

The following ADNP Policies need to be considered:

ENVIRONMENT

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

HD4 The Approaches to the Town

In considering development proposals visible from the suburban routes to the historic core of Alnwick listed in Table HD3, the design that is in keeping with local character and the use of structural landscaping to reinforce attractive entrances and routes into the town and to improve unattractive entrances and routes will be supported.

TABLE HD3 routes include:

A1068 approaching Alnwick from Alnmouth to Bondgate

A1068 approach north from the A1/Alnwick by-pass

B1340 approaching Denwick from the north and coast, entering Alnwick along Denwick Lane

20/00898/ADE Land South West Of Peters Mill Alnmouth Road Alnwick

Northumberland Advertisement Consent for the erection of stack sign – **OBJECTION.**

The Town Council feel that signage of this magnitude will harm the view of Alnwick from the main A1 road. The presence of the new housing estate is already self-evident from the A1 and needs no further embellishment or advertising.

The proposed sign is contrary to ADNP policy HD1 and HD4 when approaching the town from the East via B1340 and additionally could cause danger by distracting passing motorists on busy roads.

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.

Development proposals that would have an effect on the important views identified in Table HD1 should demonstrate that they do not harm the distinctive landscape or historic character of Alnwick.

TABLE HD1 routes include:

South A1 approach from the south.

East B1340 approach from Denwick. **A1068** approach from Alnmouth. Shilbottle Road approach from Shilbottle Ridge.

A1 approach from the north.

HD4 The Approaches to the Town

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TABLE HD3 routes include:

A1068 approaching Alnwick from Alnmouth to Bondgate

A1068 approach north from the A1/Alnwick by-pass

B1340 approaching Denwick from the north and coast, entering Alnwick along Denwick Lane Bondgate

19/04750/LBC White Swan Hotel 16 Bondgate Within Alnwick Northumberland NE 1TD

Listed building consent for proposed internal alterations to form 2No. new apartments from 61 existing staff accommodation rooms.

The Town Council have a number of concerns and fully support the comments made by NCC's Conservation Officer.

- The proposed use of upvc framed windows is not acceptable and would ask that any new windows should be timber.
- The submitted plans propose a new access designed by others which, as it will be within the listed building curtilage, want the planning officer to be satisfied with any details provided by the applicant.

- Further details need to be supplied for any new vents, flues, pipes or other services which would be put through the external walls of the building as part of the creation of the apartments.
- The Town Council are also concerned about the removal of six staff accommodation rooms and if the rooms are currently used for staff where will they will be housed.

The following policies from the Alnwick & Denwick Neighbourhood Plan need to be considered

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 the original property;
- The extension respects the character of the street scene; and
- The privacy, daylight, sunlight and amenity of adjoining residents is safe guarded

HERITAGE & DESIGN

HD1 Protecting Landscape Setting

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- 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;

MAY 2020 PLANNING COMMENTS

20/01238/FUL Duchess High School Annex

20/01239/LBC Duchess High School Annex

Alnwick Town Council (ATC) believes that the development of hotel, restaurant and gymnasium facilities on the site of the former Duchess High School will bring significant benefits to the town. It will bring back into use buildings which have lain empty since 2016 and provide additional employment opportunities for the residents of the town and its surrounding district. High quality hotel accommodation in the town centre will reinforce

Alnwick's stature as one of the premier tourist destinations in Northumberland. As importantly, at a time when the future of the local economy looks uncertain, such a significant investment will signal renewed faith in the future development of the town.

For all of these reasons, ATC accepts the general principle of development. ATC has, however, a number of specific concerns and must **OBJECT** until these are adequately addressed. These fall into three areas; massing, parking and related issues, and access.

Massing

Lion Bridge and The Peth are an important entrance to the town, whose view is dominated currently by the castle wall and barbican. The wider view when descending the hill from the North towards the river Aln, is of the castle more generally and the Lion Bridge. This is part of an important Conservation Area. The new build part of the proposed development, being higher than the castle wall and of considerable depth in its Northern face, will adversely affect the perspective of the castle and the entrance to the town more generally. As this is an elevated site, more consideration of whether a four storey building is appropriate must be taken. Were it to be scaled down by one storey, this would reduce its domination of an important inward view. (ADNP policy HD1, Protecting Landscape Setting including the B6341 approach to the town as listed in table HD1).

Parking and related issues

Car parking arrangements in Alnwick are difficult in the summer months. Consideration should be given to whether this proposed development provides sufficient car parking for the hotel itself, in addition to those who would use the public restaurant and gym. At present it does not, although there appears to be sufficient space within the red line boundary to do so. Any overspill car parking from this complex would negatively affect local residents and the historic setting of the Conservation area, since more cars would inevitably line the roadsides.

There would appear to be no provision for electric car charging in the car parks. This can be accommodated in the conditions which would accompany approval, as would the provision of infrastructure to allow all parking spaces to be furnished with charging points in the near future (the bays should have the wiring laid in place and there must be enough reserve capacity in the electrical supply to the site to provide the power). Failure to do this will result in hotel visitors taking up public electric chargers elsewhere in the town. Accessible parking bays will also be needed.

Whilst there is provision of a cycle store in the basement, there are no obvious cycle racks for public users of the restaurant or gym. These will be necessary to give local users safe places to leave their bikes and so encourage active travel.

Access

The road layout to service the development, places an entrance on The Peth with the main access and egress point on Walkergate, which would also appear to be an access point for housing previously approved, but not yet built (A/2010/0450). Consideration should be given as to whether this is the optimum solution. The proposed Walkergate entrance/exit is opposite housing and would make it very tight for service vehicles in particular, to safely enter and leave the site, as residents park their cars outside the houses. Under a previous arrangement, agreed when the housing development application was approved, the entrance was to the East.

The entrance on the Peth would seem inappropriate for traffic travelling into the town on account of the near 180 degree manoeuvre required without a turning loop, to access the site.

Pedestrian access to the castle and town, to and from the site needs careful consideration. This is already a busy road junction in the height of the season and guests will undoubtedly wish to walk into the town. Suitable, safe pedestrian crossings should be provided to cross

both Baliffgate and The Peth / Narrowgate as a condition of development. 'Our Way' the recently approved NCC 'Vision for Cycling and Walking in Northumberland' states in its Goal 1, Sustainable Towns. 'We will enhance the pedestrian and cycling environment in all our main towns. We will strive to create walking and cycling networks that are joined-up, safe, attractive and accessible to all, making walking and cycling the natural choice for short journeys.'

Conclusion

ATC asks that these points be addressed during the application process and welcomes the statement by the applicant that further consultation will be undertaken. ATC would wish to be fully engaged in these discussions.

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

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;
- v) Development will not have adverse impacts on living conditions in residential areas;
- vi) Development will not have a significantly detrimental impact on the transport network travel patterns.

ENVIRONMENT

ENV11 Reducing Light Pollution

Where floodlighting is subject to planning permission it will only be permitted where the developer can robustly justify why it is necessary.

In rural parts of the plan area, all new street lighting and lighting within new developments should be set at the lowest intensity compatible with community safety in order to preserve dark skies.

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.

Development proposals that would have an effect on the important views identified in Table HD1 (see relevant extract below) should demonstrate that they do not harm the distinctive landscape or historic character of Alnwick.

Direction	Route	Views
North	B6341 (Old A1 Great North Road)	Iconic view of medieval castle dominating an unspoiled historic landscape and high quality parkland.

approach from the north

HD4 The Approaches to the Town

In considering development proposals visible from the suburban routes to the historic core of Alnwick listed in Table HD3 (see relevant extract below) design that is in keeping with local character and the use of structural landscaping to reinforce attractive entrances and routes into the town and to improve unattractive entrances and routes will be supported.

Route to the historic core

North B6341 - old Great North Road
approach from the north to Bailiffgate

Approach through suburbs

Lion Bridge and medieval castle

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 suburb 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;

HD6 Protecting Town Gateways

The protection and enhancement of the gateways to the historic core identified in table HD4 'Gateways' to Alnwick Historic Core will be sought when considering development proposals in their vicinity.

Street Gateway

The Peth The south end of the Lion Bridge and into The Peth makes for a strong gateway feeling from 'outside' to inside' the town. This is a significant part of Alnwick's unique outstanding historic urban approach from the north

JUNE 2020 PLANNING COMMENTS

20/01440/FUL Alnwick Golf Club Swansfield Park Road Alnwick Northumberland NE66 2AB Full Planning application for: Development of 10no. dwellings. The application site currently has reserved matters approval for 10no. dwellings including all ancillary works in relation to planning permission 16/02824/OUT (As amended by 18/01070/VARYCO). The new proposal is based on the existing approved layout with minor amendments to accommodate the introduction of 3 different house types (A-C), and amended design of house type D.

Alnwick Town Council (ATC) wishes to register an OBJECTION to this development. The application is for a site outside the Alnwick settlement boundary proposed in the emerging Local Plan. Whilst that Plan has not yet received official status, development in this area would only be allowed in very special circumstances. These circumstances have not been demonstrated.

Furthermore, in their comments on the current proposal, NCC Ecology have advised that there is a day roost of Common Pipistrelle bats in the club house. As an EU protected species, these can only be removed under certain conditions. One of these (backed by recent Planning Inquiry precedent: is that the housing is needed in the area proposed. This has not been established. Indeed, the Duke's School Residents Association in response to a nearby planning application (19/00500/FUL), recently submitted evidence that the potential housing supply in the Alnwick and Denwick Area in the Northumberland Local Plan 2016 until 2034, demonstrates that there is an oversupply of 43%. If the Planning Authority figures support this position then the demolition of the clubhouse and bat roost are counter to the Conservation of Habitats and Species Regulations 2017.

These constitute significant prima facie grounds in favour of rejection of development on this site. ATC would ask that a number of its very serious concerns about the development are taken into account and form the basis of further discussions between the applicant, the statutory and other consultees and the Planning Authority.

Drainage and Flooding

Concerns about drainage and possible flooding of the site, and at the junction of Swansfield Park road with Lindisfarne Road, have already been raised. We share these concerns. ATC notes the current reservations raised by the Flood Authority and their proposal of a SUDS pond. We ask that further clarity on these issues be sought, with particular reference to the location and tenure of the SUDS pond.

Road Layout

Highways Development Management have already indicated that further detailed proposals are needed before this development can be allowed to proceed. We draw 2 significant issues to your attention.

1) The access arrangements lack any provision for the continuation of the footway from the development to the access road of the Meadow Riggs estate. This link was included in the adjacent application 18/01020/OUT. A significant number of school children use the pedestrian route from Barresdale / Chapel Lands to access Secondary and Primary schools. Some take the route down Hope House lane towards Swansfield Park Road and others the route past Stoney Hills, reversing this on their way home. These pedestrian routes, including road crossings, must be safe, particularly in the proximity of the sharp bend at the top of Hope House Lane opposite Hope House Cottage. If this development is to proceed prior to 18/01020/OUT, then we ask that a safe pedestrian link be a condition of development.

2) We further ask that, should the application be approved, that as a condition of development, the footpath link to Barresdale / Chapel Lands be upgraded to make it fit for purpose. As well as a desire line route to school for many, it is also a popular local walking route linking major residential areas of the town. It often disappears under a layer of mud and water in winter and wet weather. Once upgraded, it would also provide an excellent cycling connection. Natural England in comments submitted, state that Environmental Enhancements could include 'Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links'. We ask that the emerging LCWIP for Alnwick be consulted in relation to these routes and their importance.

Other Conditions

There are three other issues which we ask to be met through conditions attached to this application.

a) The development is on adjacent land (ATC believes it to be property of the same landowner) to a further approved application 18/01020/OUT for 15 self built homes. Indeed, it would appear to be an enabling development in so far as it provides the access road. We have seen no provision for affordable housing within these applications and ask that this is addressed.

b) This site is extremely sensitive within the landscape and in close proximity to a number of listed buildings and a listed monument. The acceptance of the previous permission relied on the continued existence of mature trees as a visual separation. However, these trees would seem to have no formal protection. We ask that this be given through the use of Tree Preservation Orders.

c) Recent legislation due to the Covid-19 crisis has relaxed rules on the hours of working, allowing work to continue up until 9 pm on most evenings. This site is demonstrably close to the Whin Sill (hence the issues with on-site SUDS). Recent observation of nearby building sites with similar underground strata has shown that mechanical removal of this rock, often

required for foundations and service channels, is extremely noisy. To limit this we ask that a tight working time condition be applied, helping prevent a justifiable flood of complaints from the community.

In Conclusion

ATC reiterates its previous objections to development on this site. Should approval be granted, it asks that particular consideration is given to the issues raised relating to ecology, drainage and road layout.

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

HOUSING

H2 Location of Housing Development

Housing provision will be made on the sites allocated on the Proposals Map and follow the guidelines in Table HSG2. In respect of the major greenfield allocations, (H2-1 and H2-2) planning applications should be accompanied by a master plan or development brief that demonstrates how the new development integrates with the town and respects the living conditions of existing residents on the urban edge.

ENVIRONMENT

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.

ENV8 Protecting Green Infrastructure

Local green infrastructure including rivers and streams, former rail trackbeds, greenways, and woodland belts which provide corridors and habitats for wildlife will be protected and new provision supported.

The enhancement of public rights of way in the plan area will be supported.

ENV9 Sustainable Drainage Systems

All proposals for major development should incorporate Sustainable Drainage Systems (SuDS), unless it is clearly demonstrated the SuDS are not appropriate.

Where SuDS are provided, arrangements must be put in place for their whole lifetime management and maintenance.

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.

Development proposals that would have an effect on the important views identified in Table HD1 should demonstrate that they do not harm the distinctive landscape or historic character of Alnwick.

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;

20/01558/PRUTPO Ravenslaw Court Alnwick NE66 2NG

Tree Preservation Order : T1 -T8 Mature Limes along entrance drive : Crown lift to 5 metres for vehicle access and street lighting; T9 Birch : Crown lift to 5 metres for path lighting and access; T10 - T12 Scots Pine : Crown lift to 5 metres to clear clothes drying area; T13 - T16 Purple Maple : Crown lift to 3 metres for grass cutters and access; T17 - T22 Mixed group including Beech, Scots Pine, Maple, Cotoneaster : Crown lift to 3 metres for grass cutters and access; T23 - T24 Lime and Beech at entrance : Remove epicormic growth

Alnwick Town Council have NO OBJECTIONS and are pleased that the owner is seeking to look after these important trees in their ownership. However, they feel that crown lifting to a height of 5 meters is excessive for grass cutting and access etc. unless it can be demonstrated that this is needed. Trees form important habitats and provide a number of other beneficial functions which should be balanced against excessive pruning. We would ask that the Tree Officer visits the site and is satisfied with the 5 metre crown lift in each case.

20/01593/FUL 46 The Dunterns Alnwick NE66 1AN

Proposed single-storey side extension to dwelling house and associated internal alterations; canopy over steps to main entrance porch; detached garage with integral workshop; reconfiguration of the front garden to provide off-street parking space within the property; new steps and raised planting beds to front entrance of house; new boundary walls/treatments; new vehicle access to south boundary; widening of existing vehicle access to east boundary; terrac and landscaping to suit the topography of the site.

Alnwick Town Council OBJECT to this planning application for the following reasons:

1. This retrospective development is totally out of keeping with its location, surroundings and neighbouring properties especially considering its elevation above road level.
2. The detached garage and workshop is totally disproportionate in size to the rest of the property. NCC officers should be satisfied that adequate conditions are in place to ensure that the garage remains in use as a garage.
3. The detached storage shed has not been included in this application as it was in the previous one but it still in situ. A further planning application would be needed if this is to be retained.
4. The reconfiguration of the front garden would create a safety hazard as vehicles would join the highway only a few yards from the give way point on a cross roads junction. We request that NCC Highways Officers are satisfied with this proposed alterations. HDM have issues which still need to be addressed, particularly over pedestrian and road safety and gradients within the site.

The Town Council feel that the site is being over-developed, and are disappointed with the amount of work which has already been undertaken prior to any planning application being submitted.

The following policies from the Alnwick & Denwick Neighbourhood Plan need to be considered

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.

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 residents are safeguarded.

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:

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- 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;

20/01501/FUL Frelands Alnmouth Road Alnwick Northumberland NE66 2PR

1. Install external flue to West side of house to connect to internal multi fuel stove (existing gas flue is in location already).
2. Erection of 9.2sqm BBQ hut in front garden.

20/01502/LBC Frelands Alnmouth Road Alnwick Northumberland NE66 2PR

2. Listed Building Consent: 1. Install external flue to West side of house to connect to internal multi fuel stove (existing gas flue is in location already).
2. Erection of 9.2sqm BBQ hut in front garden.

Alnwick Town Council OBJECT to the current planning application for the following reasons: Although the proposed flue would use an existing hole in the fabric of the building we feel that the size of the proposed new flue is inappropriate in this sensitive location as it would significantly compromise the structure and aesthetics of the listed building.

The existing gas flue occupies a very small portion of the building but the proposed external flue will be much longer and of a material that will be significantly different to any other on the building and would detract from the heritage of this building.

The exact colour of the flue is not clear from the application but as modern flues are usually black or metal either of these would be inappropriate for this listed building.

The size of the 'BBQ Hut' – the floor area seems larger than 9.2 sqm as shown in the submitted plans and the proposed screening would still make the building visible from the road and from the house itself at all times of the year.

We fully support the comments made by the Conservation Officer.

The following Alnwick & Denwick Neighbourhood Plan 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;

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:

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- 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;

P20/06 NCC Local Plan Consultation

The Town Clerk advised that NCC had sent correspondence about the consultation of the NCC Local Plan which runs until early September. He advised that the update document would be circulated to the Planning Committee and added to the next agenda.

P20/07 Alnwick & Denwick Neighbourhood Plan Update

The Town Clerk reported that he had not received the scoping document from Peter Biggers. He advised that the scoping document would be circulated to the Planning Committee and added to the next agenda for discussion.

P20/08 Planning Applications

20/01730/VARYCO Planning Application Land At West Of Greensfield Weavers Way Alnwick Northumberland Variation of Condition 2 (Approved Plans) to remove the cycleway on the southern side road linking the school car park of the clubhouse and discharge of conditions 3 (Highways), 4 (Surface Water) and 5 (Cycle/Pedestrian access) relating to planning permission 19/00944/FUL – **NO OBJECTIONS.**

20/01530/LBC 6 Paikes Street Alnwick Northumberland NE66 1HX Replace and repair 8 sash windows, fit new kitchen, bathroom, heating, rewire and make good cellar Alnwick Town Council has **NO OBJECTIONS** to this planning application but would like to request a condition be attached to any planning approval stating that there must be no vehicles parked in the area outside the property as this is a pedestrian only area apart from access to and from the funeral directors. They would also ask that the planning officer is satisfied that the bins for the property will not be kept on the pavement at the front of the property.

20/01593/FUL 46 The Dunterns Alnwick NE66 1AN (amended plans) Proposed single-storey side extension to dwelling house and associated internal alterations; canopy over steps to main entrance porch; detached garage with integral workshop; reconfiguration of the front garden to provide off-street parking space within the property; new steps and raised planting beds to front entrance of house; new boundary walls/treatments; new vehicle access to south boundary; widening of existing vehicle access to east boundary; terracing and landscaping to suit the topography of the site (Amended Plans received 02/07/2020) - Alnwick Town Council will withdraw their objections to this planning application on the proviso that a condition be attached to any planning approval stating that the garage should only be used for domestic use in relation to the main property.

20/01807/PRUTPO Garden Cottage Alnmouth Road Alnwick NE66 2QG
Tree preservation order application for T1 Lime - Crown reduction of unto 1.5m of height and spread of tree, T2 Maple - Reduce lowest limb growing over development site by up to 3m – **NO OBJECTIONS** but they would like the Tree Officer to be satisfied with the proposed works.

20/01862/LBC 34-38 Green Batt Alnwick NE66 1TU Listed building consent to repair and rebuild the rear boundary wall of a courtyard - **NO OBJECTIONS.**

20/01856/FUL Loan End Argyle Terrace Alnwick NE66 1XG Proposal for 1 x self-contained cabin with decking in the garden for the purposes of short lets/self-catering – Alnwick Town Council feel this planning application does not contain any detailed plans with sufficient information about the size or proposed materials for the cabin. Officers will request further information from the Planning Officer.

P20/09 Any Other Urgent Business

Councillor Broom asked if Lisburn Street could be added to a future agenda.

Councillor Swinbank agreed that it needed adding to an agenda as there were issues with the speed and volume of traffic.

Councillor Broom thought that a one-way system could be a possible solution.

Councillor Swinbank advised that traffic flow would be asked to be discussed at the Alnwick Forum meeting the following week.

The Town Clerk advised that this issue could be picked up by the Sustainable Travel Working Group.

Councillor Broom said he would share the letter he had received from a resident.

Councillor Wearn advised that the developers had removed the bus stop at the end of Peter's Mill Lane.

The meeting closed at 8.05 p.m.

DRAFT