

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

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

In attendance: P Hatley, Chief Officer and Town Clerk; J Pibworth, Assistant to the Town Clerk. Jane Mann, Prudhoe Street resident.

Councillor Swinbank welcomed Jane Mann (JM) to the meeting.

P20/10 Apologies

Councillors Harrington.

P20/11 Declarations of Interest

Councillor Swinbank declared a non-pecuniary interest in Planning Application 20/02405/PRUTPO.

P20/12 Prudhoe Street/Lisburn Street Traffic – Jane Mann (JM)

Councillor Swinbank explained that the Town Council does not make any direct decisions on Planning, Transport or Highways but they can listen and will send concerns onto NCC.

JM explained she was speaking for many of the people who live in the 90 or so properties on Prudhoe/Lisburn Street for whom traffic was causing real issues as there was:

- More traffic
- Faster traffic
- More noise
- Heavier traffic

The current feeling was that there was now dangerous traffic and the walls in many of the houses vibrate as traffic goes past.

Prudhoe/Lisburn Street were being signposted by NCC to route traffic. There are 15 separate junctions on Prudhoe/Lisburn Street some are very narrow and many have very poor visibility. There is also a school accessed in the middle of the streets and the additional housing on the former Duke's Middle School site will only add to the issue.

She explained that there was an awful lot of upset locally and that residents would like to be involved in any discussions about the issue.

Councillor Swinbank asked if the residents had any specific suggestions. JM advised that a 20mph zone and less HGVs would be helpful.

Councillor Swinbank said he understood that they had spoken to Councillor Castle and that the matter had been discussed at the Alnwick Forum. He felt that a larger scale traffic survey was needed.

Councillor Swinbank advised that any traffic changes would affect other roads in the town. He explained that all traffic flow needed reviewing as a whole. He advised that Richard McKenzie (NCC) was dealing with this issue and that there would be a meeting in September which JM would be invited to attend.

Councillor Watson agreed with the comments JM had made, especially regarding the 20mph speed limit in town, and asked JM to come to the Town Council with suggestions.

Councillor Wearn sympathised with JM and agreed with Councillor Watson.

Councillor Humphries suggested that a weight limit might help with the issue.

JM advised that she would collect ideas from other resident to discuss at the September meeting.

P20/13 Approval of Minutes of Previous Meeting July 16th 2020

The Minutes of the last meeting held on July 16th were approved as true record.

RESOLVED: To approve the minutes of the last meeting on July 16th 2020

P20/14 Matters Arising from the minutes of the previous meeting

P20/09 Councillor Wearn reported that the request to move the 30mph speed limit sign the other Denwick side of Lion Bridge still had not been actioned and asked if NCC could be asked for an update.

Councillor Wearn also reported that she had been notified by local residents of a number of issues and possible breaches on the Windy Edge site.

Councillor Swinbank asked Councillor Wearn to send the document to officers to forward to NCC Planning Enforcement. She asked if she, in her capacity as Mayor, should copy in JB Cussins the owner of the developer. This was agreed.

Councillor Watson thought that Councillor Castle should be asked to intervene on behalf of the Town Council.

Councillor Humphries said that the situation would not get any better until NCC had more Enforcement Officers.

Councillor Watson thought the press could be asked to report on the issues.

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**.

19/02831/ADE Land at North East of Alnwick Garden, Denwick Lane Alnwick Advertisement Consent: Installation of 1no. single sided stack, 1no. V stack, 3no. small double sided stacks, 3no. static banner flags and site cabin facade – **REFUSED**.

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) – **GRANTED**.

20/01501/FUL Freelands 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 – **WITHDRAWN**.

20/01502/LBC Freelands Alnmouth Road Alnwick Northumberland NE66 2PR
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 -**WITHDRAWN**.

19/00500/FUL Alnwick Duke's Middle school, The Dunterns, Alnwick NE66 1UN
Conversion of Duke's School to residential apartments (27no.) including demolition and build of the modern rear extension, development of specialist elderly living accommodation (49no. apartments) and residential dwellings (22no.) creation of a landscaped open area, all ancillary works including car parking, access and drainage – **GRANTED**.

P20/15 Responses made since last meeting

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 have the following concerns about the planning application:

ACCESS - the proposed cabin would be accessed via a single carriageway gravel track which we feel is unsuitable for any increase in traffic. As a gravel track it also poses potential safety problems, especially in bad weather, when vehicles could hit the neighbouring retaining wall.

PARKING - NCC Highways said that two parking places are required for the proposed development but only one parking place is marked on the submitted plans. It is not clear from the plans where the 2nd parking space would be located and how it would be accessed.

We would be concerned if any trees were felled to create the 2nd parking space.

FIRE SAFETY – As the cabin will be made of wood we would like clarification as to how it will be heated and if this will require a fire certificate.

We would request that a site visit is made and that the Planning Officer is satisfied with the proposed access and parking. We would also request that the applicant confirms that no trees will be removed as part of this development.

Alnwick Golf Course car park development

Subject: Japanese Knotweed and Himalayan Balsam

Alnwick Town Council have been informed that on several occasions recently, and outside 'normal' working hours, an unmarked JCB has been operating up the golf course driveway moving back earth and vegetation on the south side and stacking it in piles on the car park presumably for removal.

This length of land contained patches of Japanese Knotweed and Himalayan Balsam, both of which are notifiable plants, which were referred to in the Consultee comments concerning the housing development as needing to be removed and disposed of, presumably, in an officially qualified and approved manner.

We and the adjoining residents are concerned that any disturbance of these invasive weeds must be carried out under officially recognised procedures. We are unsure if the works being undertaken are safe and comply with the relevant legislation so an urgent site visit would be welcomed to allay concerns.

P20/16

Government White Paper

Councillor Swinbank reported that there was a new Government White Paper regarding planning which contained some major changes to the planning process.

It was felt that planning was getting in the way of development which the white paper planned to address. The essence of the proposal was that at the plan making stage (Neigh. Plan / Local Plan) geographical areas would be created which would then be defined as:

- Growth – automatic development allowed
- Renewal – some development allowed
- Protected – restricted development allowed

This would result in local democratic process being reduced.

Consultation process started and the Town Council can comment until November 6th.

Councillor Humphries was concerned that it wouldn't impact on developers.

Councillor Wearn said she was very concerned as this could result in a zone system like in the USA with areas being designated as retail, industrial etc.

Councillor Waton suggested that councillors read through the white paper and it was added to the next agenda for discussion.

The Town Clerk advised that he had spoken to Peter Biggers who had advised that in his view it was not a good time to update the Alnwick & Denwick Neighbourhood Plan.

P20/17 NCC Local Plan Consultation response

Councillor Swinbank explained that NCC's Local Plan was in its final phase.

Councillor Waton advised that he had read through the document and page 9 it identifies a number of green space sites, including the Duke's Middle School site. He thought that NCC should be asked that the protection, previously afforded to the site, be reinstated.

Councillor Swinbank asked that councillors send any further comments to the Town Clerk who would pull together a response to NCC.

P20/18 NCC LTP correspondence

Councillor Swinbank advised that the LTP process for 2021/22 had commenced. The suggested process is that the Sustainable Travel Working Group, to which all councillors are invited, will draft a number of LTPs which will then go to the Planning Committee in September for review/amendment. A shortlist will then go to Full Council in October for approval of the final 3 LTPs.

P20/19 Alnwick & Denwick Neighbourhood Plan Update

Councillor Swinbank explained that the best time to update the Alnwick & Denwick Neighbourhood Plan would be after NCC's Local Plan is approved.

Councillor Waton felt that other 'made' Neighbourhood Plans in Northumberland could be used as part of the scoping process. The Town Clerk agreed with Councillor Waton.

Councillor Waton thought that comments on the scoping document could be made initially then the Town Council would be ready to move forward when the time was right. A scoping discussion meeting would be organised with Councillors Waton, Watson, Lyford and Swinbank.

P20/20 COVID19 Safe Town Centre

Councillor Swinbank advised that these had been discussed at Full Council. The Town Clerk advised that the suggested actions had been sent to NCC.

Councillor Swinbank asked if there were any picnic benches that could be put out in town. The Town Clerk advised that those that belonged to Local Living have been dismantled by the new market provider.

P20/21 Planning Applications

20/02269/ADE Barter Books Alnwick Station Wagonway Road Alnwick Northumberland NE66 2NP Advertisement Consent for 2no. free standing, pole mounted entrance signs – **NO OBJECTIONS**. Alnwick Town Council would ask that in future applications are not retrospective.

20/02199/FUL 32 West Acres Alnwick Northumberland NE66 2QA Part demolition of side garage and construction of new garage to side elevation and new entrance porch to front elevation – **NO OBJECTIONS**.

20/02355/LBC 1 Prudhoe Street Alnwick NE66 1UW Listed Building Consent for replacement of ground floor window with timber glazed 6 over 6 door in west elevation – **NO OBJECTIONS**.

20/02405/PRUTPO Loan End Argyle Terrace Alnwick Northumberland NE66 1XG Tree Preservation Order Application: Oak tree - Crown reduction by 4m, removal of limb over neighbours property – **NO OBJECTIONS** but we would request that NCC's Tree Officer visits the site and is satisfied with the proposed works

20/02664/COU 39 Bondgate Without, Alnwick NE66 1PR Change of use from Sui Generis to A1 - **NO OBJECTIONS**.

20/01716/FUL St Margaret's Farm, Alwick Moor Construction of 3no. stables plus storage and a post and rail timber fence - **NO OBJECTIONS** as long as the stable block is in keeping with its surroundings.

P20/

Any Other Urgent Business

Councillor Swinbank reported that NCC had sent a consultation about cycle racks in the town.

Councillor Watson did not think the proposed cycle rack at Pottergate Gardens was a good idea. Councillor Swinbank advised that cycle racks were not advisable on any grassed area.

The meeting closed at 8.20 p.m.

