



Minutes of the Planning, Highways and Transport Committee held on September 17th 2020 via Zoom at 6.30pm

Present: Cllrs M Swinbank, G Watson and L Wood-Mitchell.

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

P20/23

Apologies

Councillors Broom, Edge, Harrington, Humphries, Lyford, Waton and L Wearn.

P20/24

Declarations of Interest

None.

P20/25

Approval of Minutes of Previous Meeting August 20th 2020

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

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

P20/26

Matters Arising from the minutes of the previous meeting

P20/12 Prudhoe Street/Lisburn Street Traffic issue – Councillor Swinbank advised that this had gone to the Sustainable Travel meeting on September 3rd but Richard McKenzie (NCC) had not been present to discuss the matter. It was going to the Alnwick Forum meeting the following week for further discussion.

P20/14 Lion Bridge repositioning of 30mph speed sign – the Town Clerk reported that there was no update from NCC.

Planning Outcomes Notified:

20/01530/LBC 6 Paikes Street, Alnwick NE66 1HX Replace and repair 8 sash windows, fit new kitchen, bathroom and make good cellar – **GRANTED**.

20/00899/ADE Land North East of Windy Edge, Alnmouth Road, Alnwick Advertisement consent for 2no. stack signs within area covered by Tree Preservation Order – **GRANTED**.

19/01488/FUL Northumberland County Council Depot, Willowburn Trading Estate, Alnwick NE66 2PF Demolition south and east units, replacement of east units on enlarged footprint, provision of automated car ash to south along with café building to south entrance – **GRANTED**.

20/01856/FUL Loan End, Argyle Terrace, Alnwick NE66 1XG Proposal for 1 x self-contained cabin with decking in the garden for the purpose of short lets/self-catering – **WITHDRAWN**.

20/01862/LBC 34-38 Green Batt Alnwick NE66 1TU Listed building consent to repair and rebuild the rear boundary wall of a courtyard. Location– **GRANTED**.

20/02269/ADE 20/02269/ADE Barter Books Alnwick Station Wagonway Road Alnwick Northumberland NE66 2NP Advertisement Consent for 2no. free standing, pole mounted entrance signs – **GRANTED**.

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Responses made since last meeting

None.

P20/28

Planning Applications

20/02477/FUL Sion Hall St Michaels Lane Alnwick Northumberland NE66 1TW Change of use from Motor Factors (A1) and conversion to boutique hotel (C1) - **Alnwick Town Council welcome this application but want the Planning Officer to be satisfied with the provision for car parking- NO OBJECTIONS.**

20/02478/LBC Sion Hall St Michaels Lane Alnwick Northumberland NE66 1TW
Change of use from Motor Factors (A1) and conversion to boutique hotel (C1) - **NO OBJECTIONS.**

20/02490/FUL Market Cross Maisonettes Market Place Alnwick Northumberland
Change of use of ground floor at rear of courtyard from storage to dog grooming parlour - **NO OBJECTIONS.**

20/02491/LBC Market Cross Maisonettes Market Place Alnwick Northumberland
Listed Building Consent: Change of use of ground floor at rear of courtyard from storage to dog grooming parlour - **NO OBJECTIONS** and support the Conservation Officer's comments.

20/02673/FUL Land East Of Camphill Cottage Alnwick Northumberland NE66 2AB
Erection of kiosk and associated works – **NO OBJECTIONS.**

20/00744/PREAPP Land South Of Greensfield Farm Weavers Way Alnwick Northumberland
Demolition of existing agricultural buildings and development of 18 no. new residential dwellings, along with associated access roads and gardens – **This application was dealt with by email.**

20/02714/VARYCO Thornbrae Apartment Alnmouth Road Alnwick Northumberland NE66 2PS
Variation of Condition 4 (Recreation Room) pursuant to planning permission 17/00019/FUL to enable the use of the recreation room in connection with the approved holiday letting units (as amended) – Alnwick Town Council **OBJECT** to this planning application. The Town Council feel that the condition attached to the original planning was necessary and should be retained. A planning variation application was **REFUSED** in July 2020 and the concerns we stated for that application remain the same:

NOISE POLLUTION - The recreation room is on the boundary adjacent to the neighbouring property and any additional noise levels is totally unacceptable. Music is played in the recreation room well into the early hours so a noise assessment must be undertaken to ascertain the potential impact on neighbouring residents before any decision is made. NCC public protection officers must be satisfied that adequate controls are in place to prevent the occurrence of a noise nuisance. The surrounding residential properties could be vulnerable to disturbance.

LIGHT POLLUTION - The room is lit by multi-coloured lights and the effect of light pollution to the night sky needs to be assessed as this could impact on both the landscape setting and the view of the night sky from the surrounding area. NCC officers must be satisfied that adequate controls are in place, including time constraints, to prevent a light nuisance to the surrounding residential properties.

The Town Council feel that the site has been over-developed, and that the removal of this Condition would only compound this by moving the site towards a fully commercial one.

We feel that the applicant has not given satisfactory reasons for Condition 4 to be removed and, as the Town Council want the Condition maintained. County Council officers felt it necessary to add the condition to the planning approval and we would ask that any breaches of this condition are acted upon by Planning Enforcement Officers.

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

H5 Existing Stock

Extensions to existing dwellings beyond permitted development limits will be supported where:

The privacy, daylight, sunlight and amenity of adjoining residents are safe guarded

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:

v) Development will not have adverse impacts on living conditions in residential areas;

ENV11 Reducing Light Pollution

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.

20/02731/FUL 1 Hope House Cottages Hope House Lane Alnwick NE66 2AA

Proposed off-street parking for number 1 Hope House Cottages – **NO OBJECTIONS** but they would like the Planning Officer to be satisfied with the following:

- a) Line of sight / access – Highways should be satisfied that the vehicle access to the new car parking space from Hope House Lane is safe
- b) Hedging – that the applicant is only removing enough hedging to create the parking space and that the Ecology Officer is satisfied with the proposed works

20/02743/LBC Walton 2 Grosvenor Terrace Alnwick Northumberland NE66 1LG

Listed building consent to refurbish dwelling including works to internal doors and walls, ensuite bathroom, kitchen, bathroom, outside WC, wiring, heating and levelling outside yard – **NO OBJECTIONS** as long as the Conservation Officer is satisfied with the proposed positioning of the flues for the heating system.

20/02740/FUL Longknowe Alnmouth Road Alnwick NE66 2PT Rear extension – **NO OBJECTIONS.**

P20/29 NCC Local Plan Timetable

The Assistant to the Town Clerk advised that the Town Council had submitted their comments on the Local Plan to NCC relating to the former Duke's Middle School site. She advised that the Inspector would be reviewing the Local Plan in October and had set aside 12 days over 4 weeks to do this.

P20/30 NCC LTP priorities

Councillor Swinbank advised that at the Sustainable Travel Working Group meeting on September 3rd they have drafted 4 LTPs for the Planning Committee to review. Once reviewed the final 3 LTPs would be finalised at the Full Council's meeting on October 8th before being submitted to NCC for inclusion in their Local Transport Priorities Plan 2021-22. He advised that the Town Council LTPs are due at NCC by October 11th 2020.

1. Implementation of a 20mph zone as per attached map (map circulated to councillors)
2. Surfacing of bridleway between St James's roundabout and the entrance to DCHS. This is part of the former Wagonway (Alnwick - Shilbottle) which is heavily used by students attending school. It is surfaced only part of the way and in winter becomes a muddy track and culminates in the crossing of an un-bridged ditch. As it is the desire line route for many students accessing school via Wagonway Road, surfacing would make it a safer (it is traffic free) and cleaner route and reduce the pressure on other footways.
3. Resurfacing of footways on Alnmouth Road (both sides). These were included in the ATC suggestions for improvements to footways in the spring of this year as requested by NCC, but not selected for work to be done.
4. Additional pedestrian crossing points to be provided on Bondgate Within, radiating out from the Bondgate Cobbles area across the road. These would complement the historic pedestrian crossing points on the cobbles and would be in addition to the two light controlled crossings at present. They would help pedestrians safely cross the road at convenient points to reduce the risk of collisions with motor vehicles.

P20/31 Government White Paper

The Town Clerk advised that the consultation process had started and that the Town Council can submit comments until November 6th. He advised that he would speak to NALC to ask if they plan to submit any comments to Government.

Councillor Swinbank reported that here Alnwick Civic Society had arranged a meeting with Rob Murfin (Head of Planning at NCC) and Councillor Castle on October 5th to discuss the white paper and that he planned to attend the meeting.

P20/32 Any Other Urgent Business

The Assistant to the Town Clerk reported that the Town Council had received notification from NCC that the TPO on the trees on the south side of the former Duke's Middle School site had been put in place.

She also advised that the TPO request on the trees at Allerburn House was progressing and that the Planning Officer and Tree Officer had undertaken a site assessment visit. The Planning Officer had advised that she needed to speak to NCC's legal team about how to group the trees into areas but felt that the site would be covered by several TPOs.

The meeting closed at 8.00 p.m.

