



Minutes of the Planning, Highways and Transport Committee held on November 19th 2020 via Zoom at 6.30pm

Present: Cllrs Swinbank, Broom, Edge, Harrington, Humphries, Wearn, Watson and Wood-Mitchell.

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

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Apologies

Councillor Lyford.

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Declarations of Interest

None.

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Approval of Minutes of Previous Meeting October 15th 2020

The Minutes of the last meeting held on October 15th were approved as true record.

**RESOLVED: To approve the minutes of the last meeting on
October 15th 2020**

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Matters Arising from the minutes of the previous meeting

P20/41 Shop Front Design Guide – Councillor Swinbank suggested that Peter Reed (Alnwick Civic Society) was invited to the December meeting to give an update on the document.

Planning Outcomes Notified:

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- **GRANTED.**

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 – **GRANTED.**

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 – **GRANTED.**

Councillor Swinbank reported that conditions had been attached to the planning approval including a planting scheme. He also advised that although affordable housing money had been committed (but not on the development site) it was unclear whether the money would be spent in Alnwick. He requested that NCC be asked where the money will go and what criteria was used to make the decision and whether it was ring fenced for Alnwick.

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 – **GRANTED.**

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 – **GRANTED**.

20/02577/FUL Brizlee Wood MOD Communications Site Alnwick Northumberland Demolition of existing radome and single storey building and erection of replacement radome and platform; new single storey support building with interlinking snow tunnel – **GRANTED**.

53 Cawledge View Alnwick NE66 1BH Proposed Living Room Extension and Bedroom Extension over – **GRANTED**.

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To minute responses made since last meeting

20/02662/FUL Rosecombe Cottage Alnwick Moor Alnwick Northumberland NE66 2AP Proposed replacement of existing dwelling – **NO OBJECTIONS** but the Town Council would like to see just slate tiles used rather than the proposed slate and clay.

20/03229/LBC 4 Grosvenor Terrace Clayport Street Footway Alnwick NE66 1LG Listed building consent for a single storey rear extension with flat roof, replacement of windows and door and frame to South East elevation with new timber sliding sash windows and timber door and frame – **NO OBJECTIONS**.

20/03286/FUL 46 Arkle Court Alnwick NE66 1BS Construction single storey extension, to create a downstairs toilet/shower/utility room with internal alterations to the existing, together with the addition of a timber pergola to the rear facing (South) garden – **NO OBJECTIONS**.

20/03295/PRUTPO Aldersyde Alnmouth Road Alnwick Northumberland NE66 2PS Tree Preservation Order: T1 - Beech - Crown thin by 15% targeting particularly overhanging limbs over garden and to achieve light through footpath and into garden. T2 - Scott Pine - Target prune away from lawn to relieve overhang from garden and reduce stress on lateral leaders – **NO OBJECTIONS**.

20/03354/FELTPO Crag View Cottage Alnmouth Road Alnwick Northumberland NE66 2QG Tree preservation order application for removal of one sycamore tree and crown raise another 6 trees to remove lower branches – Alnwick Town Council **OBJECT** to this application. The agent for the applicant states that the tree is not diseased or damaged, so we feel the removal of the whole tree is excessive. The tree is fairly substantial so we would have no objections to an application to crown lift the tree by say 20%.

20/03188/FUL 68 Swansfield Park Road Alnwick Northumberland NE66 1AR Construction of ground floor side extension and porch extension. Addition of second storey over entire footprint to create 4 bedroom dwelling – **NO OBJECTIONS**.

20/03320/FUL 11 Alwynside Alnwick NE66 1DL Construction of a two storey side extension – **NO OBJECTIONS**.

20/03387/FUL 58 Oaky Balks Alnwick Northumberland NE66 2QD Single storey rear extension – **NO OBJECTIONS**.

20/03412/FUL 73 Cornhill Estate Alnwick Northumberland NE66 1RT Single storey side extension – **NO OBJECTIONS**.

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Planning Applications

20/03594/PRUTPO 5 Belvedere Terrace Alnwick NE66 2NX Tree Preservation Order Application - Crown lift (T1) Beech to 5m above ground level because of excessive shading in front garden, encroaching onto bus stop and main road (b4346) Also encroaching over neighbouring property – Alnwick Town Council **OBJECT** to this application as they feel the proposed works are unnecessary.

Having made a site visit the tree does not seem to be overhanging the bus stop or the road and as it is on the front right-hand boundary of the property will still encroach on the neighbouring property even with a 5m crown lift.

The property is on an important gateway into the town centre so work should only be done when a tree shows signs of disease, damage or being unsafe. The application was not accompanied by a tree survey /report to establish the health and longevity of the trees which is a requirement of the following Environment policies from the Alnwick & Denwick Neighbourhood Plan:

ENVIRONMENT

ENV 6 Protecting Trees

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.

20/02300/COU 5 Fenkle Street Alnwick NE66 1HW

Change of use from A1 retail to A1 and D1 and installation of stud partition walls – **NO OBJECTIONS.**

20/03192/FUL Ravenslaw House Ravenslaw Court Alnwick NE66 2NG

Proposed boundary fence and entrance walls and pillars (retrospective) – **NO OBJECTIONS** but we would ask that the Highways Officer is satisfied that the access and sight lines for the entrance are both safe. We are also disappointed that this is a retrospective application.

20/03299/FELTPO The Lodge Cottage Alnmouth Road Alnwick NE66 2PS Tree preservation order - T1 - Multi stemmed Beech (fell section to reduce risk of damage due to bad form) and T2 - Sycamore (prune low lateral branches away from road due to overhang)- Alnwick Town Council **OBJECT** to this application as they feel some of the proposed works are unnecessary. The property is on an important gateway into the town so work should only be done when a tree shows signs of disease, damage or being unsafe.

We would request the Tree Officer makes a site visit and is satisfied with the proposed works and, if planning permission is granted, suitable replacement trees are planted.

The application was not originally accompanied by a tree survey / report and we feel that the report which has now been submitted does not establish the health and longevity of the trees which is a requirement of the following Environment policy from the Alnwick & Denwick Neighbourhood Plan:

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P20/50 Review of resident parking schemes

The Assistant to the Town Clerk advised she had received most of the requested information on the current Alnwick resident parking schemes from NCC but was still awaiting the number of current permits for each of the 8 parking schemes. She advised that she would send the completed document to Councillor Swinbank and the Town Clerk before their parking review meeting with NCC.

P20/51 Any Other Urgent Business

Councillor Swinbank advised that the TPO on the 204 Lime trees at the former Duke's Middle School site had been confirmed at the NCC meeting earlier that day.

Councillor Watson asked if once a TPO was approved the owner of the protected trees needed to maintain them. The Assistant to the Town Clerk advised that NCC had confirmed that there was no requirement to maintain protected trees.

The Assistant to the Town Clerk advised that NCC had confirmed TPOs on all the trees on the Allerburn House site. This had included a number of woodland TPOs which not only protects the trees but any saplings which grow from them.

Councillor Swinbank reported that he had been contacted by ARRA with a number of issues on the Windy Edge site including the altered footpath link to the bike track and gaps in the fencing and fencing lying on the ground.

Councillor Wearn also advised that there was no wheel washing equipment at the Peter's Mill Lane/Fisher Lane junction.

The Town Clerk advised that he had the safety issues had been notified to the Enforcement Officer a couple of weeks ago.

Councillor Watson felt the Enforcement officer and County Councillor should be notified about the issues.

Councillor Wearn advised that there were a number of Peter's Mill Lane issues. Councillor Swinbank advised that these were a development management issue not a planning one.

Councillor Humphries wondered why there was so many issues with this particular site.

Councillor Wearn advised that the electricity supply had been laid three times as the developer had not been in contact with Northern Power.

Councillor Edge suggested that the site manager be invited to a Planning meeting.

The Town Clerk advised that it was the Town Council's responsibility to refer any issues they were made aware of through to NCC.

The meeting closed at 7.45 p.m.

