

**Minutes of the Planning, Highways and Transport Committee held on
April 15th 2021 via Zoom at 6.30pm**

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

In attendance: J Pibworth, Assistant to the Town Clerk.

P20/95 Apologies

Councillor Lyford.

P20/96 Declarations of Interest

Councillors Swinbank declared a non-pecuniary interest in planning application 21/00920/FUL 110 Chapel Lands.

P20/97 Approval of Minutes of Previous Meeting March 18th 2021

The Minutes of the last meeting held on March 18th were approved as true record.

**RESOLVED: To approve the minutes of the last meeting on
March 18th 2021**

P20/98 Matters Arising from the minutes of the previous meeting

P20/91 – 30mph speed limits - The Assistant to the Town Clerk advised that she had emailed Councillor Castle for an update and was awaiting his reply.

P20/91 Safety Issues at Cemetery entrance – The Assistant to the Town Clerk advised that the matter was being taken to the Alnwick Forum.

P20/93 – The Cobbles – The Assistant to the Town Clerk advised there was no update. Councillor Swinbank reported that another design had been requested from NCC Officers with alternative direction parking spaces. Councillor Wearn asked if the Town Council had to make a decision about their preferences. The Assistant to the Town Clerk advised that a further design, with an alternative parking direction, was awaited.

Planning Outcomes Notified:

21/00707/FUL 6 Denwick View Alnwick NE66 2PZ Proposal Complete replacement of existing roof structure, with the addition of north and south facing (side) elevation dormer windows with the addition of a timber staircase and internal alterations Location - **REFUSED.**

20/01238/FUL Duchess High School Annexe 2 Bailiffgate Alnwick Northumberland NE66 1LZ The conversion of no. 2-8 Bailiffgate to hotel (Use Class C1), demolition of rear of no. 2-8 Bailiffgate, construction of new build hotel (Use Class C1), refurbishment works to former gym block (Use Class D2), new vehicular access, landscaping and associated ancillary works - **GRANTED.**

20/03815/VARYCO Land North East Of Close Cottage Rugley Road Variation of condition 2 (approved plans) of appl 18/02144/FUL - Updated design of clubhouse and site layout - **GRANTED.**

19/04192/LBC Duchess High School Annexe 2 Bailiffgate Alnwick NE66 1LZ Listed building consent for localised repair of existing pitched roofs, to include replacement of natural slates, lead work, roof lights and cast iron rainwater goods. Install new thermal insulation throughout roof voids at rafter level. Redecorate retained existing cast iron rainwater goods. (Amended 24.03.2021) - **GRANTED.**

21/00920/FUL 110 Chapel Lands Alnwick Northumberland NE66 1ES Extension over garage Location Applicant Mr Stephen Hutchins Further to my recent correspondence in

connection with the above planning application I would confirm that Northumberland County Council - **GRANTED**.

21/00289/FUL McDonalds 2 Hawfinch Drive Cawledge Business Park Alnwick Northumberland NE66 2BF Installation of 2no. rapid electric vehicle charging stations within car park. Two existing parking spaces will become EV charging bays, along with associated equipment - **GRANTED**.

21/00810/FUL Thornrigg Alnmouth Road Alnwick NE66 2QG Extension with roof terrace to rear of detached house with decking at either side. - **GRANTED**.

21/01197/FUL 25 Mercers Way Swordy Park Alnwick NE66 1DE Single storey rear extension - **GRANTED**.

20/04057/FUL Land At Entrance To Dene Court Willowburn Trading Estate Alnwick New plant room to serve adjacent cafe and car wash– **GRANTED**.

20/02477/FUL and 20/02478/LBC Sion Hall St Michaels Lane Alnwick Northumberland NE66 1TW Listed Building Consent: Change of use from Motor Factors (Sui Generis) and conversion to boutique hotel (C1) – **GRANTED**.

21/01019/FUL 6 Highfield Park Alnwick Northumberland NE66 1SE New Rear Extension and Front Porch - **GRANTED**.

21/00820/COU Anything Goes Pottergate Alnwick Northumberland NE66 1JW Retrospective: Change of use from 1no workshop unit (Use Class B2) to 2no retail units (Use Class E(a) (as amended) - **GRANTED**.

21/01278/FUL 11 St Georges Crescent Alnwick NE66 1AY Two storey rear extension - **GRANTED**.

20/03817/FUL T R Taylor And Son 3 New Row Alnwick Northumberland NE66 1JT: Retrospective: Change of Use from vehicle repair workshop and premises (B2) to joinery workshop (E(g)) and addition of gate and formation of linked roof between buildings (as amended) – **GRANTED**.

21/00660/FUL 18A And 20B St Michaels Lane Alnwick Northumberland NE66 1TW Retrospective: Installation of replacement windows - **GRANTED**.

21/00310/LBC Austry House 3 Grosvenor Terrace Alnwick Northumberland NE66 1LG Listed Building Consent: Removal of internal wall between kitchen and lounge, removal of kitchen door and building up of opening - **GRANTED**.

P20/99 To minute responses made since last meeting

21/00803/COU 26 Fenkle Street Alnwick NE66 1HR Change of use class from Class E to Sui Generis for use of premises as a tattoo studio - **NO OBJECTIONS**

21/00820/COU Anything Goes Pottergate Alnwick Northumberland NE66 1JW Retrospective: Change of use from 1 B2 unit to 2 A1 Retail Units - **NO OBJECTIONS**

P20/100 Planning Applications

21/00837/LBC Poachers Cottage 17 Bailiffgate Alnwick Northumberland NE66 1LZ Listed Building Consent for proposed re-siting of boiler in bathroom cupboard (previously located in kitchen) and routing of new flue through rear roof slope – **NO OBJECTIONS**.

21/01019/FUL 6 Highfield Park Alnwick Northumberland NE66 1SE New Rear Extension and Front Porch – **NO OBJECTIONS**.

21/01022/VARYCO Land At Willowburn Trading Estate Alnwick Northumberland NE66 2PF Variation of condition 2 (approved plans) on approved application 19/04296/FUL

to allow changes in building form and size – **NO OBJECTIONS** but the Town Council request that the 600sqm of solar panels remain as part of the application.

Councillor Swinbank left the meeting and Councillor Harrington took the Chair.

21/00920/FUL 110 Chapel Lands Alnwick Northumberland NE66 1ES
Extension over garage – **NO OBJECTIONS.**

Councillor Swinbank re-joined the meeting.

P20/101 Updates on Major Developments

Alnwick Garden Lily Dory – The Assistant to the Town Clerk reported that 3 new comments on the VARYCO application. (County Ecologist, NCC Conservation Officer, Public objection).

The comments request revised documents were needed to submitted as the new application is significantly different from the original application.

Councillor Swinbank asked if she had managed to speak to the Planning Officer. She advised that she had left messages and was hoping to speak to him tomorrow.

Councillor Edge felt that there should be more public consultation about the application as it was being publicly funded. Councillor Swinbank confirmed that £5mll of Borderlands funding was being used towards the costs.

Councillor Wood-Mitchell felt that the Lily Dory project had been publicised and that Alnwick Garden had consulted with the public. She asked if the new application was very different from the original. Councillor Swinbank advised that there were a lot more buildings in the new application and some of the existing buildings had also changed.

Councillor Broom advised that the works currently being undertaken were the ground works which had been approved a part of the original application. He asked why a computer generated design could not be made available.

Windy Edge – The Assistant to the Town Clerk reported that there were no new documents or comments on the Planning Portal.

P20/102 Victoria Terrace Pedestrian Crossing NCC Consultation

The Assistant to the Town Clerk advised that the design had been sent out by NCC in a format that was unable to be opened, saved or shared. She advised that she had requested the design in a different format. A number of people had been sent the consultation for comments.

P20/102 Issues for NCC

Alnmouth Road counters – Councillor Wearn reported that these had not yet been installed by NCC.

20mph speed signs outside Morrison's – Councillor Broom felt that speeding was a real issue and that some speed watch needed to be put in place in Alnwick. Councillor Swinbank advised that the issues had been discussed at the Sustainable Travel Advisory Group as part of a wider traffic issues in the town. Councillor Castle had suggested reporting the matter to the Northumbria Police & Crime Commissioner. Councillor Harrington advised that the police do have the equipment to do this.

White Lining - Councillor Harrington reported that the white lining from The Oaks and The Hotspur Tower was a real issue. The Assistant to the Town Clerk advised that this had been reported to NCC but that she would also report this directly to Graham Bucknall at NCC.

Alnwick Greenway – Councillor Broom asked if there was any update. Councillor Swinbank advised that the Town Clerk was liaising with Northumberland Estates about how the best way to take this forward and the structure this would take.

Councillor Broom asked that a suitable budget should be allocated to enable tis project to be taken forward.

Councillor Wearn reported that the new path at Alnwick Football Club was currently being installed.

P20/103 Any Other Urgent Business

The Assistant to the Town Clerk advised that following reasons for refusal of the following planning applications:

20/00346/FUL – NCC Planning Officer felt it should be refused until further information is provided including mitigation.

20/0192/FUL – Refusal due to Highways who felt that as the concern they had were so severe that no reasonable action is likely to address them.

The meeting closed at 8.04 p.m.