

**Minutes of the Planning, Highways and Transport Committee held on
June 17th 2021 at 7.00pm**

Present: Cllrs Harrington, Burns, Edge, Gascoigne-Owens, Humphries, Lyford and G Watson.

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

Introduction

Councillor Harrington welcomed new councillors to the Planning meeting and summarised the Planning Protocol which had been circulated.

P21/01 Apologies

Councillors Broom, Parker and Wearn.

P21/02 Declarations of Interest

None.

P21/03 Approval of Minutes of Previous Meeting April 17th 2021

The Minutes of the last meeting held on April 17th were approved as true record.

**RESOLVED: To approve the minutes of the last meeting on
April 17th 2021**

P21/04 Matters Arising from the minutes of the previous meeting

P20/98 – 30mph speed limits – Councillor Watson asked if there was an update. The Assistant to the Town Clerk advised that Councillor Castle had confirmed that reducing speed limit to 30mph was not possible in non-residential areas. She advised that the council were still awaiting an update from the Crime & Police Commissioner whether 20mph speed limits are enforceable in Alnwick. Councillor Watson advised that 20mph speed limits were enforceable nationally and that the police should be pushed to do this.

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 - **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 Austray 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.**

P21/05 To minute responses made since last meeting

21/01197/FUL 25 Mercers Way Swordy Park Alnwick NE66 1DE Single storey rear extension – **NO OBJECTIONS.**

21/01078/FUL 4 Grosvenor Terrace Clayport Street Footway Alnwick NE66 1LG Single storey rear extension with slate lean-to roof, replacement of three PVCu windows with timber sliding sash and alteration of existing window opening to drop cill level to original height, removal of PVCu rear external door and replacement with timber door and frame - **NO OBJECTIONS.**

21/01079/LBC 4 Grosvenor Terrace Clayport Street Footway Alnwick NE66 1LG Listed building consent for a single storey rear extension with slate lean-to roof, replacement of three PVCu windows with timber sliding sash and alteration of existing window opening to drop cill level to original height, removal of PVCu rear external door and replacement with timber door and frame - **NO OBJECTIONS.**

21/01128/FUL 65 Chapel Lands Alnwick NE66 1ER Conversion of garage and new 2 storey extension to side of dwelling - **NO OBJECTIONS.**

21/01364/FUL 33 Willoughby Park Alnwick NE66 1ET Conversion of integral garage into habitable room - **NO OBJECTIONS.**

21/01278/FUL 11 St Georges Crescent Alnwick NE66 1AY Two storey rear extension - **NO OBJECTIONS.**

P21/06 Planning Applications

21/01698/FUL The Beeches Alnmouth Road Alnwick NE66 2QG Proposed single storey annexe extension and re-clad house with render and weatherboard – **NO OBJECTIONS.**

21/01585/LBC Bondgate Hall Bondgate Without Alnwick Northumberland NE66 1PX Listed Building Consent: Remove and replace damaged wall – **NO OBJECTIONS** but the Town Council feel that, as the wall is included in the Listed Building listing, as much of the original stone from the wall should be reused and any new stone used must match the original stone. They would also like to request that applicant looks at solutions whereby the tree can be retained. A TREECA was not submitted as part of the application and we would like to see this submitted before any decision is made on this application.

21/02062/REM Land North East Of Windy Edge Alnmouth Road Alnwick Reserved matters application for access, appearance, landscaping, layout and scale for 118no. dwellings on approved application 19/03777/VARYCO – **NO OBJECTIONS** but the Town Council feel that the Planning Officer needs to be satisfied that:

1. there is a sufficiently sized bus turning area within the site
2. the number of affordable housing is adequate
3. the proposed heating systems are sustainable
4. there is sufficient allocation to green space including an area for a play area
5. the planting scheme has sufficient trees and hedges to replace those removed as part of the development

We would also request a check on how the Section 106 monies from this development have or will be spent.

21/01791/FUL 1 Sea View Terrace Alnwick Northumberland NE66 1RW Proposed summerhouse - **NO OBJECTIONS.**

21/01826/FUL 6 Denwick View Alnwick NE66 2PZ 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 (resubmission) - **NO OBJECTIONS.**

21/01805/LBC 6 Lisburn Street Alnwick NE66 1UR Listed Building Consent to repair and/or replacement of eroded wall stonework and stone gutters. Repointing with lime based mortar. Installation of additional cast iron downpipe to front elevation, if deemed necessary to supplement rainwater drainage during repairs - **NO OBJECTIONS.**

21/01834/FUL Ravenslaw House Ravenslaw Court Alnwick Northumberland NE66 2NG Retrospective: Proposed boundary improvements and alterations

21/01930/FUL 39 Blakelaw Road Alnwick Northumberland NE66 1BA Proposed front w.c extension with canopy over garage opening. Side door to garage. Removal and relocation of rear steps. Formation of raised terrace. Formation of annexed accommodation with raised terrace. Enlarged bedroom window openings with Juliette balcony, new second floor gable window. Provision of railings to inner parking area wall, widened entrance gate. Extended rear paved patio.
– **NO OBJECTIONS.**

P21/07 NCC Local Plan Consultation

The Assistant to the Town Clerk reported that the Town Council had received a consultation for the proposed modifications to the Northumbria Local Plan. She advised that she would

email the document to councillors for their comments which would be pulled into a response document which will be sent to NCC by the end of consultation period.

P21/08 Shop Front Design Guide - update

The Assistant to the Town Clerk reported that a new version of the Shop Front Design Guide had been produced by NCC. It has input from the Civic Society who had provided images of Alnwick shop fronts and will be distributed to estate agents and solicitors.

The updated guide is aimed at simplifying existing guidance to make life easier for both retailers and landlords in Alnwick. Businesses should find it less restrictive as there are no additional restrictions and in some areas is less e.g. there is nothing relating to colour choice.

The guide will:

- Help new independent retailers navigate the planning system, avoid expensive mistakes and help with the recovery of Alnwick's high street.
- Help maintain the high standards in Alnwick's conservation area which established retailers have already taken care to maintain and ensure that their investment is not undermined by thoughtless development by neighbouring businesses.

She advised that she would send a copy of the guide, which is already on NCC's Planning Portal, to councillors.

P21/09 Any Other Urgent Business

None.

The meeting closed at 8.15 p.m.