



## Minutes of the Planning, Highways and Transport Committee held on July 8<sup>th</sup> 2021 at 6.00pm

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

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

**P21/10 Apologies**

None.

**P21/11 Declarations of Interest**

None.

**P21/12 Approval of Minutes of Previous Meeting June 17<sup>th</sup> 2021**

The Minutes of the last meeting held on June 17<sup>th</sup> were approved as true record.

**RESOLVED: To approve the minutes of the last meeting on  
June 17<sup>th</sup> 2021**

**P21/13 Matters Arising from the minutes of the previous meeting**

P21/08 – Shop Front Guide – Councillor Watson reported that he had looked at the revised Shop Front Guide and felt it was very good.

Planning Outcomes Notified:

**21/01698/FUL The Beeches Alnmouth Road Alnwick NE66 2QG** Proposed single storey annexe extension and re-clad house with render and weatherboard – **GRANTED.**

**21/01791/FUL 1 Sea View Terrace Alnwick Northumberland NE66 1RW** Proposed summerhouse – **GRANTED.**

**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) - – **GRANTED.**

**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 – **GRANTED.**

**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 – **GRANTED.**

**21/01402/FUL 6 Thomas Percy Close Alnwick NE66 1DB** Construction of single storey side (west) extension – **GRANTED.**

**20/02662/FUL Rosecombe Cottage Alnwick Moor Alnwick Northumberland NE66 2AP** Proposed replacement of existing dwelling – **GRANTED.**

**21/01364/FUL 33 Willoughby Park Alnwick NE66 1ET** Conversion of integral garage into habitable room (amended plan received 14.06.2021) – **GRANTED.**

**P21/14 To minute responses made since last meeting**

None.

**P21/15 Planning Applications**

**21/02054/CCD Willowburn Sports And Leisure Centre Willowburn Avenue Alnwick NE66 2JH** Installation of Ground Source Heat Pump system - formation of an external heat pump enclosure to house 2No. DYNACIAT 900V HEAT PUMP and 1No. AquaSnap 61GW 0080 HEAT PUMP to the rear of the site and array of 62No. boreholes located within curtilage of the site – **NO OBJECTIONS** but the Town Council would like the Planning Officer to be satisfied that the ground is suitable for the proposed works.

**21/01672/VARYCO Land South West Of Greensfield Farm Alnwick**

**Northumberland** Variation of condition 2 (approved plans) on approved application 19/01436/VARYCO in order to change style of dwelling – **NO OBJECTIONS** but the Town Council would like the Planning Officer to be satisfied that the planning approval to which this application relates has not expired (date 2016) and that this should not be a new FUL application.

**21/01935/FUL Swansfield Lodge Alnwick NE66 1EJ** Construction of a single storey extension to the east gable to provide a sitting room, shower room and study – **NO OBJECTIONS.**

**21/02073/FUL 28 The Dunterns Alnwick Northumberland NE66 1AN** Proposed single storey rear side extension. Removal of rear two storey bay window, replacement window in existing opening – **NO OBJECTIONS.**

**21/02063/FUL The Royal Air Forces Association 15 Lisburn Street Alnwick NE66 1UR**

Proposed change of use. Social club to 2 no. houses – **NO OBJECTIONS** but the Town Council would like the Planning Officer to be satisfied that there is suitable off road storage for bins and that the access line marked in green on the plan is correct.

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

**HD5 Design in the Wider Town**

Outside the historic core of the town new development (including extensions, alterations and changes of use to existing buildings) is encouraged to take the following design principles into account:

- a) Footprint: expected to respect the density and grain of the surrounding distinctive suburban townscape;
- b) Design: expected to make a positive contribution to local character and distinctiveness whilst not discouraging appropriate innovation;
- c) Quality: expected to respect and enhance the quality of the surrounding suburban townscape and any historic content, in design, materials, detailing and finishes;
- d) Use: expected to be appropriate to the surrounding urban area and to function well not just in the short term but over the life-time of the development;
- e) Size and scale: expected to respond positively to local character;
- f) Materials: expected to be sympathetic to the local materials that are traditional in the surrounding suburban townscape;
- g) Landscape and open space: expected to enhance local character and distinctiveness and create attractive places to live, work or pass through;
- h) Access and safety: expected to create a safe and accessible environment where crime and disorder does not undermine local quality of life and community.

**21/02122/LBC White Swan Hotel 16 Bondgate Within Alnwick**

**Northumberland NE66 1TD** Listed Building Consent: Internal alterations to form 2 new apartments from 6 existing staff accommodation rooms – **NO OBJECTIONS.**

**21/01904/FUL 82 Chapel Lands Alnwick NE66 1ES** Extension of 13m<sup>2</sup> to existing semi-detached house – **NO OBJECTIONS.**

**21/02269/FUL 69 Lower Barresdale Alnwick Northumberland NE66 1DW**

Construction of detached annexe – **NO OBJECTIONS.**

**21/01890/FUL 28 Alwynside Alnwick NE66 1DL** Construction of porch to front elevation – **NO OBJECTIONS.**

**21/02364/FUL 9 Paikes Street Alnwick NE66 1HX** Change of use - (A3)/(A5) to ground floor takeaway (A5) with external flue extraction system. Floor 1 and 2 into flats (C3) with alteration to shop front to form entrance to flats – **NO OBJECTIONS** but the

Town Council would like the applicant to take guidance from the revised Shop Front Design Guide for Alnwick.

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

### **TOWN CENTRE & RETAIL**

#### **TCR2 Development Opportunities to Support Primary Shopping Frontages**

In order to extend the opportunities to create a vibrant town centre, applications will be supported for the development or Redevelopment of land and buildings to the rear of and above existing Primary Shopping Frontages for retail, commercial, leisure or residential use where the proposed development would:

- support the commercial viability of the frontage for retail use;
- respect the historic character of the town centre and its designation as a conservation area;
- follow the design principles in HD7.

### **HERITAGE & DESIGN**

#### **HD7 Design in the Historic Centre**

New development in the historic centre of Alnwick (including extensions, alterations and changes of use to existing buildings) will be supported if it adheres to the following design principles:

2. Design: expected to make a positive contribution to local character and distinctiveness and help to reinforce a strong sense of place whilst not discouraging appropriate innovation;
3. Quality: expected to match the quality of Alnwick's historic townscape in design, materials, detailing and finishes;
4. Use: expected to be appropriate to the historic area and to function well not just in the short term but over the life-time of the development;
5. Size and scale: expected to respond to local character and history;
6. Materials: expected to be sympathetic to the local materials that are traditional in the historic core;
9. Existing guidelines: development expected to be in accordance with guidelines on shop fronts, stonework, windows and colours produced by Alnwick Civic Society in association with the former Alnwick District Council.

**21/02365/LBC 9 Paikes Street Alnwick NE66 1HX** Listed building consent for Change of use - (A3)/(A5) to ground floor takeaway (A5) with external flue extraction system. Floor 1 and 2 into flats (C3) with alteration to shop front to form entrance to flats – **NO OBJECTIONS** but the Town Council would like the applicant to take guidance from the revised Shop Front Design Guide for Alnwick.

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The meeting closed at 6.47 p.m.