



Minutes of the Planning, Highways and Transport Committee held on October 27th 2022 at 7.00pm

Present: Cllrs Harrington, Broom, Coghill-Marshall, Edge, D Watson and G Watson.

In attendance: P Hatley, Town Clerk; J Pibworth, Assistant to the Town Clerk; T Kirton, Project & Funding Officer; J Coltman, Communications Officer; Richard Lane (Royal Oak Garden resident).

P22/27 Apologies

Councillors Lyford and Wearn.

P22/28 Declarations of Interest

Councillor Harrington declared a non-pecuniary interest in planning application 22/02974/FUL.

P22/29 Approval of Minutes of Previous Meeting

The Minutes of the last meeting held on September 29th were approved as true record.

**RESOLVED: To approve the minutes of the last meeting on
September 29th 2022**

P22/30 Matters Arising from the minutes of the previous meeting

Planning Outcomes Notified:

22/02277/LBC 14 Howick Street Alnwick Northumberland NE66 1UY Listed building consent for Internal alterations works to include ground floor bedroom and shower room and open plan kitchen, first floor living area and new casement windows (rear). Replace rear extension roof and upgrade of infrastructure and services – **GRANTED.**

22/02710/FUL 10 Thomas Percy Close Alnwick Northumberland NE66 1DB Rear (East) Facing Pitched Roof Double/Single Storey House Extension, With Existing Internal Alterations (as amended) – **GRANTED.**

22/01322/VARYCO Argos Willowburn Avenue Alnwick Northumberland NE66 2JH Variation of Condition 1 of planning permission A/2006/0205 to allow flexible retail use under Use Class E(a). (amended description 26.09.22) – **GRANTED.**

22/01672/VARYCO Former Clubhouse Alnwick Golf Club Swansfield Park Road Alnwick Northumberland Variation of Condition 2 (Approved Plans) to allow an amendment to Plot 2 drive and parking layout and amendments to external elevations of all house types on approved application 20/01440/FUL - **GRANTED.**

P22/31 To minute responses made since last meeting

22/03200/FUL 15 Bailiffgate Alnwick Northumberland NE66 1LZ New kitchen extension to rear of property - **NO OBJECTIONS** but the Town Council are concerned that the new extension is proposing upvc/aluminium windows which we feel detracts from the appearance of the existing listed building even though it replaces an existing modern conservatory. We would support any comments or conditions made by the Conservation Officer.

22/03201/LBC 15 Bailiffgate Alnwick Northumberland NE66 1LZ Listed Building Consent: New kitchen extension to rear of the property - **NO OBJECTIONS** but the Town Council are concerned that the new extension is proposing upvc/aluminium windows which we feel detracts from the appearance of the existing listed building even though it replaces an existing modern conservatory. We would support any comments or conditions made by the Conservation Officer.

21/02063/FUL The Royal Air Forces Association 15 Lisburn Street Alnwick NE66 1UR Change of use from Social club to 1 no. dwelling and external alterations - Alnwick Town Council are pleased that a use has been found for this unused building

and welcome the reinstatement of original proportions of the former school. They are also pleased that in the resubmitted plans the 2nd door planned for the front of the building has been removed.

They continue to **OBJECT** to this application and support the comments made by the Building Conservation Officer, in particular:

- Their concern that the rear elevation opening window would result in the loss of historic fabric, harmful to this listed building.
- That all green painted casement windows in the 3rd and 4th bay should be retained.
- That any new windows should match the existing exactly and be painted timber in an agreed RAL colour.
- The proposed new window opening for the utility room would result in the loss of a large amount of historic masonry and is not considered necessary for a small non-habitable room.
- The single storey brick extension should be demolished carefully to protect historic masonry.
- The need for any new service routes to minimise disruption to historic fabric.

The Town Council also support the comments made by Alnwick Civic Society regarding the proposal to reinforce the earlier alteration which resulted in the loss of original fenestration at the rear of this unique building rather than taking the opportunity to reinstate the original design.

21/02745/LBC The Royal Air Forces Association 15 Lisburn Street Alnwick

NE66 1UR Listed building consent for change of use from social club to 2 dwellings.

Works to include internal and external alterations – Alnwick Town Council are pleased that a use has been found for this unused building and welcome the reinstatement of original proportions of the former school. They are also pleased that in the resubmitted plans the 2nd door planned for the front of the building has been removed.

They continue to **OBJECT** to this application and support the comments made by the Building Conservation Officer, in particular:

- Their concern that the rear elevation opening window would result in the loss of historic fabric, harmful to this listed building.
- That all green painted casement windows in the 3rd and 4th bay should be retained.
- That any new windows should match the existing exactly and be painted timber in an agreed RAL colour.
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- The single storey brick extension should be demolished carefully to protect historic masonry.
- The need for any new service routes to minimise disruption to historic fabric.

The Town Council also support the comments made by Alnwick Civic Society regarding the proposal to reinforce the earlier alteration which resulted in the loss of original fenestration at the rear of this unique building rather than taking the opportunity to reinstate the original design.

22/03379/ADE Land At North East Of Alnwick Garden Nursery Denwick Lane

Alnwick Advertisement Consent for 1no. tri-stack sign, 1no. marketing sign, 2no. flags on flag poles, 2no. visitor parking signs, 1no. marketing verge sign, 1no. illuminated monolith and sales cabin signage. Alnwick Town Council **OBJECT** to this application for the following reasons (Alnwick & Denwick Neighbourhood Plan references are given in brackets):

OUT OF KEEPING - As a sensitive and attractive 'gateway' into the town the proposed advertising is and out of keeping with the surroundings (ADNP Policy HD4).

SIZE – The size of the flags at 5500mm and the illuminated monolith at 4m are far too high for the proposed location and out of character with their location. to their height as their proposed site is on one of the main approaches to the town (ADNP Table HD3).

SAFETY ISSUES - At 5500mm the signs are far too high for the proposed location and would be a major distraction for approaching vehicles (ADNP Policy HD4).

EXTERNAL LIGHTING – Again this would be it will be a major distraction and is not necessary as prospective buyers will not be looking at houses at night. If planning approval is given we would request that the standard condition regarding lighting is attached stating the lights are switched off when the site is closed. With the dark sky rules we feel that this type of lighting, especially on a major entrance into Alnwick, to advertise this type of commercial presence is not suitable (ADNP Policy HD3 and HD4).

Alnwick & Denwick Neighbourhood Plan policies:

HERITAGE & DESIGN

HD4 The Approaches to the Town

In considering development proposals visible from the suburban routes to the historic core of Alnwick listed in Table HD3, design that is in keeping with local character and the use of structural landscaping to reinforce attractive entrances and routes into the town and to improve unattractive entrances and routes will be supported.

Table HD3 Main suburban routes to the historic core of Alnwick (extract)

Route to the historic core

B1340 approaching from Denwick from the North and coast, entering Alnwick along Alnwick

Denwick Lane to Bondgate

Approach through suburbs

Historic village of Denwick, followed by open agricultural land, and

Garden walls

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:

- 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;
- e) Size and scale: expected to respond positively to local character;

P22/32 Planning Applications

22/03264/FUL 2 The Cordwainers Alnwick Northumberland NE66 1BN

Proposed two storey front extension - **NO OBJECTIONS** but Alnwick Town Council would like the planning officer to be satisfied that the extension does not have a negative impact on the privacy of the neighbouring properties.

22/03344/LBC Northumberland Hall Market Street Alnwick NE66 1SS

Listed Building Consent for alteration and refurbishment to accommodate Bailiffgate Museum. Install external access ramp. Remove escape stairs. New main entrance to North with new stair, new platform lift and glazed infills to enclose the arched openings. Installation of a Mezzanine including stair access and lift. Raising of chandeliers. Refurbishment of second floor to create meeting/storage area. Redecorate original entrance – Alnwick Town Council

SUPPORT this application and development of this key building in the town centre to give it a sustainable future, but request that public access is maintained around the building.

22/03343/FUL Northumberland Hall Market Street Alnwick NE66 1SS

Alteration and refurbishment to accommodate Bailiffgate Museum. Install external access ramp. Remove escape stairs. New main entrance to North with new stair, new platform lift and glazed infills to enclose the arched openings. Installation of a Mezzanine including stair access and lift. Raising of chandeliers. Refurbishment of second floor to create meeting/storage area. Redecorate original entrance – Alnwick Town Council **SUPPORT** this application and development of this key building in the town centre to give it a sustainable future, but requires that public access is maintained around the building.

22/03565/FUL Land South West Of Middle Oaks Royal Oak Gardens Alnwick

Construction of a self/custom build detached dwelling – Alnwick Town Council **OBJECT** to this application for the following reasons. The relevant Alnwick & Denwick Neighbourhood Plan policies are given in brackets):

IMPACT ON THE SURROUNDINGS - The proposed development will have an adverse impact on the surroundings which, in this part of the estate, is currently open and spacious with houses being spaced well apart. The proposed development is set near the front of the plot which compromises the spacious feeling, and have an adverse impact on the character and appearance of the area (H5i, ii) (HD1)

AMENITY OR NEIGHBOURING PROPERTIES – The proposed new dwelling will not respect the privacy or amenity of the existing neighbours as it is too close to the boundary of no.42 and the existing balcony at no.40 which would only be 2-3 metres away from the new dwelling (H5iii)

FLOODING RISK – The site, and the related services installed including drainage systems, was developed to accommodate a set number of properties and may not be capable of safely supporting any further development

TREES – The applicant proposes to remove 3 trees (although these may have already been removed) to build the property but without a tree report showing that the proposed trees are damaged or diseased this would not be supported (ENV6)

CONVENANTS - We would request that checks are made to ascertain that there are no covenant on the site of the 1989 approved planning application (3 Royal Oak Gardens) limiting the number of properties on the site to a single dwelling. If so, and as there is already a dwelling on the site, further development is not legal.

ALNWICK & DENWICK NEIGHBOURHOOD PLAN POLICIES:

HOUSING

H5 Existing Stock

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

- i. The scale and design of the extension complements and respects the scale and design of the original property;
- ii. The extension respects the character of the street scene; and
- iii. The privacy, daylight, sunlight and amenity of adjoining residents is safe guarded

ENVIRONMENT

ENV 6 Protecting Trees

Development that damages or results in the loss of ancient trees will not be permitted.

Development that damages or results in the loss of trees of good arboricultural and amenity value and which does not replace them with equivalent trees will not be permitted.

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.

HERITAGE & DESIGN

HD1 Protecting Landscape Setting

Development proposed in the Parishes of Alnwick and Denwick will be expected to be designed to avoid visual harm to the landscape character and setting of town and village;

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;

22/03576/RENE Land South West Of Quotient Sciences South Of Taylor Drive

Alnwick NE66 2DH Change of use of agricultural land and construction of solar PV panels, associated electrical infrastructure, small operational and battery energy storage buildings, security fencing, CCTV, access tracks, landscaping and other ancillary works – Alnwick Town Council **SUPPORT** this application and welcome this type of development in the town.

22/02974/FUL 45 Bondgate Within Alnwick Northumberland NE66

1SX Retrospective: Improve external landscaping to enable a new single storey timber structure at rear of site – Alnwick Town Council are always keen to support development of businesses in the town centre they have a number of concerns about this application:

- a) The size and location of the shipping container mean that it is not in keeping with its location within the historic town centre and conservation area; (TCR2, HD7.5)
- b) The design and materials of the temporary structure are not in keeping with their surroundings within the historic town centre and conservation area as they should be local and traditional ; (TCR2, HD7.2, HD7.3, HD7.6)

We would also like the Planning Officer to be satisfied that all the necessary food & hygiene certificates and building regulations approvals are in place especially relating to the proximity of the toilet to the temporary structure.

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

TOWN CENTRE & RETAIL

TCR 2 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:

1. Footprint: expected to respect the grain of Alnwick's historic layout and to enhance the connectivity of the town's historic pattern of pedestrian lanes and alleyways;
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;

P22/33 NCC 20 mph speed limit consultation

The Assistant to the Town Clerk advised that comments on the consultation were due by November 4th and asked councillors to notify her by November 2nd, of any roads they felt needed adding to the 20mph zone.

The Town Clerk advised that the circulated plan had been designed in a way to negate the need for a large number of speed change signs at road junctions.

Councillor Broom felt that Augar Terrace, York Road and York Crescent should be included.

Councillor G Watson thought the parts of Willowburn Avenue and Taylor Drive not already identified should be included.

P22/34 ANDP Update

The Town Clerk advised that the first scoping phase was complete and that he would present an update when he had information from Peter Biggers.

P22/35 AOB

Councillor Broom asked if car parking could be reviewed so that requests could be put in place for next spring.

The Assistant to the Town Clerk advised that the Alnwick Car Parking Action Plan, developed in 2017 was usually reviewed annually but due to Covid this had not happened since 2019. She advised that she would email NCC

She advised she would add Car Parking Action plan to the next planning agenda so that the Alnwick Car Parking Plan can be reviewed and recommended updates identified. She would also email the Alnwick Car Parking Action Plan to councillors along with the plans for Berwick, Morpeth and Hexham and contact NCC to ask how the annual review would be undertaken.

The meeting closed at 7.52p.m.