

HEXHAM TOWN COUNCIL

I HEREBY GIVE NOTICE THAT a meeting of the Hexham Town Council Planning & Infrastructure Committee will be held in the Council Office, St Andrew's Cemetery, West Road, Hexham on Wednesday 6 September 2017 at 5.15pm when the following items will be discussed:

A G E N D A

1. Apologies for absence.
2. To receive minutes of the Planning and Infrastructure Committee meeting held 14 August 2017 enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see list enclosed).
6. To comment on Pre-Planning Applications received (if any - see list enclosed).
7. To consider correspondence received (if any).
8. To agree a date and time for the next meeting.
9. Any urgent matters at the Chairman of the meeting's discretion. (*Matters to be raised under this item should be written out (if possible) and handed to the Chairman of the meeting or the Town Clerk before the meeting begins.*)

Jane Kevan
Town Clerk
31 August 2017

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
NE46 3RR
01434 609575
clerk@hexhamtowncouncil.gov.uk
Hagenda0917 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 14 AUGUST 2017

679.	PRESENT: Councillor T G E Gillanders in the Chair and Councillors E Green and J Ord.
680.	APOLOGIES FOR ABSENCE: Apologies for absence were received from Councillors J V R Hare and Mrs C Hanley.
681.	MINUTES of the Committee meeting held 28 July 2017, having been circulated, were AGREED.
682.	MATTERS ARISING. a) VEHICLE ACTIVATED SIGN AT ALLENDALE ROAD (minute 668b and action log refers): it was noted that Councillor Kennedy has agreed to fund a new sign via the Councillor Improvement Scheme but this has to be confirmed with Northumberland County Council. b) DESIGN IDEAS (minute 675 and action log refers): it was noted that these have been forwarded to Northumberland County Council and the local resident is satisfied with this response. c) HEATHERGATE COUNTRY PARK (minute 670 refers): it was noted that this application was to be heard on 15 August and that Councillor Gillanders would speak at the Area Planning Committee hearing.
683.	DECLARATIONS OF INTEREST: There were no declarations of interest.
684.	PLANNING APPLICATIONS: It was AGREED there were no objections to the applications received in accordance with the list circulated and attached to the agenda, although a recommendation was noted regarding 17/02379/ADE (6 Station Cottages, Station Road, Hexham) that the signage should not be illuminated after 8.00pm.
685.	PRE-PLANNING APPLICATIONS: No pre-planning applications had been received for comment.
686.	ANNUAL REVIEW OF ALLOTMENT RENTS: after considering the current rents it was AGREED there would be no increase in the rents for 2018.
687.	ANNUAL REVIEW OF CEMETERY CHARGES AND RULES: after considering current Cemetery charges, it was AGREED to increase the fees for 2018/19 by between 1 and 3% (in round figures) as recommended and detailed in the report attached to the agenda. It was also NOTED that the Cemetery rules will remain the same.
688.	ABBEY BISTRO, HALLSTILE BANK, HEXHAM: It was noted that an appeal has been made to the Secretary of State against the decision of Northumberland County Council to refuse advertisement consent for two fascia signs.

689.	LOCAL AREA COUNCIL - TYNEDALE: It was noted that planning applications for Hexham House and Heathergate Country Park were to be heard on 15 August and that Councillor Gillanders will speak at the hearing regarding the Heathergate Country Park application.
690.	LITTER BIN AT LEAZES LANE: It was AGREED to provide a bin by the bus stop opposite the Co-Op store.
691.	LITTER BIN AT GILESGATE: It was AGREED to provide a bin to replace the removed dog waste bin, subject to there being space for a full size bin at this location.
692.	LITTER BIN AT KINGDOM HALL, FELLSIDE: It was AGREED to provide a bin to replace the old dog waste bin.
693.	HEXHAM ABBEY CAR PARK: The plan for this car park was noted and it was AGREED it is a good idea to issue permits to the local business community but that the Committee had no recommendations regarding preferred businesses.
694.	TREES/BUSHES at QUATRE BRAS ALLOTMENTS: It was noted that a resident of Bowman Drive has requested that the trees and bushes on land on the allotments beyond his garden are either cut back or removed. It was AGREED to have a site visit before making any decision and also to consult with the Quatre Bras Allotment Association.
695.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Wednesday 6 September 2017 at 5.15pm in the Council Office, St Andrew's Cemetery, Hexham.

Chairman.....

Action Log

Contact Councillor Kennedy to confirm funding has been approved via NCC regarding the faulty vehicle activated sign	Clerk
Contact Quatre Bras Allotment Association regarding the request to cut back/remove trees/bushes	Clerk

HEXHAM TOWN COUNCIL - DECLARATIONS OF INTEREST

Under the Code of Conduct adopted by the Council on 3 September 2012 Councillors must declare if they have a disclosable interest in any matters under consideration.

To do so Councillors must use one of the following statements:-

1. "I have a disclosable pecuniary interest
in..... (for example:) Agenda item 3, Planning
application number 14/1234".
(NOTE: Code of Conduct paragraphs 11&15 apply).
2. "I have a disclosable personal interest
in..... (for example:) Agenda item 4, Grant
aid application by Hexham Youth Initiative
(NOTE: Code of Conduct paragraph 13 applies).

Councillors should familiarise themselves with the Code of Conduct regarding the definitions of (A) pecuniary interest and (B) other personal interest and their obligations when declaring any such interests.

To ensure Councillors interests are correctly minuted please use one of the above statements when declaring an interest.

NB. Should a Councillor wish to take part in the consideration and voting on a matter or matters in which he/she has a disclosable interest then they may request a dispensation be granted to enable them to take part in the discussion and voting on it but at least 10 days' notice must be given for any dispensation request.

HEXHAM TOWN COUNCIL
Planning & Infrastructure Committee

PLANNING APPLICATIONS RECEIVED FROM NORTHUMBERLAND COUNTY
COUNCIL FOR COMMENT ON 6 SEPTEMBER 2017

Reference	Description	Applicant
17/02763/COU	Change of use (day care and non-residential education/training) for floors 1 and 2 St Mary's House and 3 St Mary's Wynd, Hexham	Mrs Julia Ferguson
17/02759/COU	Change of use to allow testing of vehicles for MOTs at land east of Tyne Mills Motor Co, Tyne Mills, Hexham	Mr Robert Shepherd
17/02733/ADE	Advert consent for fascia signage (metal lettering and logos on dark oak panelled horizontal backing board, and manifestations to windows) to be installed above the shop front at 9 Cattle Market, Hexham	Mr Graeme Popay
17/02021/FUL	Proposal to extend the height of an existing 2m fence to 3m at 16 Ridley Close, Hexham	Mr Robert Passmore
17/02794/LBC	Refurbishment of Hexham War Memorial	Hexham Town Council
17/02743/FUL	Replace the existing double glazed glass roof on the conservatory with a lightweight grey slate roof at Hydro Bungalow, Allendale Road, Hexham	Mr Edwin Turnbull
17/02782/FUL	Relocation of existing petrol filling station shop into vacant car showroom, and 5 customer parking bays, at Dale Garage, Haugh Lane, Hexham	MRH Retail Ltd

These applications to be commented upon under Committee's delegated powers (minute 6588 refers).

Any objections made on applications must be 'material planning considerations'. To be material, a matter must relate to the "purposes of planning". The views of local Councils and other consultees can only be taken into account by the planning authority if they are material. Such comments must always bear in mind that:

"The purpose of the planning system is to contribute to the achievement of sustainable development" (Paragraph 6 National Planning Policy Framework)

There is no definitive list but examples are:

- National planning policy
- The local planning authority's planning policies (including Neighbourhood Plans)
- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking, means of access, highway safety and traffic
- Noise, odours
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Nature conservation
- Flood risk
- Crime prevention and community safety
- Previous planning decisions
- Views of parish and town councils
- Views of statutory consultees: Highway Authority/Environment Agency/English Heritage/Sport England/Others (neighbouring LPA, HSE, etc.)

Non-material planning considerations include:

- Loss of view
- Negative effects on the value of other properties
- Land ownership or restrictive covenants
- Applicant's personal circumstances or past conduct (unless exceptional, such as relating to a physical disability in certain circumstances)
- Business competition
- Matters controlled under building regulations or other non-planning legislation
- Disabled person's access
- The nature of the applicant or owner
- Prospect of a "better" proposal

These are subject to change in national legislation or planning policy.

NB All planning applications (and related decisions) are online at:

<http://publicaccess.northumberland.gov.uk/online-applications>

If Hexham Town Council objects to an application listed above the objection is lodged online.

HEXHAM TOWN COUNCIL
Planning & Infrastructure Committee

PRE-PLANNING APPLICATIONS RECEIVED FROM NORTHUMBERLAND COUNTY
COUNCIL FOR COMMENT ON 6 SEPTEMBER 2017

Pre-applications will be commented upon under Committee's delegated powers (Minute 6588 refers)

Reference	Description	Applicant