

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 4 October 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 20 September 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 a review of the Cemetery rules regarding items left at graves.
8. To consider correspondence received (if any).
9. To agree a date and time for the next meeting.
10. 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
28 September 2017

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
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clerk@hexhamtowncouncil.gov.uk
Hagenda1017 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 20 SEPTEMBER 2017

706.	PRESENT: Councillor J V R Hare in the Chair and Councillors J Ord, Mrs C Hanley, Mrs D Bell and E Green.
707.	APOLOGIES FOR ABSENCE: Apologies for absence were received from Councillor T G E Gillanders.
708.	MINUTES of the Committee meeting held 6 September 2017, having been circulated, were AGREED.
709.	MATTERS ARISING. a) VEHICLE ACTIVATED SIGN AT ALLENDALE ROAD (minute 699a and action log refers): it was noted that the new sign is expected to be installed next week. b) TREES/BUSHES AT QUATRE BRAS ALLOTMENTS (minute 699b and action log refers): it was noted that one specialist has visited the allotments and another will visit on 28 September so quotes are pending.
710.	DECLARATIONS OF INTEREST: There were no declarations of interest.
711.	PLANNING APPLICATIONS: It was AGREED there were no objections to the applications received in accordance with the list circulated and attached to the agenda, except to 17/03004/FELTPO (16 Hackwood Park) as the Committee support the objection submitted by Hexham Civic Society.
712.	PRE-PLANNING APPLICATIONS: No pre-planning applications had been received for comment.
713.	PROPOSAL FOR PARKING RESTRICTIONS ADJACENT TO THE CO-OP, WEST ROAD: It was AGREED to support the proposed restrictions and request the two bus stops include "bus stop cages", where the stops are marked out by a broken yellow line with the words "bus stop" and a solid yellow line indicating a bus stop clearway and the relevant plates.
714.	WEST ORCHARD HOUSE, ALLENDALE ROAD: It was noted that the Planning Authority is re-consulting with neighbouring properties and the Town Council on application 17/02515/FUL as it has amended the description of the application to better reflect the proposal to remove the existing "Wendy House" open timber structure and construct a replacement structure in a new location. It was AGREED there were no further comments and that the Committee is satisfied with it being moved.
715.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Wednesday 4 October 2017 at 5.15pm in the Council Office, St Andrew's Cemetery, Hexham.

Chairman.....

Action Log

Obtain quotes for removing the trees/bushes at Quatre Bras allotments	Clerk
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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 4 OCTOBER 2017

Reference	Description	Applicant
17/03239/FUL	Single storey extension to rear of house to infill rear yard at 4 Shaftoe Leazes, Hexham	Mr & Mrs Forbes
17/03224/FUL	Proposed single storey rear extension at 15 Glen Terrace, Hexham	Mr Gary Lintin
17/03311/FUL	Single storey rear extension, re-roofing and replacement garage windows at Low Stead, Highford Lane, Hexham	Mr & Mrs B Herdan
17/03300/FUL	Installation of pitched roof dormer window to front and flat roof dormer window to rear at 2 Alexandra Terrace, Hexham	Mrs B Franks
17/03180/FUL	Creation of one additional dwelling unit to the scheme at land at south of Woodland Rise development, Laurel Road, Hexham	Mr Steve Jones
17/03369/LBC	Minor alterations to existing rear elevation at ground floor level at 30 Hallstile Bank, Hexham	Mrs Sue Ainsley-Raffel

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 4 OCTOBER 2017

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

Reference	Description	Applicant