

## **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 Monday 11 December 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 13 November 2017 enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see list enclosed).
6. To consider correspondence received (if any).
7. To agree a date and time for the next meeting.
8. 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  
5 December 2017

Hexham Town Council  
Council Office  
St Andrew's Cemetery  
West Road  
Hexham  
NE46 3RR  
01434 609575  
[clerk@hexhamtowncouncil.gov.uk](mailto:clerk@hexhamtowncouncil.gov.uk)  
Hagenda1217 PlanningInfrastructureCommittee

**HEXHAM TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE**  
**COMMITTEE MEETING HELD ON 13 NOVEMBER 2017**

740.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, J Ord, Mrs C Hanley and E Green.												
741.	APOLOGIES FOR ABSENCE: No apologies for absence were received.												
742.	MINUTES of the Committee meeting held 25 October 2017, having been circulated, were AGREED.												
743.	MATTERS ARISING. TREES/BUSHES AT QUATRE BRAS ALLOTMENTS (minute 731a and action log): The second quote was noted and it was AGREED to request Colin White Tree Surgery to proceed with this work.												
744.	DECLARATIONS OF INTEREST: There were no declarations of interest.												
745.	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: a) 17/03728/FUL (Heathergate Country Park, Lowgate) on the grounds that the entrance is on greenbelt land. The Council previously objected to a temporary entrance as the Ombudsman's report was outstanding and the entrance is on greenbelt land and is dismayed by the granted application for a temporary entrance resulting in this application for it to be permanent. b) 17/03722/FELTPO (18 Moonfield) on the grounds that a mature oak tree should not be felled unless the West Tree and Woodland Officer does not object, in which case the Town Council will withdraw its objection.												
746.	2018/2019 PROVISIONAL BUDGET FOR STREET LIGHTING: the Committee considered heritage street lighting desired in Hexham and AGREED the following addition to the draft Committee budget. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">PLANNING AND INFRASTRUCTURE COMMITTEE</th> <th style="text-align: center;">2017/18 Agreed budget</th> <th style="text-align: center;">2017/18 Spent at 30/9/17</th> <th style="text-align: center;">2017/18 Estimated at 31/3/18</th> <th style="text-align: center;">2018/19 Draft Budget</th> <th style="text-align: center;">Ref</th> </tr> </thead> <tbody> <tr> <td>Street Lighting</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">30000</td> <td style="text-align: center;">tba</td> </tr> </tbody> </table>	PLANNING AND INFRASTRUCTURE COMMITTEE	2017/18 Agreed budget	2017/18 Spent at 30/9/17	2017/18 Estimated at 31/3/18	2018/19 Draft Budget	Ref	Street Lighting	0	0	0	30000	tba
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Street Lighting	0	0	0	30000	tba								
747.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Monday 11 December 2017 at 5.15pm in the Council Office, St Andrew's Cemetery, Hexham.												

Chairman.....

## **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 11 DECEMBER 2017**

<b>Reference</b>	<b>Description</b>	<b>Applicant</b>
17/04070/FUL & 17/04071/LBC	Change of use comprising demolition of modern rear single storey extension , conversion of existing office building and construction of two cottages with associated external works providing eighteen units of self-contained residential accommodation at Prospect House, Hallgate, Hexham	Mr C Leonard
17/04093/FUL	Proposed construction of porch and external cupboards within existing portico; replacement of selected windows; cosmetic changes to existing non-period extension including rendering and vertical tile hanging; and internal re-modelling at Hilton, Leazes Lane, Hexham	Mr P & Mrs S Wise
17/03555/FUL	Proposed erection of two 2 storey house types including detached garages, and improvement to existing access road and new altered access to existing highway, at land east of Dukewilley, Lowgate, Hexham	Mr Knowles

**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.