

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 Tuesday 6 February 2018 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 19 January 2018 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 (see 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 January 2018

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
NE46 3RR
01434 609575
clerk@hexhamtowncouncil.gov.uk
Hagenda0218 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 19 JANUARY 2018

768.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, J Ord and Mrs C Hanley.
769.	APOLOGIES FOR ABSENCE: No apologies for absence were received.
770.	MINUTES of the Committee meeting held 5 January 2018, having been circulated, were AGREED.
771.	MATTERS ARISING: There were no matters arising.
772.	DECLARATIONS OF INTEREST: There were no declarations of interest although Councillor Gillanders advised he knew some of the applicants.
773.	<p>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:</p> <ul style="list-style-type: none"> a) comment on application 17/04514/LBC (Royal Thai Orchid, 26 Priestpople, Hexham) that more residential accommodation in the town centre is welcomed b) comment on application 17/04609/FUL (10 Woodside, Hexham) that it is hoped that appropriate materials in keeping with the existing style of the property will be used c) object to application 17/04661/FUL (land south of Red Lion House, Corbridge Road, Hexham) as the proposal does not match the recommended criteria of the Hexham Neighbourhood Plan.
774.	WASTE BINS AT THE BOUNDARY WITH WARDEN PARISH: It was AGREED to have a joint meeting with representatives from both Councils to discuss additional bins for the area.
775.	PLANNING TRAINING: It was NOTED that further training sessions for Town and Parish councils on development management and planning are to be held, including at Dene Park House, Hexham from 6.00pm to 8.00pm on 1 February 2018.
776.	SELE PLAY AREA: It was NOTED that a child needed stitches after a recent slip on the newly refurbished Wetpour surface.
777.	REVIEW OF PARK HOMES LEGISLATION: It was noted that the Department for Communities and Local Government is carrying out a consultation until 26 January 2018 on how effective local authority licensing has been and whether “fit and proper” controls need to be applied. It was further noted that only one site, Heathergate, is in Hexham and AGREED to respond that the Town Council is unable to comment as it has insufficient knowledge and information.
778.	NEXT MEETING: It was AGREED the next Committee meeting will be held on

	Tuesday 6 February 2018 at 5.15pm in the Council Office, St Andrew's Cemetery, Hexham.
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Action Log

Contact Warden Parish Council	Clerk
Respond to the Park Homes legislation consultation	Clerk

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 6 FEBRUARY 2018

Reference	Description	Applicant
18/00082/ADE	Install 1 fascia with illuminated letters and 1 non-illuminated projection sign at 22-24 Fore Street, Hexham	Mr Davis
18/00083/FUL	Proposed single storey rear and first floor side extension at Glenariff, Elvaston Drive, Hexham	Mr & Mrs D Eales
18/00090/FUL and 18/00091/LBC	Partial demolition of rear and construction of single and two storey extensions and alterations to the rear of the existing building to make new and improved kitchen facilities, additional dining space and dining terrace and the creation of office space at upper floor, at Bouchon Bistrot, 4-6 Gilesgate, Hexham	Ms G Bureau
18/00109/FUL and 18/00111/FUL	Proposed alterations to existing shop front at 1-3 Beaumont Street, Hexham	Mr C Dickinson
18/00070/FUL	Single storey rear extension and minor alterations to front elevation at 9 Iveson Road, Hexham	Mr & Mrs White
18/00175/FELTPO	Crown reduction of one mature ash in front lawn area at 9 Collingwood Drive, Hexham	Mrs Rainford
18/00124/FUL	Replace existing cottage and haulage garage with block of 8 apartments and 3 town houses at Bog Acre Cottage and Haulage Garage, Wanless Lane, Hexham	Mr Chris Hughes
17/04383/VARYCO	Removal of condition 11 pursuant to planning permission 15/01070/FUL in order to allow changes to the site as no longer needs to be open 24/7 and there will be no need for the acoustic report at French Garden Industrial Estate, Hexham	Mr Ismail Satwilkar
18/00221/PRUTPO	Reduce the height of 9 lime trees by around 30% at Northumberland National Park, Eastburn, Hexham	Mr Pete Trumper

18/00054/FUL	Demolition of existing dwelling and building new domestic property at Plane Trees Farm, Lowgate, Hexham	Mr Daniel Armstrong
18/00192/OUT	Outline planning permission for 3 proposed dwellings comprising two 2 bedroom bungalows and one 3 bedroom house with attached garages including new site access from existing road (some matters reserved) at land west of Villa Roma, Fellside, Hexham	Mr Antonio di GiroLamo
18/00244/VARYCO	Variation of conditions 2 (plans) and 3 (materials), to include details of conditions 5 (floor levels), 8, 9 (parking), 10 (refuse), 11 (construction method statement) and 13 (handrail) of approved planning application 16/00749/FUL at Warehouse, rear of 42-44 Priestpopple, Hexham	Mr Chris Fewster
18/00278/COU	Retrospective – change of use from private car park to public pay-per-use car park east of Fairnington Centre, Corbridge Road, Hexham	Mr Nigel Dawson

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 APPLICATION RECEIVED FROM NORTHUMBERLAND
COUNTY COUNCIL FOR COMMENT ON 6 FEBRUARY 2018

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

Reference	Description	Applicant
18/000132/PREAPP	Proposed part demolition of existing buildings on site (retention of the existing stone façade to the former swimming pool which fronts Gilesgate) and the erection of residential apartments, landscaping and parking (41 total apartments: 1 x 1 bed; 38 x 2 bed; and 2 x 3 bed) at former Swimming Pool and associated land, Gilesgate, Hexham	Robert Skelly