

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 7 March 2018 at 5.30pm 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 21 February 2018 enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see list enclosed).
6. To consider pet burials (see attached).
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
1 March 2018

Hexham Town Council
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St Andrew's Cemetery
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Hagendano3 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 21 FEBRUARY 2018

789.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, J Ord and Mrs C Hanley.
790.	APOLOGIES FOR ABSENCE: were received from Councillor Mrs Bell.
791.	MINUTES of the Committee meeting held 6 February 2018, having been circulated, were AGREED.
792.	<p>MATTERS ARISING:</p> <p>a) WASTE BINS AT THE BOUNDARY WITH WARDEN PARISH (minute 782b refers). It was noted that there had been a meeting attended by Councillors Gillanders and Mrs Hanley on 13 February where the possible siting of bins was agreed. A NCC Local Services Officer had subsequently suggested a 240L wheeled bin attached to a metal bin stand in the lay-by opposite Ferrymans Cottage. It was AGREED to forward this suggestion to Warden Parish Council to check if the occupant of the Cottage has no objection and to request the Council to pay half the cost.</p> <p>b) OFFICE WINDOWS (minute 786 and action log refers). It was noted that a second quote had been obtained and it was AGREED to accept this quote.</p> <p>c) CHRISTMAS WREATHS IN THE CEMETERY (minute 787 and action log refers). It was noted that the complainant has written again in response to the Council's letter, suggesting a notice should have been put in the Courant. It was AGREED to write again, referring to the cost of a notice and how it would not be seen by visitors to the Cemetery who do not live in the area.</p>
793.	DECLARATIONS OF INTEREST: There were no declarations of interest.
794.	PLANNING APPLICATIONS: It was AGREED there were no objections to the applications received in accordance with the list circulated and attached to the agenda.
795.	BUS SHELTER ON CORBRIDGE ROAD: It was noted that there is a hole in the roof of a shelter, directly above the seat. A quote of £1050.00 has been received for the repair. It was AGREED to obtain further quotes.
796.	SELE PLAY AREA: It was NOTED that there have recently been several instances of vandalism, including offensive graffiti and damage to wooden parts of the play equipment. NCC's Community Safety Officer and the Police have been advised of all incidents.
797.	FAIRFIELD, HEXHAM: It was noted that the site and 12 residential units are for sale as a "development/conversion opportunity". It was AGREED to contact Northumbria Police and request further information on this police authority

	housing and why it is being sold.
798.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Wednesday 7 March 2018 at 5.30pm in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Contact Warden Parish Council about the proposed bin	Clerk
Respond again to the complainant regarding a Christmas wreath	Clerk
Obtain a further quote/quotes for the bus shelter	Clerk
Contact Northumbria Police about Fairfield	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 7 MARCH 2018

Reference	Description	Applicant
18/00320/FUL	First floor infill extension to provide additional classrooms, offices and ancillary accommodation as well as an external fire escape stair at Hexham Priory School, Corbridge Road, Hexham	Northumberland County Council
18/00332/FUL	Proposed detached dwelling within existing site curtilage at Halliwell Dene Hall, Dene Park, Hexham	Mr Michael Downs
18/00545/FUL	Proposed single storey extension to existing semi-detached bungalow at 1 South View Gardens, Hexham	Mr J Calverley
18/00585/FELTPO	Reduce crown of 1 lime tree by 30% at Hackwood Lodge, Dipton Mill Road, Hexham	Mr Read
18/00607/FUL	Single storey rear extension at 15 Glen Terrace, Hexham	Mrs Jo Lintin
18/00611/LBC	Proposal to remove and replace some of the windows with new windows of the same type and appearance at High Shield, Dipton Mill Road, Hexham	Mr & Mrs Cain
18/00634/ADE	Replacement of 1 building mounted sign; replacement of 1 post mounted sign within existing posts; replacement of 1 posted mounted sign within new posts and 1 new showcase poster sign at Aldi Foodstore Limited, 5 Haugh Lane, Hexham	Mr Plumb
18/00660/FUL	Creation of external roof terrace above original stairwell; stairwell roof to be removed; installation of a new dormer window with bi-folding doors and re-configuration of existing roof space layout at 4 Low Gables, South Park, Hexham	Mr Andrew Burns

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.