

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 13 June 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 29 May 2018, 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
7 June 2018

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
NE46 3RR
01434 609575
clerk@hexhamtowncouncil.gov.uk
Hagendano6 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 29 MAY 2018

856.	PRESENT: Councillor J V R Hare in the Chair and Councillors R Hull, J Ord, Mrs C Hanley and Mrs D Bell.
857.	CHAIRMAN: It was AGREED that Councillor J V R Hare be re-elected Committee Chairman.
858.	COMMITTEE MEMBERS: It was NOTED the 2018/19 Committee members are Councillors J V R Hare, Mrs D Bell, E Green, T G E Gillanders, Mrs C Hanley, J Ord and R Hull.
859.	APOLOGIES FOR ABSENCE were received from Councillor T G E Gillanders.
860.	MINUTES of the Committee meeting held 15 May 2018, having been circulated, were AGREED.
861.	MATTERS ARISING: PROPOSED DEVELOPMENT AT OLD SWIMMING POOL (minute 853 and action log refers). It was noted that a response as agreed had been sent.
862.	DECLARATIONS OF INTEREST: There were no declarations of interest.
863.	PLANNING APPLICATIONS: It was AGREED there was no objection to the application received in accordance with the list circulated and attached to the agenda.
864.	COUNTY COUNCIL SURVEY ON THE ROAD HIERARCHY: It was AGREED that the Committee has no comments on this survey, noting that individual Councillors may respond if they wish.
865.	NEWCASTLE INTERNATIONAL AIRPORT MASTERPLAN 2035: It was AGREED that the Committee considers the proposed Masterplan to be good for Hexham and the region and does not wish to make any additional comments.
866.	INSURANCE QUOTES: It was AGREED to accept quotes from Came and Company Local Council Insurance.
867.	BURIAL FEE: It was noted that an enquiry had been received about whether the standard charge or parish resident fee was applicable for a person who had not lived in Hexham for more than a year. It was AGREED that the parish resident fee is applicable as the person owned and was paying Council tax for a property in Hexham at the time of death.
868.	TREE SURGERY QUOTE: It was noted that the annual tree survey recommended some non-urgent remedial work. As the work includes a cost for traffic management, it was AGREED to obtain a second quote and also to

	check if only the parking area at the Cemetery would need to be closed.
869.	RAILWAY TREES CLEARANCE: It was noted that Network Rail has plans for tree clearance around the country and it was AGREED to contact the Tyne Valley Community Rail Partnership to ask if it is aware of this locally and, if so, if it is planning a response.
870 .	NEXT MEETING: It was AGREED the next Committee meeting will be held on Wednesday 13 June 2018 at 5.15pm in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Respond to Airport Masterplan consultation	Clerk
Obtain a second quote for the tree surgery and check the road lane closure	Clerk
Contact TVCRP regarding possible trees clearance	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 13 JUNE 2018

Reference	Description	Applicant
18/01555/FUL & 18/01556/LBC	Installation of 2 conservation type roof lights to existing roof and addition of 1 new window to north west gable, and internal alterations to basement room to include shower, at Old Grammar School, Hallgate, Hexham.	Dr Michael Whitaker and Ms Helen Edwards
18/01696/PRUTPO	Prune back a lime tree to give a 2-3m clearance at 14 Hackwood Glade, Hexham.	Ms Lyndsey Leitch
18/01745/VARYCO	Variation of condition 1 (approved plans) pursuant to planning permission 16/04092/VARYCO in order to amend the location of 6 location plans at Heathergate Country Park, Lowgate, Hexham. On 5 December 2016 the Council considered application 16/04092/VARYCO and objected on the grounds of the visual appearance of the proposal to vary the condition relating to caravan colours (the site is visible to local properties and from the road). The Town Council is also concerned about the application to vary the condition relating to the habitation period and considers the planning authority must insist on applying existing planning conditions.	Mr Mark Alston
18/01640/FUL	Proposed garden shed at 7 Croft Terrace, Hexham	Mr Anthony Scott
18/01757/LBC	Refurbishment of green room and adjacent changing rooms as a studio theatre at Queen's Hall, Beaumont Street, Hexham	Mr Geof Keys

18/01827/FUL	Proposed single storey rear extension at Quarry House, Highford Land, Hexham	Mr & Mrs A Maltby
18/01497/ADE	Advertisement consent for 3 signs (1 main shop fascia sign to replace existing, 2 new window signs, non-illuminated) at 43 Gilesgate, Hexham	Mr John Dickinson
18/01737/FUL	Office/commercial property to be converted back to 3 bedroomed dwelling at 3 Orchard Place, Hexham	Mr Keith Fairless
18/01734/COU	Change of use for vacant shop to dwelling, incorporating the shop room into living space for the existing dwelling, at 29 Hencotes, Hexham	Mr Edward Hewitt
18/01580/LBC	Replacement of cast-iron guttering both front and rear of building and repairs to front wall of building due to erosion of sandstone and mortar at 19-20 Eastgate, Hexham	Mr Philip McElroy
18/01532/FUL	Proposed construction of small wooden corner summer house in garden, forward of principle elevation of the main house, at Dalegarth, Elvaston Drive, Hexham	Dr Sue Lampitt
18/01918/FUL	Construction of a two storey side extension to provide a lift at 1 Elm Close, Hexham	Mrs Carney

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.