

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 17 July 2018 at 10.00am 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 June 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 Application received (see enclosed).
7. To consider the toilet block by the woodland area of the Cemetery.
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
11 July 2018

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
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Hagenda0718 PlanningInfrastructureCommittee

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

881.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, R Hull, J Ord, Mrs C Hanley and Mrs D Bell.
882.	APOLOGIES FOR ABSENCE were received from Councillor Green.
883.	MINUTES of the Committee meeting held 13 June 2018, having been circulated, were AGREED.
884.	MATTERS ARISING: a) TREE SURGERY QUOTE (minute 874c). It was noted that a second quote is pending following a visit on 27 June. b) RAILWAY TREES CLEARANCE (minute 874d and action log refers). It was noted that TVCRP had advised that they were not aware of any tree clearance work locally but that they may not be informed and Network Rail could be contacted directly. c) OVERHANGING TREES AT DENE PARK ALLOTMENTS (minute 878 and action log refers). It was noted that the manager of the Action for Children site had been loaned a key to access the allotment site and the other side of the hedge and trees to the Action for Children site and that he had arranged for the requested tree work to be carried out.
885.	DECLARATIONS OF INTEREST: Councillor Mrs Hanley declared an interest in planning application 18/01970/OUT and subsequently left the room and took no part in consideration of this application.
886.	PLANNING APPLICATIONS: It was AGREED there was no objections to or comments on the applications received in accordance with the list circulated and attached to the agenda, except: a) 18/01970/OUT (land west of Villa Roma, Fellside): Object on the grounds of overlooking/loss of privacy and overshadowing. b) 18/01197/ADE (land at north and south Tyne Green Road): Object on the grounds of appearance.
887.	PRE-PLANNING APPLICATION: It was agreed there was no objection to the pre-planning application received in respect of 1 Pudding Mews, Hexham.
888.	ZIP WIRE SEAT AT PRIESTLANDS DENE PLAY AREA: It was noted that, within a week of the rubber seat being replaced due it being chewed by a dog, the new seat has been similarly damaged. It was AGREED to contact the supplier regarding any other material options for the seat and to also ask the Police regarding CCTV options as dogs are not allowed in any Town Council owned play areas.
889.	NOTICEBOARD AT PRIESTLANDS: A request to install a community noticeboard at Priestlands was considered and AGREED.

890.	DOGS AT THE CEMETERY: An anonymous letter regarding dogs at the Cemetery at weekends was noted. It was AGREED that, although the sign at the entrance states that no dogs except for assistance dogs are allowed, dogs are always seen only on a lead and that it would be difficult to enforce any further action.
891.	OUTDOOR SPORTS EQUIPMENT AT TYNE GREEN: Currently available S106 funding for outdoor sport was noted and it was AGREED to find out the wishes of the Friends of Tyne Green and get quotes accordingly.
892.	RoSPCA PLAY AREA INSPECTION REPORTS: It was noted that the annual inspection reports for the Town Council's play areas had been received. It was AGREED to pursue the recommendations.
893.	CEMETERY LODGE BATHROOM: Three quotes had been received. Councillor Hare advised of a non-pecuniary interest regarding the quotes so left the room and took no part in consideration of them. It was AGREED to accept the lowest quote which was from Steven Callf, Plumbing and Heating Engineer.
894.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Tuesday 17 July 2018 at 10.00am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Contact the zip wire seat manufacturer	Clerk
Ask about CCTV for the Priestlands Dene play area	Clerk
Order a noticeboard for Priestlands	Clerk
Check the wishes of the Friends of Tyne Green and arrange quotes for outdoor sports equipment	Clerk
Complete the RoSPA recommendations	Operations Manager
Arrange for the Cemetery Lodge bathroom work to be done	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 17 JULY 2018

Reference	Description	Applicant
18/01814/FUL	Erection of a garden shed in front garden (retrospective) at 6 Croft Terrace, Hexham	Mrs Jennifer Howe
18/01960/FUL	Proposed two storey side extension and single storey rear extension at 106 Wydon Park, Hexham	Mrs Austin Mearns
18/02175/FUL	Conversion of four existing car parking bays into four electric vehicle parking bays to include two new charging units, two new signs and one new feeder pillar, with bays to be painted green with logos and rubber bump stop, at Wentworth Leisure Centre, Alemouth Road, Hexham	Mr Morgan
18/02176/FUL	Placement of new back stop nets to line of existing fence on boundary of football pitch at Hexham Priory School, Corbridge Road, Hexham	Mr Michael Thompson
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
18/02245/FUL	Construction of custom built wooden lean to shed at side of existing wooden garage to provide storage for lawn mowers and other garden equipment, to be constructed to blend in with garage, at Dukewilley Cottage, Allendale Road, Hexham	Mr & Mrs Parsons
18/02291/FUL	Construction of five single storey industrial units at land north of Burn Haugh Estate, Burn Lane, Hexham	Messrs Graham, Graham, Graham and Murphy
18/02285/FUL	Construction of first floor extension over existing garage at 25 Dickson Drive, Hexham	Mr & Mrs Luke Pencott

18/02290/FUL	Demolish existing single storey lean-to and replace with new single storey lean-to to side elevation at 1 Dene Avenue, Hexham	Mr Robert Cooper
18/02346/PRUTPO	Crown reduce two sycamore trees by 4m, one yew tree by 2.5m and one sycamore tree by 5m to reduce excessive shading at Hackwood Lodge, Dipton Mill Road, Hexham	Mr S Read

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 17 JULY 2018

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

Reference	Description	Applicant
18/00491/PREAPP	Conversion and extension of existing buildings (including an element of demolition) to form 33 apartments at the Old Workhouse, Corbridge Road, Hexham	HMC Land Ltd