

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 Friday 23 November 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 9 November 2018, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see 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
19 November 2018

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
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Hagenda1118 No2 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 9 NOVEMBER 2018

975.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, J Ord and Mrs C Hanley, and Mrs S Talbot, NCC Green Spaces Officer.
976.	APOLOGIES FOR ABSENCE were received from Councillors R Hull and Mrs D Bell.
977.	MINUTES of the Committee meeting held 26 October 2018, having been circulated, were AGREED.
978.	MATTERS ARISING: a) PIGEON MESS IN BACK STREET (minute 965b and action log refers). It was noted that this was referred to at a recent meeting with NCC's Neighbourhood Services Area Manager and that the Councils' jointly funded cleaning machine helps but that the relevant shop owners need to take responsibility. It was AGREED to refer this to Councillor Cessford who passed on a complaint for the Committee to consider. b) PIGEON CREE (minute 968 and action log refers). It was noted that the Royal Pigeon Racing Association has written to the alleged offender. It was AGREED that all tenants will be sent a letter to remind them of their responsibilities. c) DENE PARK PLAY AREA (minute 973 and action log refers). It was noted that two quotes had been received and a further should follow a site meeting next week.
979.	DECLARATIONS OF INTEREST: There were no declarations of interest.
980.	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 for 18/03666/ADE (Discount Warehouse, 43 Gilesgate), to comment that any vinyl in the window will need further permission, and 16/04715/FUL (Newlands, Elvaston Road), to object on the grounds given by the Building Conservation Officer but comment that the Town Council does not oppose infill and revised plans may be viewed more favourably.
981.	OUTDOOR GYM EQUIPMENT AT TYNE GREEN: The Committee considered comments made by the County Council's Green Spaces Officer and agreed a preferred proposal from Kompan Scotland Ltd. It was AGREED to have a site visit with the company's Area Manager, Mrs Talbot, an Active Northumberland officer if available and Committee members.
982.	CONSULTATION ON DUKES HOUSE WOOD: It was AGREED that the Committee has no concerns or comments relating to the forest management practices.

983.	FORMER HEXHAM TOURIST INFORMATION CENTRE: It was noted that applications regarding these premises will be considered at the Local Area Council – Tynedale (Planning Only) meeting on 13 November.
984.	GRAVE PEGS: It was noted that the Clerk had contacted the supplier as the Identifier is ineffective, and the response offered a new replacement scanner, a free “dibber” rod and a discount on 100 pegs.
985.	LITTER BIN OUTSIDE GREGGS, FORE STREET: It was noted that one of the bins in stock had been used to replace the previous bin that had been damaged beyond repair.
986.	SKATEPARK NOTICE: It was noted that this had been stolen last weekend and later found badly damaged. The quote from Top Signs Limited to replace it was accepted.
987.	OFFICE WINDOWS: It was noted that the supplier whose quote was previously accepted (minute 792b refers) is no longer operating. It was AGREED to source at least one other quote.
988.	SEAT ON CORBRIDGE ROAD: It was noted that there is a damaged seat but an alternative seat close to it on the other side of the road. It was AGREED to remove but not replace the damaged seat.
989.	TYNE GREEN PLAY AREA: Correspondence regarding a small child tripping and falling over was noted. It was AGREED to take no further action.
990.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 23 November 2018 at 10.00am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Advise Councillor Cessford re: Back Street (minute 978a)	Clerk
Write to the pigeon cove tenants (minute 978b)	Clerk
Arrange a meeting at Tyne Green (minute 981)	Clerk
Source window quotes (minute 987)	Clerk
Remove the damaged seat (minute 988)	Operations Manager

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 APPLICATION RECEIVED FROM NORTHUMBERLAND COUNTY
COUNCIL FOR COMMENT ON 23 NOVEMBER 2018

Reference	Description	Applicant
18/03828/PRUTPO	Crown lift and thin one ash tree and two sycamore trees at 4 Conniscliffe Road, Hexham	Mr Huw Davies
18/03733/CCD	Partial change of use and internal conversion work with minor external alterations at Wentworth Leisure Centre <i>Previously considered on 9 November 2018 and no objections but referred again as an amended location plan has been submitted.</i>	Mr Kevin Newbould
18/03898/FUL	Proposed single storey extension to rear of house and internal alterations to 55 Elvaston Road, Hexham	Mr Michael Pearce
18/03989/FUL	Change of use of building to provide one new apartment and one retail unit with tea room, including internal alterations, at Former Abbey House Clinic, Beaumont Street, Hexham	Mr Alan Hunter

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.