

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 11 December 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 23 November 2018, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To consider quotes received for Wetpour repairs at the Dene Park play area.
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
5 December 2018

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
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Hagenda1218 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 23 NOVEMBER 2018

991.	PRESENT: Councillor J V R Hare in the Chair and Councillors J Ord and Mrs C Hanley.
992.	APOLOGIES FOR ABSENCE were received from Councillors T G E Gillanders, R Hull and Mrs D Bell.
993.	MINUTES of the Committee meeting held 9 November 2018, having been circulated, were AGREED.
994.	MATTERS ARISING: a) PIGEON MESS IN BACK STREET (minute 978a and action log refers). It was noted that Councillor Cessford had been advised. He requested the Clerk to write to the complainant. A letter had been delivered and Councillors noted an improvement. b) PIGEON CREE TENANTS (minute 978b and action log refers). It was noted that all tenants had been sent a letter to remind them of their responsibilities. c) WINDOW QUOTES (minute 987 and action log refers). It was noted that another quote has been requested. d) DAMAGED SEAT (minute 988 and action log refers). It was noted that this has been removed.
995.	DECLARATIONS OF INTEREST: There were no declarations of interest.
996.	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.
997.	TREE PRESERVATION ORDER (LAND AT HALLBANK GUEST HOUSE, HALLGATE): It was noted that a Confirmation Notification had been received.
998.	FORMER TOURIST INFORMATION CENTRE: It was noted that the recent advertisement consent application had been withdrawn.
999.	LITTER BIN NEAR B&M STORES: It was noted that this bin had been seen overflowing and it was AGREED to find out who has responsibility for emptying the bins in this car park.
1000.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Tuesday 11 December 2018 at 10.00am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Arrange a meeting at Tyne Green (minute 981)	Clerk
Find out who empties the bins in the B&M/M&S car park (minute 999)	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 APPLICATION RECEIVED FROM NORTHUMBERLAND COUNTY
COUNCIL FOR COMMENT ON 11 DECEMBER 2018

Reference	Description	Applicant
18/03316/PRUTPO	Pollard ash tree to previous pruning points to reduce shading of house and gardens at 12 Robson Drive, Hexham	Mrs Watt
18/04188/PRUTPO	Crown reduce two yew trees by approx. 5% at 38 Gibson Fields, Hexham	Mr Christopher Gilding
18/04159/OUT	<p>Outline planning permission for two dwellings and access (some matters reserved) at land west of Villa Roma, Fellside, Hexham</p> <p><i>(In February 2018 the Council objected to an application for three proposed dwellings on the grounds of overlooking/privacy, means of access and overshadowing.</i></p> <p><i>In June 2018 the Council objected to an application for two proposed dwellings on the grounds of overlooking/privacy and overshadowing.)</i></p>	Mr di Girolamo

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.