

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 11 January 2019 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 11 December 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 the Report on Proposals for Mining at Anick (distributed on 11 December).
8. To consider replacing a seat by the Co-op.
9. To consider a trip hazard in the Wentworth car park.
10. To consider the boarded up windows at Prospect House.
11. To consider the protection and encouragement of bees in Hexham's public spaces.
12. Proposal from Councillor T G E Gillanders: "To amend the burial charges as there is an increasing numbers of elderly residents having to move to care homes (or similar) outside the parish boundary. The move from a discounted fee for residents to a full fee for non-residents should be on a more equitable sliding scale over a four or five year period so, on the 2018/19 fees for a traditional burial, £605 in the first year; £1100 in the second year; £1705 in the third year; £2310 in the fourth year; and the standard charge from the fifth year. For woodland burials, the sliding scale should be £975 in the first year; £1950 in the second year; £2925 in the third year; and the standard charge from the fourth year."
13. To consider correspondence received (if any).
14. To agree a date and time for the next meeting.
15. 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 January 2019

Hexham Town Council, Council Office, St Andrew's Cemetery, West Road, Hexham NE46 3RR
01434 609575
clerk@hexhamtowncouncil.gov.uk
Hagenda0119 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 11 DECEMBER 2018

1001.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, R Hull, J Ord, Mrs D Bell and Mrs C Hanley.
1002.	APOLOGIES FOR ABSENCE were received from the Clerk.
1003.	MINUTES of the Committee meeting held 23 November 2018, having been circulated, were AGREED.
1004.	MATTERS ARISING: a) MEETING AT TYNE GREEN (minute 981 and action log refers). It was noted that this had taken place on 7 December when it had been agreed that the preferred site for outdoor gym equipment, in the form of an obstacle course, is beside the play area. b) BINS AT B&M/M&S CAR PARK (minute 999 and action log refers). It was noted that the County Council had provided an email address for Carter Towler, Chartered Surveyors, if there is a litter issue.
1005.	DECLARATIONS OF INTEREST: Councillor Mrs Hanley declared an interest in planning application 18/04159/OUT and subsequently left the room and took no part in consideration of this application.
1006.	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 or to 18/04204/ADE (46 Priestpopple) and 18/04297/LBC (former Abbey House Clinic), except for 18/04159/OUT (land west of Villa Roma) on the grounds of overlooking/privacy and overshadowing.
1007.	WETPOUR REPAIRS AT DENE PARK PLAY AREA: It was AGREED to defer consideration of this until the next meeting.
1008.	PUBLIC FOOTPATH DIVERSION ORDER: It was noted that the existing footpath section from Loughbrow Lodge to 40m west of 28 Loughbrow Park is subject to a County Council diversion order so it is taken out of scrub/woodland and onto a section of the driveway leading to Loughbrow House.
1009.	LAND AT BRAMLEY HOUSE, ELVASTON ROAD: It was noted that the County Council has made a Tree Preservation Order on an English Oak situated 10m south west of the south west corner of Bramley House.
1010.	BUNKER SITE: It was noted that most Councillors had been able to attend a presentation on 10 December on proposals for this site and that copies of the public consultation boards would subsequently be emailed to all Councillors.

1011.	REPORT ON PROPOSALS TO MINE SAND AND GRAVEL AT ANICK: Copies of this report had been submitted immediately before the meeting and it was AGREED to defer consideration until the next meeting.
1012.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 11 January 2019 at 10.00am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

List Wetpour repairs on the next agenda (minute 1007)	Clerk
List the Anick report on the next agenda (minute 1011)	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 11 JANUARY 2019

Reference	Description	Applicant
18/04051/FUL	Partial demolition of rear yard boundary wall and erection of single storey extension at 3 Leazes Terrace, Hexham	Mr A Bunten
18/04284/LBC and 18/04283/ADE	Listed building consent for shop signage, internal stud partition wall on the first floor, and re-site radiator and reposition sink in kitchen – and retrospective advertisement consent for fascia sign and projecting/hanging sign - at 31 Market Place, Hexham	Mr Richard Eagle
18/04367/LBC	Listed building consent for alterations to form two shop units fronting St Mary's Chare at 1A Battle Hill, Hexham	Mr Weightman
18/04200/FUL	Part demolition of existing buildings on the application site (retention of the existing stone façade to the former swimming pool fronting onto Gilesgate) and the erection of 46 residential apartments with associated communal facilities, landscaping, car parking and diversion of Public Right of Way through the application site at former Swimming Pool and associated land at Gilesgate, Hexham	Mr Robert Skelly
18/04001/OUT	Outline application for two detached 4 bedroom houses at land west of Pinehurst, Allendale Road, Hexham	Mrs Jean Charlton
18/04079/FUL	Replacement porch (stone, slate roof, double glazed) and relocation of steps to garden at Bridge House, West Road (South), Hexham	Ms Wendy Breach
18/04448/TREECA	Reduce crown of beech tree at Braeburn Lodge, Allendale Road, Hexham to reduce the shading of that property and the property to the west	Mr Coleman

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.