

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 29 January 2019 at 5.30pm 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 January 2019, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To agree exclusion of the public during consideration of agenda item 7.
7. To consider quotes received for a groundwater risk assessment of the Cemetery (see enclosed).
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
23 January 2019

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Hagenda0119 No2 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 11 JANUARY 2019

1013.	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.
1014.	APOLOGIES FOR ABSENCE were received from Councillor Green.
1015.	MINUTES of the Committee meeting held 11 December 2018, having been circulated, were AGREED.
1016.	MATTERS ARISING: There were no matters arising.
1017.	DECLARATIONS OF INTEREST: There were no declarations of interest other than some Councillors knowing some of the planning applicants.
1018.	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 18/04001/OUT (land west of Pinehurst, Allendale Road) on the grounds of overlooking/loss of privacy, nature conservation and flood risk. Regarding 18/04200/FUL (former swimming pool and associated land at Gilesgate), it was AGREED that, in principle, development of this building is supported but that there are concerns about the design and appearance, particularly of the Haugh Lane façade.
1019.	WETPOUR REPAIRS AT DENE PARK PLAY AREA: It was AGREED to accept the quote from AMG Sport-Play, including the supply and laying of a new hopscotch area and carrying out a recommended jet wash of the entire site to deep clean and de-algae the surface.
1020.	PROPOSALS FOR MINING AT ANICK: A report was noted and it was AGREED to advise the County Council that the Town Council would like to be a consultee if this is pursued as there would be implications for Hexham.
1021.	SEAT BY CO-OP: It was AGREED to replace this seat.
1022.	TRIP HAZARD IN THE WENTWORTH CAR PARK: It was noted that some seats in front of the Leisure Centre cannot be clearly seen in the dark and it was AGREED to ask the County Council to add a light.
1023.	BOARDED UP WINDOWS AT PROSPECT HOUSE: It was AGREED to write to the owner and ask if these can be painted.
1024.	PROTECTION OF BEES IN HEXHAM: It was AGREED to seek further advice and request a talk to the Committee on this subject.
1025.	PROPOSAL REGARDING BURIAL CHARGES: It was AGREED to amend the burial charges so there is an equitable sliding scale for residents who no

	longer live in Hexham. Until 31 March 2019 a traditional burial for a person who used to live in Hexham will be £605 in the first year since residency, £1100 in the second year, £1705 in the third year, £2310 in the fourth year, and the standard fee from the fifth year. For woodland burials, the sliding scale is £975 in the first year, £1950 in the second year, £2925 in the third year, and the standard charge from the fourth year. In 2019/20, the agreed sliding scale fees will be £625 in the first year since residency, £1250 in the second year, £1875 in the third year, £2500 in the fourth year, and the standard fee from the fifth year. For woodland burials, the sliding scale will be £1000 in the first year, £2000 in the second year, £3000 in the third year, and the standard charge from the fourth year.
1026.	CONSULTATION ON STREET NAMING AND NUMBERING REQUEST: It was AGREED that there are no objections to the proposed addresses of 1-8 Barley Close for the eight houses at land south of Red Lion House, Corbridge Road.
1027.	THE ROYAL HOTEL, PRIESTPOPPLE: It was NOTED that recent applications regarding listed building consent and the variation of two conditions have been withdrawn.
1028.	SISTERSON NEWS, HENCOTES: It was NOTED that the recent change of use application has been withdrawn.
1029.	DOGS AT THE CEMETERY: An anonymous letter was NOTED.
1030.	SEWAGE TREATMENT PLANT AT THE CEMETERY: It was AGREED to have a recommended desludge carried out.
1031.	BROKEN WOODLAND PLAQUE: It was AGREED that the Council will pay for the replacement of a plaque damaged by a Council machine.
1032.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Tuesday 29 January 2019 at 5.30pm in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Advise the County Council that the Town Council would like to be a consultee regarding any mining at Anick (minute 1019)	Clerk
Order a new seat (minute 1020)	Clerk
Write to the owner of Prospect House (minute 1021)	Clerk
Advise Funeral Directors and draft a press release (minute 1022)	Clerk
Pursue advice/a presentation on bees (minute 1024)	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 29 JANUARY 2019

Reference	Description	Applicant
18/04431/ADE	Proposal to display advertisements at Hexham House, Gilesgate, Hexham	Miss Jill Watson
18/04469/LBC & 18/04468/FUL	Erection of single storey garage at 30 Hallstile Bank, Hexham	Mr Paul Edwin
18/04440/FUL & 18/04441/LBC	Proposed conversion and partial demolition of listed barns to form three residential dwellings; demolition of cow byre and redevelopment of barrel roof barn to form a single residential dwelling; and erection of garage at Breckon Hill Farm, Lowgate, Hexham	Mr Tim Anderson
19/00057/FUL	Proposed change of use from redundant church to single dwelling at St Mary's Church, Lowgate, Hexham	Mr Henry Awburn
19/00043/LBC	Works to roof to make watertight at 9 Cockshaw, Hexham	Mr Chris Atkinson

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.