

## 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 12 February 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 29 January 2019, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To consider a proposed diversion at the old swimming baths, Gilesgate (details sent to all Councillors on 5 February).
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  
6 February 2019

Hexham Town Council  
Council Office  
St Andrew's Cemetery  
West Road  
Hexham  
NE46 3RR  
01434 609575  
[clerk@hexhamtowncouncil.gov.uk](mailto:clerk@hexhamtowncouncil.gov.uk)  
Hagenda0219 PlanningInfrastructureCommittee

**HEXHAM TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE**  
**COMMITTEE MEETING HELD ON 29 JANUARY 2019**

1033.	PRESENT: Councillor J V R Hare in the Chair and Councillors E Green, Mrs D Bell and Mrs C Hanley.
1034.	APOLOGIES FOR ABSENCE were received from Councillors T G E Gillanders, R Hull and J Ord.
1035.	MINUTES of the Committee meeting held 11 January 2019, having been circulated, were AGREED.
1036.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> <li>a) MINING AT ANICK (minute 1020 and action log refers). It was noted that the County Council had advised, due to the site being close to the Hexham boundary, it is likely the Town Council will be consulted on any application. As the site is in the Sandhoe Parish, this cannot be guaranteed but the documents will be available on line and any comments made by the Town Council will be considered.</li> <li>b) SEAT BY CO-OP (minute 1021 and action log refers). It was noted that a new seat has been installed.</li> <li>c) PROSPECT HOUSE (minute 1023 and action log refers). It was noted that an email was sent to Cockerton Green Developments Limited on 17 January. To date there has been no reply.</li> <li>d) PROTECTION OF BEES (minute 1024 and action log refers). It was noted that Hexham Beekeepers Association has recommended the Council contact the North Pennines AONB team who have been running a project called 'Plugging the Gaps'.</li> <li>e) BURIAL CHARGES (minute 1025 and action log refers). It was noted that a press release and advice to local Funeral Directors had been sent on 14 January.</li> <li>f) CONSULTATION ON STREET NAMING (minute 1026 refers). It was noted that the proposal of Barley Close has been changed to Coach House Drive.</li> </ul>
1037.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1038.	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.
1039.	EXCLUSION OF THE PUBLIC: It was resolved and AGREED in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that as publicity would be prejudicial to the public interest by reason of the confidential nature of the business about to be transacted, namely consideration of reports relating to an assessment of the Cemetery and commercial sensitivity, it is advisable in the public interest that the public and press be temporarily excluded from the meeting and they were requested to withdraw.

1040.	GROUNDWATER RISK ASSESSMENT AT THE CEMETERY: A report was considered and it was AGREED to ask Hydrogeo Ltd to carry out a Tier 1, and/or Tier 2 as necessary, assessment at St Andrew's Cemetery.
1041.	The meeting was reopened to the public.
1042.	NORTHUMBERLAND LOCAL PLAN: PUBLICATION DRAFT PLAN: It was noted that the period for making formal representations begins on 30 January and will close on 13 March 2019. It was AGREED that this Committee will prepare a consultation response.
1043.	BIN ON BEAUMONT STREET: A request for either a replacement bin with a facility for stubbing out cigarettes or, if possible, for a "Stub It plate" for cigarettes to be added to the existing bin, was considered. It was AGREED to purchase some plates and attach one to the current bin.
1044.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Tuesday 12 February 2019 at 10.00am in the Council Office, St Andrew's Cemetery, Hexham.

### **Action Log**

Further request a response regarding Prospect House (minute 1036c)	Clerk
Contact North Pennines AONB Team (minute 1036d)	Clerk
Contact Hydrogeo Ltd (minute 1040)	Clerk
Consider the Northumberland Local Plan: Publication Draft Plan (minute 1042)	All Committee Members
Order some "Stub it" plates and fit one if possible to the Beaumont Street bin (minute 1043)	Clerk and 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 APPLICATIONS RECEIVED FROM NORTHUMBERLAND COUNTY**  
**COUNCIL FOR COMMENT ON 12 FEBRUARY 2019**

Reference	Description	Applicant
18/04505/FUL	Proposed single storey extension to rear of property at 3 Tynedale Terrace, Hexham	Miss Catherine Bowman
19/00005/ADE	Retrospective application for a projecting hanging sign at 2 Cattle Market, Hexham	Mr Roy Castle
19/00111/LBC	Installation of metal railings on existing wall and gate in existing opening at 2 Temperley Place, Hexham	Mr Ben Clark
19/00307/FELTPO	Fell 23 trees, crown lift 3 trees and work on 3 other trees at Priestlands Dene on land to the rear of 13 St Nicholas Road, Hexham	Mr John Alderson
18/04174/FUL	Extension to bedrooms for additional floor space and dormer window at 1 Elvaston Grove, Hexham	Mrs Viv Drydon
19/00277/FUL	New food store with associated customer car parking and servicing; a four storey 69 bed hotel; and 250 public car parking spaces with associated means of access from, and upgrades to, Alemouth Road at land north east of Tesco, Alemouth Road, Hexham	Mr Peter Carruthers
19/00353/FUL	Construction of a rear single storey extension to 19 Priestlands Drive, Hexham	Mr Nick Burn

**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.