

## 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 9 April 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 18 March 2019, 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  
3 April 2019

Hexham Town Council  
Council Office  
St Andrew's Cemetery  
West Road  
Hexham  
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Hagenda0419 PlanningInfrastructureCommittee

**HEXHAM TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE**  
**COMMITTEE MEETING HELD ON 18 MARCH 2019**

1070.	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.
1071.	APOLOGIES FOR ABSENCE None were received.
1072.	MINUTES of the Committee meeting held 25 February 2019, having been circulated, were AGREED.
1073.	MATTERS ARISING: The working group to consider all aspects of sustainability (Minute 1061 refers) has been formed and had its first meeting. The next meeting is arranged for 2 April at 6.45 pm at the Council offices. A workshop will be held on 27 April at 9.30 am in the Community Centre.
1074.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1075.	PLANNING APPLICATIONS: It was AGREED that there were no objections to the list circulated with the agenda except for application 19/00104/LBC (43 Hencotes) where it was felt that access would be difficult; a bat survey would be necessary; and that the alterations would not be in keeping with the existing surrounding. Late applications 19/00337/FUL, 19/00338/LBC and 19/00764/LBC were considered and it was AGREED that no objections would be made. Application 19/00702/FUL (Heathergate Country Park) was also considered and it was AGREED that this was an unacceptable intrusion into the green belt and an objection would be raised.
1076.	LITTER BINS REQUESTS It was AGREED that a litter bin would be provided at both Rede Avenue and at West View Terrace.
1077.	WITHDRAWN APPLICATIONS: It was NOTED that applications in respect of 30 Hallstile Bank, land south of Red Lion House and Bridge House, West Road had all been withdrawn at the applicants' requests.
1078.	TREE PRESERVATION ORDER: It was NOTED that a TPO relating to a tree at Bramley House, Elvaston Road had been confirmed.
1079.	CHANGE OF USE: It was NOTED that a change of use from B1 to C3 in respect of Prospect House had been granted by Northumberland County Council.
1080.	STREET LIGHTS: It was NOTED that street lights around the town are being left on all night. NCC will be requested to dim them at midnight.
1081.	NEXT MEETING: It was AGREED that the next Committee meeting will be held at a time and on a date to be advised in the Council Office, St Andrew's Cemetery, Hexham.

**Action Log**

Forward objections on planning in respect of 19/00104/LBC and 19/00702/FUL to NCC (minute 1075)	Clerk
Contact NCC and request the dimming of Street lights (minute 1080)	Clerk
Complete the litter bin actions (minute 1076)	Clerk/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 9 APRIL 2019**

Reference	Description	Applicant
19/00222/LBC	Alterations (principal elevation ground floor; alter existing window openings to form folding doors, refurbish stained glass window, install decorative canopies. Internal: remove existing connecting doors at first floor but leaving frame and architrave details in place, variation to previous LBC in relation to new internal partitions for separation to create new rooms of flats and other parts, replace main staircase at the front proposed restaurant plus new structural columns, external lighting; new extract duct from commercial kitchen) at the Royal Hotel, 26 Priestpople, Hexham	Mr Alistair Knowles
19/00240/VARYCO	Variation of conditions 2 (approved plans) and 3 (use class) further to planning permission 14/01128/FUL to allow a reduction in the number of flats from 11 to 8 and to change the use class from A1 to A1 and A3 at the Royal Hotel, 26 Priestpople, Hexham	Mr Alistair Knowles
19/00809/FUL	New 3 bedroom dwelling at land east of 1 Bywell Avenue, Hexham	Mr W Kish
19/00902/LBC	General repair works including repointing to the elevations, repair and repointing to chimney, improving the appearance of the patress plates and repairs to guttering at High Shield, Dipton Mill Road, Hexham	Mr & Mrs Cain
19/00980/FUL	Construction of one detached dwelling at land north of Clontibret, Allendale Road, Hexham	Mr Andrew Herdman

**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.