

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 23 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 9 April 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
16 April 2019

Hexham Town Council
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St Andrew's Cemetery
West Road
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Hagenda0419 No2 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 9 APRIL 2019

1082.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, R Hull and J Ord.
1083.	APOLOGIES FOR ABSENCE were received from Councillor Hanley.
1084.	MINUTES of the Committee meeting held 18 March 2019, having been circulated, were AGREED.
1085.	MATTERS ARISING: a) STREET LIGHTS (minute 1080 and action log refers). It was noted that an NCC Officer had advised that the lights in Hexham already reduce to 50% light output after midnight and the Council has no intention to turning them off after that time. b) LITTER BIN REQUESTS (minute 1076 and action log refers). It was noted that bins had been provided at Rede Avenue and West View Terrace.
1086.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1087.	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 in respect of 19/00809/FUL (land east of 1 Bywell Avenue) on the grounds of parking, means of access, highway safety and traffic; layout and density of buildings; design, appearance and materials; and nature conservation, and in respect of 19/00980/FUL (land north of Clontibret, Allendale Road) as the opinion of the majority of the Committee is that this is not a special case and is in the green belt.
1088.	AUTOMATIC NUMBER PLATE RECOGNITION CAMERAS: It was noted that a request from Northumbria Police had been received for funding one of these cameras and it was AGREED to invite Inspector Bridges to attend the next meeting of the Committee.
1089.	TREE PRESERVATION ORDER (LAND AT 16 ELVASTON ROAD): It was noted that the County Council has made an Order and will advise further whether or not this should be confirmed.
1090.	LOCAL AREA COUNCIL - TYNE DALE: It was noted there would be a meeting later on 9 April to consider the application in respect of the Sele First School.
1091.	MISSING SEAT: It was noted that an enquiry had been received regarding a seat at the Co-Op. It was AGREED that the Clerk will ask for further information.
1092.	LITTER BIN REQUESTS: It was noted that a local resident has carried out a

	survey of bins in the town centre and AGREED that the Clerk will contact the resident to clarify the information provided.
1093.	HIGH STREET COMMUNITY CLEAN-UP FUND: It was NOTED that a grant has been received and that Councillor Gillanders will contact a company about chewing gum cleaning.
1094.	RECYCLING BINS: It was AGREED that the Clerk will write to NCC's Service Director - Local Services to ask that the Council consider recycling bins in town centres as part of its review of its waste strategy.
1095.	MAP PANELS: A proposal for artwork and sponsorship to provide updated versions of these in Hexham was AGREED.
1096.	NEXT MEETING: It was AGREED that the next Committee meeting will be held on Tuesday 23 April at 10.00am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Invite Inspector Bridges to attend the next meeting of the Committee (minute 1088)	Clerk
Ask for further information (minute 1091)	Clerk
Contact the resident to clarify the information provided (minute 1092)	Clerk
Contact the company about chewing gum cleaning (minute 1093)	Councillor Gillanders
Write to NCC's Service Director - Local Services regarding recycling bins (minute 1094)	Clerk
Accept the proposal regarding map panels (minute 1095)	Councillor Gillanders

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 23 APRIL 2019

Reference	Description	Applicant
19/01025/VARYCO	Variation of condition 2 (approved plans) pursuant to permission 18/03454/FUL in order to amend the first floor structure above the flat roof and extend the first floor area at 6 Millfield Gardens, Hexham	Mr David Sharpe
19/01052/COU	Proposed change of use from a retail unit to form a single bedroom ground floor residential unit at 19A Hencotes, Hexham	Mr Sisterson
19/00778/FUL	Raised decking (1.35m) in back garden extending up to 2.6m from house which is on a slope, at 9 Monks Meadows, Hexham	Mr Daniel McDonald
19/00976/FUL	Single storey rear extension at 7 West Hextol, Hexham	Mr Andrew Lees
19/00763/LBC	Listed building consent for 1 conservation roof light to rear elevation at Bouchon Bistro, Gilesgate, Hexham	Mr Greg Bureau
19/01087/FUL	Rear single storey kitchen extension at 15 Glen Terrace, Hexham <i>A previous application (18/00607/FUL) for a single storey extension was granted: the Town Council had no objection.</i>	Mr & Mrs Lintin
19/01017/FUL	Construction of a two storey extension to provide lounge, bedroom and en suite at 4 Conniscliffe Court, Hexham	Mr & Mrs A Dunn
19/01082/LBC	Works to relocate listed wall at land north east of Tesco, Alemouth Road, Hexham	Mr Peter Carruthers
19/01170/VARYCO	Variation of Condition 2 (habitation period) of application T/20050948 and 16/04092/VARYCO to allow 12 month habitation period at Heathergate Country Park, Lowgate, Hexham	Blue Sky Resorts Ltd

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.