

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 7 June 2019 at 10.00am when the following items will be discussed:

A G E N D A

1. To agree the Committee Chairman.
2. To note Committee members are Councillors R Hull, T G E Gillanders, J V R Hare, J Ord, C Hanley, S Ball and D Bell.
3. Apologies for absence.
4. To receive minutes of the Planning and Infrastructure Committee meeting held 7 May 2019, enclosed.
5. Matters arising.
6. Declarations of interest (see enclosed).
7. To comment on Planning Applications received (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
3 June 2019

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Hagenda0619 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 7 MAY 2019

1107.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, R Hull, J Ord and C Hanley.
1108.	APOLOGIES FOR ABSENCE were received from Councillor Bell.
1109.	MINUTES of the Committee meeting held 23 April 2019, having been circulated, were AGREED.
1110.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> a) STREET LIGHTS (minute 1100 refers). It was noted that a response from an NCC Officer is pending regarding why the lights in Hexham reduce to 50% light output after midnight but do not visibly dim. b) AUTOMATIC NUMBER PLATE RECOGNITION CAMERAS (minute 1100b and action log refers). It was noted that this matter had been referred to the Finance and General Purposes Committee. c) MISSING SEAT (minute 1100c and action log refers). It was noted that a replacement seat with fixings has been ordered. d) LITTER BIN REQUESTS (minute 1100d and action log refers). It was noted that the local resident has requested replacement bins for the one outside the old Carphone Warehouse in the Market Place and for the one by the steps of the former bank in the Cattle Market. This was AGREED. e) RECYCLING BINS (minute 1100f and action log refers). It was noted that a meeting has been arranged with an NCC Officer for this to be trialed in the town centre. f) QUATRE BRAS ALLOTMENTS (minute 1104 and action log refers). It was noted that the tenant has been advised. g) WEED CLEARANCE (minute 1105 and action log refers). It was AGREED to discuss this with the Operations Manager at the next meeting.
1111.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1112.	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 19/01262/ADE (Car Dealership, Corbridge Road) to request that the illuminated sign is turned off between 9.00pm and 8.00am every day.
1113.	PROSPECT HOUSE: A presentation was made to the Committee on a pending planning application and revised plans for the building.
1114.	HEXHAM HOUSE: It was noted that the application (18/04431/ADE) had been withdrawn.
1115.	HEXHAM COMMUNITY CHURCH: It was noted that the application

	(19/00215/VARYCO) had been withdrawn.
1116.	LAND NORTH OF CLONTIBRET: Following further information regarding the application 19/00980/FUL, it was AGREED to withdraw the Committee's previous objection.
1117.	FAIRFIELD SITE: It was AGREED to contact Hexham Community-Led Housing about this.
1118.	HEXHAM MIDDLE SCHOOL: It was AGREED that a response from the Council should be submitted to the consultation on the relocation of the school.
1119.	NEXT MEETING: It was AGREED that the next Committee meeting will be held on Friday 7 May at 10.00am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Further request a response regarding street lights (minute 1101a)	Clerk
Invite the Operations Manager to the next meeting (minute 1110g)	Clerk
Advise of the objection being withdrawn (minute 1116)	Clerk
Contact Hexham Community-Led Housing (minute 1117)	Councillor Ord
Agree a consultation response (minute 1118)	Councillor Hull

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 7 JUNE 2019

Reference	Description	Applicant
19/00277/FUL	Hybrid application – 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. Outline planning permission with all matters reserved for up to 1600 sq.m of development in use classes A1-A4 in two units with associated Car parking (as amended) at land north east of Tesco, Alemouth Road, Hexham	Mr Peter Carruthers
19/01082/LBC	Works to relocate listed wall at land north east of Tesco, Alemouth Road, Hexham	Mr Peter Carruthers
19/01375/FUL	Minor external alterations and installation of rooftop plant at Hexham General Hospital	InHealth Ltd
19/01391/FUL and 19/01392/LBC	Demolition of existing 4 car flat roof garage and replace with new 2 car pitched roof garage to be more in keeping with main house at Delegate Cottage, Fellside, Hexham	Mr & Mrs Curtis
19/01377/FUL	Demolition of existing single storey games room, entrance lobby and cloakroom and construction of two storey extension on similar footprint containing new bedroom suite, study and utility room at Dukewilley, Allendale Road, Hexham	Mr & Mrs McFarlane
18/04159/OUT	2 dwellings and access (some matters reserved) at land west of Villa Roma, Fellside, Hexham <i>In July 2018 the Committee objected to 18/01970/OUT on the grounds of overlooking/loss of privacy and overshadowing.</i>	Mr Di GiroLamo
19/01224/FUL	Replacement of existing cottage and haulage garage with two dormer bungalows and three town houses at Bog Acre Cottage, Wanless Lane, Hexham <i>In July 2018 the Committee did not object to 18/02546/FUL, for seven town houses,</i>	Mr Chris Hughes

	<i>but commented that access for the bus route must be ensured.</i>	
19/01451/FUL	Demolition of attached single storey garage and utility room and erection of two storey side extension and new window to existing bathroom at 7 Hextol Crescent, Hexham	Mr Andrew Hull
19/01462/FUL	Change of use of land for extension to Tyne Green Caravan Park to site 8 caravans at land east of East Lodge, Chareway Lane, Hexham	Mr Geoff Hubbick
19/01273/FUL	Single storey rear extension at 11 Priestlands Road, Hexham	Mr Duncan Sewell
19/01296/FUL	Erection of 53 Retirement Living Housing (category II type accommodation), communal facilities, landscaping and car parking, following demolition of existing building, at car park east of Fairnington Centre, Corbridge Road, Hexham	McCarthy and Stone Retirement Lifestyles Ltd
19/01244/LBC	Painting of existing fascia in heritage white gloss and signwriting the shop trading name and logo on the various elevations at 11 Market Place, Hexham	Mr Nicholas Shutts
19/01496/LBC & 19/01495/FUL	Remove 1960s shop front and install bi-fold doors; install canvas pull down awning over new shop front; awning to be black canvas with white lettering; bi-fold doors to be aluminium painted grey as existing shop front, at Vercilli's, 36 Priestpople, Hexham	Mr Jordon Dodwell
19/01380/FUL	Demolition and refurbishment of Old Hexham Workhouse into 34 flats at the Old Workhouse, Corbridge Road, Hexham	Mr Mark McArdle
19/01581/FUL	Construction of detached garage at Millfield House, Millfield Terrace, Hexham	Mr Graeme Wilson
19/01537/LBC	Installation of signage to the front of 19A St Mary's Chare, Hexham	Mr Paolo Pani
19/01536/FUL	Rear single storey garden room extension at 6 Gibson Place, Hexham	Mrs Gillian Jones
19/01352/FUL	Change of use of existing ground floor flat C3 to D1 non-residential, with minor internal and external alterations to the building and flats at Links House, Haugh Lane, Hexham	Karbon Homes
19/01572/LBC	Minor internal and external alterations at 3 St Mary's Chare, Hexham	Mr Keith Sherwin

19/01078/ADE	Installation of one internally illuminated fascia sign and one externally illuminated projecting sign at 1-3 Beaumont Street, Hexham	Ms Christine Heslop
19/01621/FUL	Proposed garden room to replace existing conservatory at Red Lion Cottage, Corbridge Road, Hexham	Mr Burini

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.