

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 Monday 1 July 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 7 June 2019, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. Presentation from Mr Dave Clegg on the Hexham Neighbourhood Plan.
6. To comment on Planning Applications received (see enclosed).
7. To consider the Northumberland Local Plan.
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
25 June 2019

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Hagenda0719 PlanningInfrastructureCommittee

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

1120.	PRESENT: Councillor R Hull in the Chair and Councillors J V R Hare and J Ord.
1121.	PRESENTATION: Members were advised of application 19/01296/FUL by Stephen Day, Land & Development Director, McCarthy & Stone and Andrew Mangan, Design Consultant, and asked questions including some relating to the design, affordable housing and methods of construction.
1122.	CHAIRMAN: It was AGREED that Councillor T G E Gillanders be elected Committee Chairman.
1123.	COMMITTEE MEMBERS: It was NOTED the 2019/20 Committee members are Councillors R Hull, T G E Gillanders, J V R Hare, J Ord, C Hanley, S Ball and D Bell.
1124.	APOLOGIES FOR ABSENCE were received from Councillors Bell, Hanley and Gillanders.
1125.	MINUTES of the Committee meeting held 7 May 2019, having been circulated, were AGREED.
1126.	MATTERS ARISING: a) RECYCLING BINS (minute 1110e refers). A quote was noted and it was AGREED to get at least one more quote. b) STREET LIGHTS (minute 1101a and action refers). It was noted that to date there had been no response from an NCC Officer regarding why the lights in Hexham reduce to 50% light output after midnight but do not visibly dim. c) WEED CLEARANCE (minute 1110g and action log refers). It was AGREED to defer discussing this with the Operations Manager until the next meeting, although to advise him of Weeding Tech as an alternative to glycosulphate. d) FAIRFIELD SITE (minute 1117 and action log refers). Councillor Ord advised the Police Authority are subject to best value. e) HEXHAM MIDDLE SCHOOL (minute 1118 and action log refers). It was NOTED that a consultation response had been sent.
1127.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1128.	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: <ul style="list-style-type: none"> • 19/01572/LBC (3 St Mary's Chare) but would prefer another colour to pink. • 19/01296/FUL (McCarthy & Stone): the Council welcomes the principle of this site being developed for retirement homes and the

	<p>contribution this would make to the town but has serious concerns regarding the privacy and impact on Peth Head residents, as demonstrated by their petition received by the County Council on 29th May. Their concerns must be addressed. Also, the design should be compatible with the Old Workhouse application (19/01380/FUL). The Council also has concerns regarding no references to sustainability, affordable housing, access from Corbridge Road and into the McCardle site, and consider a way to reduce the impact of the frontage should be made and the wall at the back should not be raised.</p> <ul style="list-style-type: none"> • 19/00277/FUL (land north east of Tesco): the Council welcomes the improvements to the materials of the building but considers more thought could be given to the connectivity of the site to the rest of the town and railway station. • 19/01082/LBC (land north east of Tesco): the Council notes the Conservation Officer's comments but believes, in the wider interests of developing the site, to not object but note that the wall should be rebuilt sympathetically. • 18/04159/OUT (land west of Villa Roma): the Council objects on the grounds of overlooking/loss of privacy and overshadowing. • 19/01224/FUL (Bog Acre Cottage): the Council does not object but access for the bus route must be ensured. • 19/01462/FUL (land east of East Lodge): the Council does not object subject to taking account of potential flood risk. • 19/01380/FUL (Old Workhouse): the Council is happy in principle with the proposed development which it believes to be of substantial importance to the town, subject to the various conditions and considerations proposed by the relevant County council bodies being addressed.
1129.	<p>BLUE SKY RESORTS LTD, HEATHERGATE: It was NOTED that the application relating to the extension and alterations to the existing office building will be considered at the Local Area Council – Tynedale meeting on 11 June. The Town Council objected to this application in April 2019 on the grounds of this being an unacceptable intrusion into the green belt. Correspondence from a local resident regarding a related application to allow a 12 month habitation period was also noted (the Town Council did not object to that application).</p>
1130.	<p>LAND EAST OF 1 BYWELL AVENUE: It was noted that the application 19/00809/FUL had been withdrawn.</p>
1131.	<p>43 HENCOTES: It was noted that the applications 19/00103/FUL and 19/00104/LBC had been withdrawn.</p>
1132.	<p>FAIRFIELDS, LOWGATE: It was noted that the application 18/03935/FUL had been withdrawn.</p>
1133.	<p>LAND AT 16 ELVASTON ROAD: A copy of the confirmation notification with</p>

	regard to a TPO was noted.
1134.	SPEED WARNING SIGN AT WEST ROAD: It was noted that a replacement for this broken sign was being funded by Councillor Kennedy's member's allowance.
1135.	SPEED WARNING SIGN AT CORBRIDGE ROAD: It was noted that this sign has been broken for some time. It was AGREED to arrange for it to be removed.
1136.	PIGEON CREES: It was noted that at a lot of pigeon feed bags were found during recent Priestlands area litter pick. It was AGREED to send a warning letter to all the pigeon cree tenants.
1137.	INSURANCE: The offer of a three year agreement through Came & Company was considered and AGREED.
1138.	SCAG V-RIDE GRASSCUTTER: It was AGREED to defer consideration of the purchase of this to the next meeting.
1139.	SEATS AT PRIESTLANDS: It was AGREED to defer consideration of the requested purchase of these to the next meeting.
1140.	HEXHAM NEIGHBOURHOOD PLAN: It was AGREED to invite Dave Clegg, Chair of the Steering Group, to the next meeting.
1141.	NEXT MEETING: It was AGREED that the next Committee meeting will be held on Monday 1 July at 10.00am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Obtain at least one further quote for recycling bins (minute 1126a)	Clerk
Invite the Operations Manager to the next meeting (minute 1126c)	Clerk
Complete the necessary forms and confirm the order for a sign at West Road (minute 1134)	Clerk
Arrange for the Corbridge Road sign to be removed (minute 1135)	Clerk
Write to the pigeon cree tenants (minute 1136)	Clerk
Invite Dave Clegg to the next meeting (minute 1140)	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 1 JULY 2019

Reference	Description	Applicant
19/01717/LBC	Refurbishment of Hexham Signal Box including replacement windows	Network Rail Infrastructure Ltd
19/01755/FUL	Demolition of existing outbuildings and construction of new garage and lobby at Plover Hill Top, Yarridge Road, Hexham	Mr & Mrs Combe
19/01559/FUL	Demolish existing garage and construction of replacement garage and workshops at Idylwild, St George's Road, Hexham	Mrs Elaine Rigg
19/01787/FUL	New private vehicular access from the highway with driveway through to existing car parking area at Dukewilley, Allendale Road, Hexham In December 2017 the Council objected to 17/03555/FUL on the grounds that the proposed development is an intrusion on the greenbelt.	Mr & Mrs McFarlane
19/01854/FUL	Construction of permanent site entrance and access track at land west of Heathery Hill, Lowgate, Hexham	Blue Sky Resorts Ltd
19/01640/FUL	Addition of 11m fencing to side of the property adjacent with the road and footpath entrance to the Southlands cul-de-sac, reaching 2.2m high above the level of the footpath (fence would stretch from the driveway entrance at the rear of the property down to the corner of the house near the front, meeting hedge lines at top and bottom to create a private garden that the property lacks – the dry stone wall that already exists will be fully retained with the fencing reaching above it when installed in the garden) at 2 Southlands, Hexham	Mr J Welch
19/01674/FELTPO	Fell 5 holly trees leaning severely over fence into garden area, and prune 2 branches on ash tree, at 4 Intake Way, Hexham	Mrs Mary Carrington
18/04159/OUT	Outline planning permission for two dwellings and access (some matters reserved) at land west of Villa Roma, Fellside, Hexham	Me Di GiroLamo

19/01903/PRUTPO	Remove dead wood and diseased lower branch from one oak and remove dead wood and reduce branches overhanging the garage by 3-4m of second oak at 49 Hackwood Park, Hexham	Mr Michael Povey
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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.