

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 Thursday 11 July 2019 at 9.30am 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 1 July 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
4 July 2019

Hexham Town Council
Council Office
St Andrew's Cemetery
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Hexham
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Hagenda0719 No2 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 1 JULY 2019

1142.	PRESENT: Councillor T G E Gillanders in the Chair and Councillors R Hull, S Ball, J V R Hare, D Bell and C Hanley.
1143.	No APOLOGIES FOR ABSENCE were received.
1144.	MINUTES of the Committee meeting held 7 June 2019, having been circulated, were AGREED.
1145.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> a) McCARTHY & STONE DEVELOPMENT (minute 1128 refers). It was noted that a lot of objections have been submitted. b) RECYCLING BINS (minute 1126a and action refers). Two further quotes were noted and it was AGREED to get the County Council's opinion on the preferred quote. c) WEEDKILLING AND WILDFLOWER PLANTING (minute 1126c and action log refers). This was discussed with the Operations Manager but it was AGREED to defer further consideration until Councillor Ord was present. d) SPEED WARNING SIGNS (minutes 1134 and 1135 and action log refers). It was noted that the funding from the County Council has been received and that the work has been ordered. e) PIGEON CREES (minute 1136 and action log refers). It was noted that letters had been sent on 12 June. f) SCAG V-RIDE GRASSCUTTER (minute 1138 refers). The Operations Manager advised on how useful this would be. It was AGREED to purchase one, subject to there being a suitable warranty. Lease hiring a new digger was also discussed and will be considered at the next meeting. g) SEATS AT PRIESTLANDS (minute 1139 refers). It was AGREED to buy two seats, to be placed at Garth Cottages and opposite the shops. Requests for seats to be sited at Hallgate and Hallstile Bank will be considered at the next meeting, after information on the land owner(s) has been sought.
1146.	DECLARATIONS OF INTEREST: Declarations of interest were declared by Councillors Gillanders and Hanley regarding applications 19/01559/FUL and 18/04159/OUT respectively and they took no part in these being considered.
1147.	<p>HEXHAM NEIGHBOURHOOD PLAN: Mr Dave Cregg, Chair of the Hexham Neighbourhood Plan Steering Group (HNPSG) updated the Committee. The following were noted:</p> <ul style="list-style-type: none"> • Following the Plan's submission, the County Council is responsible for the recent consultation that closed on 24 June and for collating the responses. • Feedback from the examiner is expected in about a month. • The Plan will go straight to a referendum (subject to the usual local

	<p>election rules) if the examiner has no comments. If there are comments, the County Council must respond but will liaise with the HNPSG. If the Plan was rejected it would be referred back to the HNPSG to consider and resubmit.</p> <ul style="list-style-type: none"> • The County Council is giving primary importance to Neighbourhood Plans when making decisions. • The Hexham Neighbourhood Plan key criteria will be provided on all future Committee reports. • The Committee must refer to the Plan for all applications as it will have statutory powers once in force. <p>It was also NOTED that some members of the HNPSG have set up a Community-Led Housing Company in Hexham to find suitable properties and sites.</p>
1148.	<p>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:</p> <ul style="list-style-type: none"> • 19/01787/FUL (Dukewilley) and 19/01640/FUL (2 Southlands) to note that the “no objection” is subject to Highways approval. • 19/01854/FUL (land west of Heathery Hill, Lowgate): the Council objects as the proposal would be an inappropriate development in the Green Belt and would harm the character and appearance of the area. • 18/04159/OUT (land west of Villa Roma). The Council objects on the grounds of overlooking/loss of privacy and overshadowing.
1149.	<p>NORTHUMBERLAND LOCAL PLAN: It was AGREED no further discussion is required.</p>
1150.	<p>LAND NORTH OF CLONTIBRET, ALLENDALE ROAD: It was NOTED that application 19/00980/FUL will be considered at the Local Area Council – Tynedale meeting on 9 July.</p>
1151.	<p>BOUCHON BISTRO: It was NOTED that application 19/00764/LBC will be considered at the Local Area Council – Tynedale meeting on 9 July.</p>
1152.	<p>NEXT MEETING: It was AGREED that the next Committee meeting will be held on Thursday 11 July at 9.30am in the Council Office, St Andrew’s Cemetery, Hexham.</p>

Action Log

Get NCC Officers’ opinions on the preferred quote/bin (minute 1145b)	Clerk
Invite the Operations Manager to the next meeting (minute 1145c)	Clerk
Order a SCAG V-Ride Grasscutter (minute 1145f)	Clerk/Operations Manager
Get info on a lease hire digger (minute 1145f)	Operations Manager/Clerk

Order 2 seats (minute 1145g)	Clerk
Get info on land ownership (minute 1145g)	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 11 JULY 2019

Reference	Description	Applicant
19/01906/COU	Proposed change of use of redundant church to single dwelling at St Mary's Church, Lowgate, Hexham	Mr Henry Awburn
19/01939/PRUTPO	Reduce mature lime tree crown by 2m, removal of dead wood, and crown lift to 4m at South Park House, Hexham	Mr Malcolm Coulthard
19/01170/VARYCO	Variation of condition 2 (habitation period) of application 18/01745/VARYCO to allow 12 month habitation period (amended description) at Heathergate Country Park, Lowgate, Hexham <i>In June 2018 the Town Council objected to 18/01745/VARYCO: "The objection is the same as that agreed on 5 December 2016 on the grounds of the visual appearance of the proposal to vary the condition (the site is visible to local properties and from the road). There is also concern about the application to vary the condition and consideration that the planning authority must insist on applying existing planning conditions."</i>	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.