

## 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 3 September 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 19 August 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  
28 August 2019

Hexham Town Council  
Council Office  
St Andrew's Cemetery  
West Road  
Hexham  
NE46 3RR  
01434 609575  
[clerk@hexhamtowncouncil.gov.uk](mailto:clerk@hexhamtowncouncil.gov.uk)  
Hagenda0919 PlanningInfrastructureCommittee

**HEXHAM TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE**  
**COMMITTEE MEETING HELD ON 19 AUGUST 2019**

1171.	PRESENT: Councillor T G E Gillanders in the Chair and Councillors J Ord, D Bell and C Hanley.
1172.	APOLOGIES FOR ABSENCE were received from Councillors Hull, Bell and Hare.
1173.	MINUTES of the Committee meeting held 30 July 2019, having been circulated, were AGREED.
1174.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> <li>a) RECYCLING BINS (minute 1164a refers). It was noted that the bins have been delivered and are waiting to be sited.</li> <li>b) WEEDKILLING AND WILDFLOWER PLANTING (minute 1164b refers). It was noted that Councillors Hull and Ord had met with the Operations Manager and Andy Lees to discuss the Cemetery road verge. The recommendation and costs for meadow vegetation were noted and it was AGREED, in principle, to start the necessary preparation and use funding from the contingency budget (if agreed by the Finance and General Purposes Committee). It was also AGREED to ask the Operations Manager to contact the local farmer about use of a disc or chain harrow and to offer him the hay.</li> <li>c) SUSTAINABILITY PLAN (minute 1168 refers). It was noted that the meeting scheduled for 16 September had been held earlier, on 14 August. It was AGREED that Councillor Gillanders will propose a Sustainability Policy Resolution to the next meeting of the Full Council.</li> <li>d) LAND OWNERSHIP (minutes 1145g and 1156e and the action log refers). It was AGREED not to pursue siting a seat on Hallstile Bank as there is little space and uneven ground. It was noted that an enquiry is being made regarding siting a seat near Prospect House.</li> <li>e) SITE VISIT AT HALLSTILE BANK (minute 1166 and action log refers). It was noted that plans had now been provided in lieu of a visit and that this application was listed on the agenda.</li> <li>f) A BOARDS (minute 1169 and action log refers). It was noted that the County Council's Highway Maintenance Senior Team Leader has advised he is working with local traders to design an "all in one" sign for various locations and that some A boards in Hexham will be removed.</li> </ul>
1175.	DECLARATIONS OF INTEREST: There were no declarations of interest declared.
1176.	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 19/02140/COU (3 St Mary's Chare) to add a comment to refer the applicant to the Hexham Shopfront

	Design Guide.
1177.	ANNUAL REVIEW OF ALLOTMENT RENTS: It was AGREED to increase the annual rent in 2020 as recommended to £64.00 (£32.00 for a half size plot). After serving due notice, this rent will be charged from 1 October 2020.
1178.	ANNUAL REVIEW OF CEMETERY CHARGES AND RULES: After considering current cemetery charges, it was AGREED to increase the fees for 2020/21 by between 1 and 3% (in round figures) as recommended and detailed in the report attached to the agenda and also to repeat the current discounted fee for burials for people who lived in Hexham in the last four years. It was also noted that the cemetery rules will remain the same.
1179.	GLENFIELD, LEAZES LANE: It was noted that this application had been withdrawn.
1180.	BLUE SKY RESORTS LTD, HEATHERGATE COUNTRY PARK: It was noted that three applications had been refused at the Local Area – Tynedale (Planning only) hearing on 13 August.
1181.	MAINTENANCE AGREEMENT REGARDING TYNE GREEN: It was noted that an agreement between the County and Town Councils regarding grass cutting and the maintenance of the outdoor gym equipment had been received, and will be signed and returned to the County Council.
1182.	NEXT MEETING: It was AGREED that the next Committee meeting will be held on Tuesday 3 <sup>rd</sup> September at 9.30am in the Council Office, St Andrew's Cemetery, Hexham.

### Action Log

Get info on land ownership at Hallgate (minute 1156e)	Clerk
Site the recycling bins (minute 1174a)	Operations Manager
Contact the local farmer (minute 1174b)	Operations Manager
Refer the Sustainability Policy Resolution to Full Council (minute 1174c)	Clerk/Councillor Gillanders
Sign and return the maintenance agreement (minute 1179)	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 3 SEPTEMBER 2019**

<b>Reference</b>		<b>Applicant</b>
19/02654/FUL	Construction of porch to the front of 16 Valebrook, Hexham	Mr Edward Carrington
19/02387/VARYCO	Variation of listed building conditions 2 (approved plans) and 5 (ventilation and extraction unit) pursuant to approved planning application in order to connect foul sewerage to the south of Abbey House, move vent position of domestic boiler, block one window in the extension and change location of roof vents at former Abbey House Clinic, Beaumont Street, Hexham	Mr Alan Hunter
19/02370/FUL	Change of use of industrial unit from B1 (Business) to D2 (Assembly and Leisure) for use as a personal training studio at Tynedale House Clearances, 26A Haugh Lane Industrial Estate, Hexham	Miss Stephanie Wood
19/02846/FUL	Construction of two self-contained dwellings at land east of Dukewilley, Lowgate, Northumberland <i>A previous similar application was refused (the Town Council objected as "the proposed development is an intrusion on the green belt")</i>	Mr D Knowles
19/02435/FUL	Proposed double storey extension to rear of 50 White Cross, Hexham	Mr Jamie Henderson
19/02422/FUL	Change of use of the upper floors to two individual residential apartments, formation of new appropriate fire rated partition at ground floor level to separate the retained retail area from the proposed residential access corridor at 11 Cattle Market, Hexham	Mr Joe Young
19/03453/FUL & 19/03454/LBC	Proposal for external landscaping works to rear garden; repointing north boundary wall to property; repair works to existing outhouse (retrospective) at 2 Sele House, Hencotes, Hexham	Mr Russell Carmedy
19/03410/FUL	Proposed single storey extension to rear and slight alterations to window and door configurations at Ingarth, Leazes Lane, Hexham	Mr & Mrs Copland

19/01813/VARYCO	Variation of condition 2 (approved plans) to allow for installation of access gates at Red Lion Cottage, construction of garage and minor revisions to windows at plot 1 and changes to materials and design changes to plot 8 – 17/04661/FUL – proposed development for eight dwellings, including access, landscaping and parking at land south of Red Lion House, Corbridge Road, Hexham <i>The Town Council made no objection or comments on 4/9/2018</i>	Mr G Currie
19/03482/PRUTPO	Remove east stem of one Ash to reduce shading of garden at 2 Gibson Fields, Hexham	Mr N Plumb
19/03424/VARYCO & 19/03425/VARYCO	Removal of condition 4 (stone wall sample) and variation of condition 5 (stone flags sample) pursuant to planning permission 18/03076/LBC in order to remove the need to implement condition 4 and amend condition 5 to use new Milkbock stone flags instead of reclaimed flags at the Tannery, Dipton Mill Road, Hexham	Mr Lumsden

**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.