

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 27 January 2017 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 13 January 2017 enclosed.
3. Matters arising.
4. Declarations of interest (see memorandum enclosed).
5. To comment on Planning Applications received (if any - see list enclosed).
6. To comment on Pre-Planning Applications received (if any - see list enclosed).
7. To consider Public Toilet provision in Hexham.
8. To consider Northumberland County Council's Unauthorised Obstructions Guidance (emailed to all Councillors on 10 January)
9. To consider correspondence received (if any).
10. To agree a date and time for the next meeting.
11. 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 Clerk of the Council before the meeting begins.*)

Jane Kevan
Clerk Designate
23 January 2017

Hexham Town Council
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St Andrew's Cemetery
West Road
Hexham
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Hagenda0117 no. 2 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 13 JANUARY 2017

523.	PRESENT: Councillor J V R Hare in the Chair and Councillors T Cessford, D Clegg, T G E Gillanders, Mrs C R Homer and Mrs C Hanley.
524.	APOLOGIES FOR ABSENCE were received from Councillor G C Ferguson.
525.	MINUTES of the Committee meeting held 20 December 2016, having been circulated, were AGREED.
526.	MATTERS ARISING: a. HANGING BASKETS (minute 515b refers): It was noted that Hexham in Bloom has referred this issue to a voluntary group who will consider it next Tuesday. It was also noted that the equipment is in poor repair. b. CLEARANCE OF LEAVES (minute 517e refers): It was noted that leaf clearance work had taken place at West Road although the drainage problem had not been addressed. It was AGREED that the County Council will be contacted about this and that leaves have not been cleared at St Cuthbert's Court.
527.	DECLARATIONS OF INTEREST: There were no declarations of interest made.
528.	PLANNING APPLICATION: It was AGREED there were no objections to the applications received in accordance with the list circulated and attached to the agenda, apart from: 16/04389/FUL (15 Scott close, Hexham) on the grounds of the design, appearance and materials. It was NOTED that the Council may also have wished to object on the grounds of overlooking/loss of privacy but from the plans provided there was not enough information given on neighbouring properties and therefore this could not be assessed.
529.	PRE-PLANNING APPLICATIONS: No pre-planning applications had been received for comment.
530.	HEXHAM PEDESTRIANS SIGNS PLAN: The draft audit document with suggested amendments was noted, together with advice that Hexham BID has agreed a long-term scoping project on signage. It was NOTED that the Council supports this project. It was AGREED that the Committee is currently unable to comment on signage but to invite Paul Nichol, Tourism & Visitor Economy Manager for Active Northumberland, to attend a Committee meeting in February.
531.	MAIDENS WALK: It was noted that the Council had responded to a previous consultation on lifting lines and this proposal was for residents' permit parking places. It was further noted that proposed changes to Maidens Walk include double yellow lines on the bend due to limited vision for motorists; time limited

	parking for 3 hours; an access guaranteed “H” marking; and a “no loading” restriction opposite the potential residents’ permit parking places. It was AGREED to support these proposed changes.
532.	HEATHERGATE COUNTRY PARK: It was noted that planning application 16/04092/VARYCO will be decided at a Strategic Planning Committee. It was AGREED to request the date of the Committee meeting as a representative of this Committee may attend.
533.	HEXHAM ABBEY FLOODLIGHTS: It was noted that the Abbey wishes to reinstate one of the floodlights dismantled during the building of the new porch and at the same time put some lighting into the same mounting block to illuminate the footpath. It was AGREED that the contractor who carried out the original development of the entrance should be responsible for replacing the light and also that the additional lighting is a good idea but that this is not the responsibility of the Town Council.
534.	PUBLIC TOILETS: It was AGREED to invite Greg Gavin, Neighbourhood Services’ Divisional Manager, to attend the next meeting.
535.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 27 January 2017 at 9.30am in the Council Office, St Andrew's Cemetery, Hexham.

Chairman.....

Action Log

Contact David Hunt regarding drainage at West Road	Councillor Hare
Invite Paul Nichol to attend a Committee meeting in February	Clerk Designate
Submit comments regarding the Maidens Walk proposal (done 16.1.17)	Clerk Designate
Request the date of the Heathergate Country Park planning application hearing (email sent 13.1.17)	Clerk Designate
Advise the Abbey regarding the floodlights work (done 17.1.17)	Clerk Designate
Invite Greg Gavin to attend the meeting on 27 th January (email sent 13.1.17)	Clerk Designate

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.]

Derick Tiffin,
Clerk of the Council

HEXHAM TOWN COUNCIL
Planning & Infrastructure Committee

PLANNING APPLICATIONS RECEIVED FROM NORTHUMBERLAND COUNTY
COUNCIL FOR COMMENT ON 27 JANUARY 2017

Reference	Description	Applicant
16/04527/ADE	Advertisement consent to install one externally illuminated fascia sign and one externally illuminated projecting sign at Dawson & Sanderson, 41 Fore Street, Hexham	Dawson & Sanderson
16/04447/FUL	Proposed two storey rear extension and single storey infill and side extension at 19 White Cross, Hexham	Mr Davies
16/04537/FUL	Single storey rear extension to replace conservatory at Oakbeck, 9 Leazes Park, Hexham	Mr and Mrs Morris
16/04607/PRUTPO	Prune beech tree and crown reduce plum tree at 1 Eilansgate House, Eilansgate, Hexham	Mr Alex Reed
16/04662/FUL	Proposed flood gate and reinforced wall at 1 Spittal Cottages, Tyne Green, Hexham	Mr Robinson
16/04577/FUL	Proposed provision of replacement storage accommodation ancillary to the main office use at Northumberland National Park, Eastburn, South Park, Hexham	Mr Alex Slack
16/04632/ADE and 16/04633/LBC	Replacement of existing external HSBC signage with HSBC UK equivalents consisting of 2 non-illuminated fascia signs, 1 externally illuminated hanging sign and 3 other non-illuminated signs at HSBC, Fore Street, Hexham	Mr Ben French
16/04716/FUL	Proposed erection of carport and store at land west of Summerrods Cottage, Allendale Road, Hexham	Mr Stephen Smith
16/04735/LBC	Conversion of existing outbuilding to create additional residential accommodation, and demolition of existing attached greenhouse, at High Shield, Dipton Mill Road, Hexham	Mr and Mrs Alistair Cain
16/04719/FUL	Proposed loft conversion and rear extension (ground floor only) at 9 St Cuthbert's Terrace, Hexham	Mr Nigel Scorer

16/04715/FUL	Proposed construction of two detached four bedroomed family homes and one detached garage at land at Newlands, Elvaston Road, Hexham	Mr David Air
16/04739/FUL	Proposed installation of external lighting at Tynedale Sports Club, Eilansgate, Hexham	Tynedale Tennis Club
17/00008/FELTPO	Fell silver birch and beech tree at Causey Hill Caravan and Camping Site, Causey Hill Road, Hexham	Mr Hugh Daly
17/00020/PRUTPO	Crown clean and shorten overhanging branches of one oak tree at 1 Patterson Close, Hexham	Mr John Alderson

These 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.

HEXHAM TOWN COUNCIL
Hexham Town Council Planning & Infrastructure Committee

PRE-PLANNING APPLICATIONS RECEIVED FROM NORTHUMBERLAND COUNTY
COUNCIL FOR COMMENT ON 27 JANUARY 2017

Pre-applications will be commented upon under Committee's delegated powers (Minute 6588 refers)

Reference	Description	Applicant