

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 10 February 2017 at 9.00am 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 27 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 Northumberland County Council's stakeholder survey regarding design and planning processes.
8. To consider proposed no waiting at any time parking restrictions at Rye Terrace, Hexham.
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
6 February 2017

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
NE46 3RR
01434 609575
clerk@hexhamtowncouncil.gov.uk
Hagenda0217 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 27 JANUARY 2017

536.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, Mrs C R Homer and Mrs C Hanley.
537.	APOLOGIES FOR ABSENCE were received from Councillors T Cessford, D Clegg and G C Ferguson.
538.	MINUTES of the Committee meeting held 13 January 2017, having been circulated, were AGREED.
539.	MATTERS ARISING: a. HANGING BASKETS (minute 526a refers): It was noted that a quote for £1050.00 has been received to repair the hanging basket trees. No decision has been made to date by Hexham in Bloom about where this may be positioned and planning permission will be required. b. HEXHAM ABBEY FLOODLIGHTS (minute 533 refers): It was noted that, as the Council had previously agreed to carry out this building work, this work was now in progress but the Abbey has been advised that the Council would not arrange or pay for any electrical work.
540.	DECLARATIONS OF INTEREST: There were no declarations of interest made.
541.	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: 16/04527/ADE (Dawson & Sanderson, 41 Fore Street, Hexham) on the grounds of the design and appearance, noting that the Conservation Officer has not yet commented and this is awaited with interest.
542.	PRE-PLANNING APPLICATIONS: No pre-planning applications had been received for comment.
543.	PUBLIC TOILET PROVISION IN HEXHAM: It was NOTED that a meeting had been held with David Hunt from Northumberland County Council and costs for running these had been provided: approx. £12,000 to £14,000 per year. Mr Hunt stated the County Council was unlikely to object to the asset transfer of the St Mary's Wynd toilets. It was AGREED that the Clerk Designate will prepare an options report, including all costs, so that an informed decision may be taken.
544.	NORTHUMBERLAND COUNTY COUNCIL'S UNAUTHORISED OBSTRUCTIONS GUIDANCE: It was AGREED that the Town Council will assist NCC by advising of anything identified but that NCC should be carrying out checks routinely. However, the Town Council may be a valuable policing

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Chairman.....

Action Log

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[NOTE: Code of Conduct paragraphs 11&15 apply].
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COUNCIL FOR COMMENT ON 10 FEBRUARY 2017

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These applications to be commented upon under Committee's delegated powers (minute 6588 refers).

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

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	asset and NCC will be advised that Fore Street and Back Street are priorities.
545.	TREE SURVEY: It was noted that a survey of trees in the Cemetery had identified 18 of them to be a medium risk to persons or property and that remedial work should be undertaken within three months. It was AGREED to request the required trees maintenance work to proceed.
546.	NORTHUMBERLAND COUNTY COUNCIL STAKEHOLDER SURVEY - DESIGN VISION: It was noted this survey had been received and emailed to all Town Councillors immediately before the meeting. It was AGREED that this will be considered at the next meeting of the Committee.
547.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 10 February 2017 at 9.00am in the Council Office, St Andrew's Cemetery, Hexham.

Chairman.....

Action Log

Prepare an options report on the provision of public toilets	Clerk Designate
Contact NCC regarding unauthorised obstructions (done 3.2.17)	Clerk Designate
Authorise trees maintenance work (done 27.1.17)	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 10 FEBRUARY 2017

Reference	Description	Applicant
17/00032/LBC	Restoration including masonry repointing and essential repairs at Halgut, Burn Bridge, Cowgarth, Hexham (Hexham House Bridge)	Mr Ben Stobbs
17/00212/FUL	Proposed installation of inlet and exhaust vent and replacement of timber frame windows with double glazed UPVC at 3 Tynedale Villas, Hexham	Mr Cattermole
17/00223/FUL	Construction of temporary site entrance and access track at Heathergate Country Park, Lowgate, Hexham	Mr Mark Alston
16/04452/FUL	Proposed creation of off-street parking at the end of the garden including wooden gates at Ranters Chapel, 24 Hallstile Bank, Hexham	Mrs Jo Greig

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 10 FEBRUARY 2017

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

Reference	Description	Applicant