

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 3 March 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 10 February 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 correspondence received (if any).
8. To agree a date and time for the next meeting.
9. 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
27 February 2017

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
NE46 3RR
01434 609575
clerk@hexhamtowncouncil.gov.uk
Hagenda0317 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 10 FEBRUARY 2017

548.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, Mrs C R Homer and Mrs C Hanley.
549.	APOLOGIES FOR ABSENCE were received from Councillors T Cessford, D Clegg, T Robson and G C Ferguson.
550.	MINUTES of the Committee meeting held 27 January 2017, having been circulated, were AGREED.
551.	MATTERS ARISING: a. HANGING BASKETS (minute 539 refers): It was noted that Hexham in Bloom has not yet met to consider this matter. b. DAWSON & SANDERSON (minute 541 refers): It was noted that the Conservation Officer did not object to the advertisement consent application and that the planning authority has concluded the impact is minimal and does not justify consideration by the Strategic Planning Committee.
552.	DECLARATIONS OF INTEREST: There were no declarations of interest made.
553.	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: 17/00223/FUL (Heathergate Country Park) on the grounds that the Town Council is unable to comment pending determination by the Ombudsman on the original planning application. The Town Council does not currently support the application.
554.	PRE-PLANNING APPLICATIONS: No pre-planning applications had been received for comment.
555.	NORTHUMBERLAND COUNTY COUNCIL STAKEHOLDER SURVEY ON DESIGN AND PLANNING PROCESSES: It was NOTED that the County Council is seeking views and suggestions from stakeholders regarding current and future development in Northumberland. Responses were AGREED and the online survey was completed.
556.	PARKING RESTRICTIONS AT RYE TERRACE: It was AGREED to support the proposal to introduce No Waiting at Any Time Restrictions.
557.	CEMETERY LODGE SECONDARY GLAZING: It was noted that the Conservation Architect has advised that secondary glazing would require further consent. It was AGREED to consider this matter further after the snagging work on the recent window repair work has been completed.

558.	LITTER BIN REQUEST FOR BATTLE HILL: It was noted that a request had been received from nearby premises for a bin to be placed on Battle Hill near a new takeaway because of related refuse being thrown on the pavement. It was further noted that there is no suitable site for a new bin near the takeaway and it was AGREED that this matter should be referred to the County Council's Planning Enforcement Officer.
559.	STREET LIGHTING: A verbal update from Councillor Mrs Homer and that there will be a meeting in early March on street lighting in Hexham was NOTED.
560.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 3 March 2017 at 9.30am 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's Planning Enforcement Officer regarding the takeaway on Battle Hill (done 10.2.17)	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 3 MARCH 2017

Reference	Description	Applicant
17/00183/FUL	Construction of a two storey extension and addition of pitched roof to front porch and existing side extension at Fourways, 8 Queensway, Hexham	Mr and Mrs Scott Stewart
17/00450/FELTPO	Various proposed TPO work to 6 trees at land south west of Churchlands, Hexham	Mr John Alderson
17/00397/LBC	Demolition of derelict toilet block within courtyard and making good. Replace existing finish with new "through colour" render. Removal of existing timber windows and replace with new upvc at 1A Battle Hill, Hexham	Mr Julian Weightman
17/00535/FUL	Slope stabilisation works at land north of Peth Head, Hexham	ISOS Housing Ltd

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 3 MARCH 2017

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

Reference	Description	Applicant