

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 24 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 March 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 Town Clerk before the meeting begins.*)

Jane Kevan
Clerk Designate
20 March 2017

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
NE46 3RR
01434 609575
clerk@hexhamtowncouncil.gov.uk
Hagenda0317 no2 PlanningInfrastructureCommittee

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

561.	PRESENT: Councillor J V R Hare in the Chair and Councillors T Cessford, T G E Gillanders, Mrs C R Homer, D Clegg and Mrs C Hanley.
562.	APOLOGIES FOR ABSENCE were received from Councillors T Robson and G C Ferguson.
563.	MINUTES of the Committee meeting held 10 February 2017, having been circulated, were AGREED.
564.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> a. HANGING BASKETS (minute 551a refers): It was noted that Hexham in Bloom has still not considered this matter. b. CEMETERY LODGE WINDOWS (minute 557 refers): It was noted that the snagging work remains outstanding. c. BATTLE HILL LITTER BIN REQUEST (minute 558 refers): It was noted that the County Council's Planning Enforcement Officer had advised that he was unable to assist as there was no condition or law to enforce. It was also noted that the complainant was satisfied that the Town Council had responded to her request and noted the off-licence had put up a small bin and the takeaway owner was cleaning the pavement. d. STREET LIGHTING (minute 559 refers): It was noted that the meeting had not happened but Councillor Mrs Homer will advise of any update. It was further noted that she has given some of her allowance to the street lighting project to get lights that will be in keeping with the rest of Hexham.
565.	DECLARATIONS OF INTEREST: There were no declarations of interest made.
566.	<p>PLANNING APPLICATIONS: It was AGREED there were no objections to the applications received in accordance with the list circulated and attached to the agenda, apart from:</p> <p>17/00397/LBC (1A Battle Hill) on the grounds that the Town Council supports the objection by Building Conservation in that clarifications and amendments to the existing scheme should be submitted for consideration in order to achieve an acceptable form of development which is sympathetic to the character and appearance of this important listed building and the Hexham Conservation Area.</p> <p>17/00535/FUL (Peth Head) on the grounds that the Town Council may submit further comments after the pending planning authority visit but in the meantime ask that Mrs Howey's concerns are addressed and supported.</p>
567.	PRE-PLANNING APPLICATIONS: No pre-planning applications had been received for comment.

568.	PIGEON LOFT RENT (minute 521 refers): Further to advice from the solicitor that the tenant has not responded to his letter, it was AGREED to instruct the solicitor to give a month's notice and terminate the tenancy by taking factual possession.
569.	WOODLANDS AT LEAZES ESTATE AND GREENRIDGE ESTATE: It was noted that woodland plans are being updated/prepared. It was AGREED that there are no comments other than to maintain the amenity value and to note the water pipe that goes under part of the Leazes Estate woodland.
570.	PLAY AREA FUNDING: It was noted the current balance of s106 funding for play areas in Hexham is £93,447.15. It was AGREED to clarify what this may be used for and also to get estimates for the refurbishment of the Sele play area.
571.	PROVISION OF PUBLIC TOILETS: The options report was considered and it was AGREED to: <ul style="list-style-type: none"> a. Refer this to the next meeting of the Hexham BID for its response b. Refer this to the Finance and General Purposes Committee c. Consult Prudhoe Town Council on how public toilets in Prudhoe are funded.
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Chairman.....

Action Log

Pursue snagging work on the Lodge windows (email sent 13/3/17)	Clerk Designate
Instruct the solicitor to give a month's notice and terminate the tenancy of the pigeon loft (done 13/3/17)	Clerk Designate
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Clarify play area funding and get an estimate for the refurbishment of the Sele play area	Clerk Designate
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Consult Prudhoe Town Council on Prudhoe's public toilets (email sent 13/3/17)	Clerk Designate

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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
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[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.

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HEXHAM TOWN COUNCIL
Planning & Infrastructure Committee

PLANNING APPLICATIONS RECEIVED FROM NORTHUMBERLAND COUNTY
COUNCIL FOR COMMENT ON 24 MARCH 2017

Reference	Description	Applicant
16/04578/ADE	Consent for 2 fascia signs at Abbey Bistro, 45 Hallstile Bank, Hexham	Mr Nicolino Nicoletti
17/00554/FUL	Demolition of existing sun lounge and construction of new sun lounge at 3 South Rigg, Hexham	Mr Ian Crawford
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17/00686/FUL	Proposed installation of dormers to 2 bedrooms at 1 Elvaston Grove, Hexham	Mrs Alison Carmichael
17/00700/FUL	Loft conversion with rear facing dormer window at 1 Windmill Hill, Hexham	Mr & Mrs A Robinson

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
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- Noise, odours
- Effect on listed building and conservation area
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- Loss of view
- Negative effects on the value of other properties
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- Matters controlled under building regulations or other non-planning legislation
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- The nature of the applicant or owner
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These are subject to change in national legislation or planning policy.

NB All planning applications (and related decisions) are online at:

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If Hexham Town Council objects to an application listed above the objection is lodged online.

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

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