

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 7 April 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 24 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
Town Clerk
3 April 2017

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
NE46 3RR
01434 609575
clerk@hexhamtowncouncil.gov.uk
Hagenda0417 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 24 MARCH 2017

573.	PRESENT: Councillor J V R Hare in the Chair and Councillors T Cessford, T G E Gillanders and D Clegg.
574.	APOLOGIES FOR ABSENCE were received from Councillors Mrs C R Homer, Mrs C Hanley and G C Ferguson.
575.	MINUTES of the Committee meeting held 10 March 2017, having been circulated, were AGREED.
576.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> a. CEMETERY LODGE WINDOWS (minute 557 and action log refers): It was noted that the snagging work remains outstanding and that an email sent by the Clerk Designate on 13 March has not been responded to. It was AGREED to pursue this with the Conservation Architect and the company that did the work. b. PIGEON LOFT (minute 568 and action log refers). It was noted that a further letter has been sent to the tenant and a laminated copy attached to the pigeon loft. To date there has been no response. c. PLAY AREA FUNDING (action log refers). Information on the possible use of this funding was noted and it was AGREED to get three quotes for refurbishing the Sele play area, to include two pieces of inclusive equipment. It was also noted that separate funding may be available for outdoor sport and to ask about this further. d. PUBLIC TOILETS (minute 571 and action log refers). It was noted that the option report will be considered by Hexham BID on 28 March. Information from Prudhoe Town Council was also noted and it was AGREED to ask Northumberland County Council which premises in Hexham had been approached about the You're Welcome scheme and would the County Council offer equivalent funding for the refurbishment of the toilets (as offered to Prudhoe Town Council) if an asset transfer is agreed.
577.	DECLARATIONS OF INTEREST: There were no declarations of interest made.
578.	<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>16/04578/ADE (Abbey Bistro, Hallstile Bank, Hexham) on the grounds that the Town Council supports the objection by Hexham Civic Society, agreeing the applicant should have been given the shopfront guide or referred to it on the County Council website.</p>
579.	PRE-PLANNING APPLICATIONS: No pre-planning applications had been received for comment.

580.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 7 April 2017 at 9.30am in the Council Office, St Andrew's Cemetery, Hexham.
------	---

Chairman.....

Action Log

Further pursue snagging work on the Lodge windows (emails sent 13 and 30/3/17)	Clerk Designate
Obtain 3 quotes for the refurbishment of the Sele play area (requested 3/4/17)	Clerk Designate
Get information on outdoor sport funding (done 24/3/17)	Clerk Designate
Refer the public toilets option report to the F&GP Committee (on agenda for 11/4/17 meeting)	Clerk Designate
Contact NCC about the You're Welcome Scheme and funding if an asset transfer is agreed (email sent 30/3/17)	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.]

HEXHAM TOWN COUNCIL
Planning & Infrastructure Committee

PLANNING APPLICATIONS RECEIVED FROM NORTHUMBERLAND COUNTY
COUNCIL FOR COMMENT ON 7 APRIL 2017

Reference	Description	Applicant
17/00854/FUL	Construction of a two storey five bedroom dwelling with single garage at land to rear of Maryvale Cottage, Causey Hill Road, Hexham	Mr John Read
17/00845/FUL	Upper extension above garage to provide two new bedrooms at 30 Robson Drive, Hexham	Mrs Sarah Gray
17/00848/FUL	Construction of a single storey rear extension at 15 St Andrew's Road, Hexham	Mr David Peek
17/00998/FUL	Resubmission: Proposed flat roof garage and entrance lobby at 3 Monks Terrace, Hexham	Mr Peter Toolan
17/00927/LBC and 17/00926/FUL	Widening of existing gateway in listed stone boundary wall and related timber gate, to improve visibility and allow safer use for vehicles accessing numbers 4 and 5 and the Garden House, Temperley Place, Hexham	Robson, Clark
17/00978/COU	Change of use from used car showroom to gymnasium/therapy centre and personal training studio at County Buildings, Priestpopple, Hexham	Mr Mark Thompson
17/00984/FUL	Replace garage roof with new pitched roof, provision of room in roof at Braestead, Elvaston Road, Hexham	Mr and Mrs N Brookes
17/00629/FUL	Revised description and red line plan as amendments to house plots 28-51 with new house types and the creation of 3 additional new dwellings, thereafter known as plots 28-54 at land south of Cranessaugh, Corbridge Road, Hexham	Ms Hayley Pearce

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
Planning & Infrastructure Committee

PRE-PLANNING APPLICATIONS RECEIVED FROM NORTHUMBERLAND COUNTY
COUNCIL FOR COMMENT ON 7 APRIL 2017

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

Reference	Description	Applicant