

## **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 21 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 7 April 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  
13 April 2017

Hexham Town Council  
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St Andrew's Cemetery  
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Hagenda0417 no 2 PlanningInfrastructureCommittee

**HEXHAM TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE**  
**COMMITTEE MEETING HELD ON 7 APRIL 2017**

581.	PRESENT: Councillor J V R Hare in the Chair and Councillors T Cessford, Mrs C R Homer and Mrs C Hanley.
582.	APOLOGIES FOR ABSENCE were received from Councillors D Clegg, T Robson and T G E Gillanders.
583.	MINUTES of the Committee meeting held 24 March 2017, having been circulated, were AGREED.
584.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> <li>a. CEMETERY LODGE WINDOWS (minute 576a and action log refers): It was noted that the Clerk spoke to the Conservation Architect yesterday and he will contact the company about the work.</li> <li>b. PIGEON LOFT (minute 576b refers). It was noted that the tenant has now paid the two years' rent owed.</li> <li>c. PLAY AREA FUNDING (576c and action log refers). It was noted that details on the funding available for outdoor sport in the Hexham wider sport area has been obtained. It was AGREED to obtain quotes for outdoor gym equipment for Tyne Green.</li> <li>d. PUBLIC TOILETS (minute 576d and action log refers). It was noted that the option report will be considered by the Finance and General Purposes Committee on 11 April; that Hexham BID has agreed to promote the use of toilet opening by businesses and will circulates its members; and that advice has been received from Northumberland County Council that only two premises in Hexham were approached about the You're Welcome scheme and that it would offer no financial contribution in addition to any asset transfer.</li> </ul>
585.	DECLARATIONS OF INTEREST: There were no declarations of interest made.
586.	<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>17/00854/FUL (land to rear of Maryvale Cottage, Causey Hill Road, Hexham). The Town Council does not object in principle but is concerned about the size and positioning of the property and the impact on neighbouring properties. Should the application be successful, there will need to be planning conditions on the works to protect the neighbouring properties including conditions to reflect on how the developer will operate and on drainage.</p> <p>17/00978/COU (County Buildings, Priestpopple, Hexham). The Town council does not object to this application but the applicant should be given the shopfront guide or be referred to it on the County Council website.</p>
587.	PRE-PLANNING APPLICATIONS: No pre-planning applications had been received for comment.

588.	HEXHAM PEDESTRIAN SIGNAGE SCHEME: It was noted that Northumberland County Council cuts have resulted in tourism development having no operational or activities support budget so can no longer fund pedestrian signing. It was further noted that the County Council has agreed to remove some redundant signs from Hexham and that Hexham BID may pursue parts of the proposed signage scheme.
589.	ROLLER MOWER: It was AGREED to purchase a replacement roller mower, at a cost of £1250.00.
590.	WASTE BINS AT WARDEN PARISH BOUNDARY: It was AGREED not to provide any waste bins in this area.
591.	LITTER BIN AT BUS STOP BY HEXHAM CO-OP: It was noted that a complaint had been received about the current bin often overflowing but that the Co-Op may provide an additional bin.
592.	PEDESTRIAN CROSSING AT EILANSGATE: It was noted that a request to support a proposal for this had been received. It was AGREED to refer this to the Highways Authority.
593.	SKATE PARK SURFACE: A request via Hexham Youth Initiative for the skate park to be resurfaced was noted and it was AGREED to get quotes for this work.
594.	ALLENDALE ROAD 30MPH WARNING SIGN: Following a complaint that this sign has not worked for some time, it was AGREED to refer this to the Highways Authority.
595.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 21 April 2017 at 9.30am in the Council Office, St Andrew's Cemetery, Hexham.

Chairman.....

### **Action Log**

Obtain quotes for outdoor gym equipment for Tyne Green	Clerk
Refer Eilansgate Crossing request to the Highways Authority	Clerk
Obtain quotes for resurfacing the skate park	Clerk
Refer Allendale Road 30mph sign enquiry to the Highways Authority	Clerk

## **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**

<b>Reference</b>	<b>Description</b>	<b>Applicant</b>
17/00835/FUL	Proposed alterations to the ground floor front (west) façade to remove the Westmorland Slate finished sections of wall and plinth below to either side of the central main entrance door, and replace with new glazed folding doors with canopy above; replacement of unsympathetic windows to the front and side elevations (west and north); formation of two new ground floor window openings to the side elevation (north); and replacement of the existing three-storey fire escape with a new single-storey fire escape and two new balconies at the side elevation (north) at Beaumont Hotel, Beaumont Street, Hexham	Mr Roger Davy
17/01158/FUL 17/01159/LBC	External: remove existing NatWest brand signage, ATM and night safe. Internal: throughout the building, remove non-original fixtures, fittings, furniture and equipment relating to the operation of the NatWest branch at 5 Battle Hill, Hexham.	C/O Agent
17/01160/FUL	Proposed link extension to previously converted coach houses and subsequent formation of self-contained dwelling at Elmgrove, Tynedale Villas, Hexham	Mr and Mrs Arnold
17/01189/PRUTPO	Reduce overall height of each tree by 3m; crown clean and prune canopy of 5 yew trees and 1 holly tree at 37 Gibson Fields, Hexham	Ms Patricia Lynch

**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