

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 26 May 2017 at 9.30am when the following items will be discussed:

A G E N D A

1. To agree the Committee Chairman.
2. To note Committee members are Councillors Mrs Bell, Green, Gillanders, Mrs Hanley, Hare and Ord.
3. Apologies for absence.
4. To receive minutes of the Planning and Infrastructure Committee meeting held 21 April 2017 enclosed.
5. Matters arising.
6. Declarations of interest (see memorandum enclosed).
7. To comment on Planning Applications received (if any - see list enclosed).
8. To comment on Pre-Planning Applications received (if any - see list enclosed).
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 Town Clerk before the meeting begins.*)

Jane Kevan
Town Clerk
19 May 2017

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
NE46 3RR
01434 609575
clerk@hexhamtowncouncil.gov.uk
Hagenda0517 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 21 APRIL 2017

596.	PRESENT: Councillor J V R Hare in the Chair and Councillors T Cessford, T G E Gillanders, and D Clegg.
597.	APOLOGIES FOR ABSENCE: No apologies for absence were received.
598.	MINUTES of the Committee meeting held 7 April 2017, having been circulated, were AGREED.
599.	MATTERS ARISING: <ul style="list-style-type: none"> a. CEMETERY LODGE WINDOWS (minute 584a refers): It was noted that the Conservation Architect has advised that the cost to install the entrance door thresh with a new weatherboard will be £189.00 + VAT. It was AGREED to have this work done. b. PUBLIC TOILETS (minute 584d refers). It was noted that maintenance costs relating to all possible options report are being sought. c. HEXHAM PEDESTRIAN SIGNAGE SCHEME (minute 588 refers). It was noted that Hexham BID has contracted a design company to scope an app, etc. d. EILANSGATE (action log refers). It was AGREED to contact the County Council and ask if traffic calming measures are possible, pending any other action.
600.	DECLARATIONS OF INTEREST: There were no declarations of interest made.
601.	PLANNING APPLICATIONS: It was AGREED there were no objections to the applications received in accordance with the list circulated and attached to the agenda, and to support the aims of the refurbishment at the Beaumont Hotel. Applications 17/01136/COU (Plane Trees Farm, Lowgate, Hexham) and 17/01205/LBC and 17/01204/FUL (Hadrian House, Market Street, Hexham) were also considered. It was AGREED there were no objections to these applications but, regarding Hadrian House, to advise the planning authority of concerns that there is no provision for residential parking and of the potential loss of current parking places stock.
602.	PRE-PLANNING APPLICATIONS: No pre-planning applications had been received for comment.
603.	WASTE BINS AT SHAWS LANE AND THE SOUTH SIDE OF WARDEN BRIDGE: It was AGREED to defer consideration of this until the next meeting of the Committee, after site visits have been made.
604.	WASTE BIN ON WEST ROAD: It was AGREED to buy and site a bin opposite Shaws Park.

605.	CEMETERY CHAPEL: It was AGREED that repairs are required to the floor rafters, to some dislodged slates on the roof, and that internal redecoration is required.
606.	HEXHAM EAST SEATS AND BINS: It was AGREED to buy two new bench seats and site these, with two bins, on Corbridge Road.
607.	NEXT MEETING: It was AGREED that the date of the next Committee meeting is to be confirmed.

Chairman.....

Action Log

Obtain quotes for outdoor gym equipment for Tyne Green (done)	Clerk
Obtain public toilet maintenance costs (advised by Healthmatic that the cleaning and maintenance costs can be bespoke to a Council's budget but would range between £7K and £11K per annum)	Clerk
Enquire about traffic calming measures at Eilansgate (done 7/4 - NCC noted it will be considered if it is either a HTC LTP priority or a County Councillor priority)	Clerk
Obtain quotes for resurfacing the skate park (ongoing)	Clerk
Do site visit at Shaws Lane and the south side of Warden Bridge (done 7/4)	Councillors Hare and Gillanders
Order a bin for opposite Shaws Park (ready to be sited)	Clerk
Arrange Chapel repairs/redecoration (roof work completed, interior work ongoing)	Clerk/ Operations Manager
Order two bench seats for Corbridge Road (on order)	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 26 MAY 2017

Reference	Description	Applicant
17/01281/LBC	Proposed conversion of vacant office to register office and holiday apartments at Hexham House, Gilesgate, Hexham	Mr Mike Turner
17/00813/COU	Change of use of car repair workshop to hand car wash outlet at Unit 2 Tyne Mills, Hexham	Mr A Kadir
17/01276/FUL	Kitchen extension, bedroom over garage and loft conversion at 15 Bywell Avenue, Hexham	Mr Antony Robinson
17/01438/FUL and 17/01439/LBC	Demolition of modern rear single storey extension, and conversion of existing office building and construction of two cottages with associated external works providing twenty units of self-contained residential accommodation at Prospect House, Hallgate, Hexham	Mr C Leonard
17/01608/LBC	Internal alterations, replacement of spiral stair, raising library floor level, replacing mezzanine secondary balustrade, installing customer service meeting pods, installing glazed lobby, alterations to foyer to increase the opening to the library, stripping back mezzanine soffit, general redecoration works and roof repair work at Queens Hall, Beaumont Street, Hexham	Mr Mike Turner
17/01687/FUL	Construction of single storey rear extension and proposed garage conversion at Coflete House, Highford Lane, Hexham	Mr Stephen Crosby

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
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PRE-PLANNING APPLICATIONS RECEIVED FROM NORTHUMBERLAND COUNTY
COUNCIL FOR COMMENT ON 26 MAY 2017

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

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