

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 28 July 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 July 2017 enclosed.
3. Matters arising.
4. Declarations of interest (see 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 Northumberland County Council's draft Hexham Shopfront Design Guide (circulated to Councillors on 5 July 2017).
8. To consider the draft Northumberland Fire & Rescue Plan 2017-2021 (circulated to Councillors on 10 July 2017).
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
24 July 2017

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
NE46 3RR
01434 609575
clerk@hexhamtowncouncil.gov.uk
Hagenda0717 PlanningInfrastructureCommittee

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

648.	PRESENT: Councillor J V R Hare in the Chair and Councillors E Green and T G E Gillanders.
649.	APOLOGIES FOR ABSENCE: Apologies for absence were received from Councillors Mrs C Hanley, Mrs D Bell and J Ord.
650.	MINUTES of the Committee meeting held 22 June 2017, having been circulated, were AGREED.
651.	MATTERS ARISING. TOURIST INFORMATION SIGNAGE (minute 646 refers): it was noted that the Clerk will attend a meeting on 18 July with the County Council's Tourism and Visitor Centre Manager and the Hexham BID Manager.
652.	DECLARATIONS OF INTEREST: There were no declarations of interest.
653.	PLANNING APPLICATIONS: It was AGREED there were no objections to the applications received in accordance with the list circulated and attached to the agenda.
654.	PRE-PLANNING APPLICATIONS: No pre-planning applications had been received for comment.
655.	DIVERSION OF PUBLIC FOOTPATH: the consultation on the proposed diversion near Delegate Cottage was considered and it was AGREED there were no objections.
656.	VEHICLE ACTIVATED SIGN AT ALLENDALE ROAD: Comments from Northumbria Police were noted and it was AGREED to ask Councillor Kennedy about the possibility of funding a replacement sign from his County Council allowance.
657.	JOINERY QUOTE: It was noted that a quote of £194.00 had been received for window work at the Cemetery Lodge and that this work had been completed.
658.	CEMETERY GATES: A quote received in October 2016 of £847.80 for preparing, an undercoat and repainting the gates, doors and frames was noted and it was AGREED to get this work done.
659.	WILDFLOWER MEADOW: A request to have a wildflower meadow in the Cemetery was considered. It was AGREED not to pursue this.
660.	RURAL COMMUNITY SURVEY: A request to complete an online survey was noted but it was AGREED that the content was not relevant to the Town Council.

661.	WEST ORCHARD HOUSE: It was noted that the “Wendy House” planning application had been withdrawn.
662.	NORTHUMBERLAND LOCAL PLAN CORE STRATEGY: It was noted that this is to be reviewed and resubmitted to the Government.
663.	HEATHERGATE COUNTRY PARK: Correspondence from a local resident in connection with revised plans was noted.
664.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 28 July 2017 at 9.30am in the Council Office, St Andrew’s Cemetery, Hexham.

Chairman.....

Action Log

Contact Councillor Kennedy regarding the faulty vehicle activated sign (email sent 11/7)	Clerk
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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 28 JULY 2017

Reference	Description	Applicant
17/02381/FUL	Single storey rear extension at 17 Millfield Terrace, Hexham	Mr Alexander Davies
17/01204/FUL & 17/01205/LBC	Change of use and conversion of an existing office building to create 8 new apartments with associated works at Hexham Registry Office, Hadrian House, Market Street, Hexham (amended plans)	Tahir (Properties (South Tyneside) Limited)
17/02131/LBC	Revised layout for shower/WC and replacement of wall finishes for shop office; insulation to floor ceiling; ceiling mounted fan with duct to eaves; insulation of partition in former connecting doorway behind proposed shower; repairs to floor/windows at Abbey House Clinic, Beaumont Street, Hexham	Mr Alan Hunter
17/00223/FUL	Construction of temporary site entrance and access track at Heathergate Country Park, Lowgate, Hexham	Mr Mark Alston

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 28 JULY 2017

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

Reference	Description	Applicant