

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 Wednesday 20 September 2017 at 5.15pm 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 6 September 2017 enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see list enclosed).
6. To comment on Pre-Planning Applications received (if any - see list enclosed).
7. To comment on the proposal for parking restrictions adjacent to the Co-op, West Road, Hexham (as circulated to Councillors on 14 September).
8. To consider correspondence received (if any).
9. To agree a date and time for the next meeting.
10. 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
14 September 2017

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
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Hagendano1. 0917 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 6 SEPTEMBER 2017

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| 696. | PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders and Mrs D Bell. |
| 697. | APOLOGIES FOR ABSENCE: Apologies for absence were received from Councillor J Ord. |
| 698. | MINUTES of the Committee meeting held 14 August 2017, having been circulated, were AGREED. |
| 699. | MATTERS ARISING. a) VEHICLE ACTIVATED SIGN AT ALLENDALE ROAD (minute 682a and action log refers): it was noted that the funding via the Councillor Improvement Scheme is being processed by Northumberland County Council. b) TREES/BUSHES AT QUATRE BRAS ALLOTMENTS (minute 694 and action log refers): it was noted that the Quatre Bras Allotment Association had no comments and was unable to borrow a wood chipper for this work but advised tenants would use the chippings. It was AGREED to get quotes for a specialist to use a wood chipper for this work and carry out the work later this year, leaving the chippings for allotment holders to use. |
| 700. | DECLARATIONS OF INTEREST: There were no declarations of interest. |
| 701. | PLANNING APPLICATIONS: It was AGREED there were no objections to the applications received in accordance with the list circulated and attached to the agenda, although a recommendation was noted regarding 17/02782/FUL (Dale Garage) that the applicant should follow the guidance in the Hexham Shopfront Design Guide, and support was noted for the Building Conservation comment regarding 17/02733/ADE (Cattle Market). |
| 702. | PRE-PLANNING APPLICATIONS: No pre-planning applications had been received for comment. |
| 703. | LAND WEST OF MARYVALE COTTAGE, CAUSEY HILL ROAD: It was noted that an appeal has been made to the Secretary of State against the decision of Northumberland County Council to refuse planning permission. |
| 704. | WYDON PARK ALLOTMENTS: It was noted that a tenant had requested a taller fence at these allotments as a pumpkin had been stolen and some damage caused. It was AGREED to improve the fencing. |
| 705. | NEXT MEETING: It was AGREED the next Committee meeting will be held on Wednesday 20 September 2017 at 5.15pm in the Council Office, St Andrew's Cemetery, Hexham. |

Chairman.....

Action Log

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| Arrange replacement vehicle activated sign at Allendale Road once funding approved via NCC | Clerk |
| Obtain quotes for removing the trees/bushes at Quatre Bras allotments | Clerk |
| Improve the fencing at Wydon Park allotments | Operations Manager |

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 20 SEPTEMBER 2017

| Reference | Description | Applicant |
|------------------|---|----------------------|
| 17/03003/COU | Change of use of land for the siting of five static holiday caravans at land south east of Causey Hill Caravan Park, Yarridge Road, Hexham | Mr H Daly |
| 17/03004/FELTPO | Fell or crown reduce various trees at 16 Hackwood Park, Hexham | Mr Messenger |
| 17/03008/FUL | Proposed removal of the existing garage and replace with two storey extension and rear single storey extension at 19 Bywell Avenue, Hexham | Mr Thomson |
| 17/03085/FELTPO | Fell one sycamore and three yew trees, pollard two lime trees and crown reduce four sycamores at South Wing, Hackwood House, Dipton Mill Road, Hexham | Mr Howarth |
| 17/02990/FUL | Proposed construction of toilet block at Hexham Golf Club, Spital Lane, Hexham | Mr Christopher Brown |
| 17/03274/FELTPO | Various works to various trees at 9 Croft Terrace, Hexham | Mr John Alderson |

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 20 SEPTEMBER 2017

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

| Reference | Description | Applicant |
|-----------|-------------|-----------|
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