

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 5 January 2018 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 11 December 2017 enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see list enclosed).
6. To consider correspondence received (if any).
7. To agree a date and time for the next meeting.
8. 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
22 December 2017

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
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clerk@hexhamtowncouncil.gov.uk
Hagenda0118 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 11 DECEMBER 2017

748.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, Mrs C Hanley and R Hull.
749.	APOLOGIES FOR ABSENCE: Apologies for absence were received from Councillors Ord and Mrs Bell.
750.	MINUTES of the Committee meeting held 13 November 2017, having been circulated, were AGREED.
751.	MATTERS ARISING. a) TREES/BUSHES AT QUATRE BRAS ALLOTMENTS (minute 743 refers): It was noted that this work will be carried out in January. b) HEATHERGATE COUNTRY PARK, LOWGATE (minute 745a refers). It was noted that Councillor Gillanders will speak at the planning meeting on 12 December.
752.	DECLARATIONS OF INTEREST: There were no declarations of interest.
753.	PLANNING APPLICATIONS: It was AGREED there were no objections to the applications received in accordance with the list circulated and attached to the agenda, except to: a) Not object, but comment that there is a need for pedestrians to have public access to the viewing point that overlooks Hallstile Bank and the view to the north in respect of 17/04070/FUL and 17/04071/LBC (Prospect House). b) Object to 17/03555/FUL (land east of Dukewilley, Lowgate) on the grounds that the proposed development is an intrusion on the greenbelt.
754.	INTERACTIVE SPEED SIGNS: It was noted that Northumberland County Council is proposing to carry out a tendering exercise to have one point of contact for the manufacture, installation and maintenance of these signs. Town and Parish Councils have been asked to comment. It was further noted that any maintenance arrangements would not be for existing signs as there are various types so it was AGREED that the Council had no comments relating to products or taking up this offer but would like to be kept informed so any future failing signs in Hexham may be replaced under this centralised system.
755.	15 GLEN TERRACE: It was NOTED that planning application 17/03224/FUL for a proposed single storey rear extension for this property has been withdrawn.
756.	ACOMB DRAFT NEIGHBOURHOOD PLAN: It was noted that the consultation period for this will end on 5 February 2018. It was AGREED that the invitation to comment on the plan will be circulated to Committee members for any

	comments to be given at the next Committee meeting.
757.	WOODLAND BURIAL FEE: It was noted that Councillor Hare had received an enquiry about the standard fee being charged for a man who had lived in and contributed to Hexham for many years but who has not lived in the town for the last few years. It was further noted that the "Parish Resident" fee is less, to benefit those who pay the Town Council precept, and that the standard charge is payable unless the deceased was before (that is, within 12 months of) death a resident living in the Hexham Parish. It was AGREED that the standard charge applies.
758.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 5 January 2018 at 9.30am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Circulate the Acomb Draft Neighbourhood Plan invitation to comment letter	Clerk
Consider the Acomb Draft Neighbourhood Plan	All Committee members
Respond regarding the burial fee enquiry	Clerk and Councillor Hare

Chairman.....

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 5 JANUARY 2018

Reference	Description	Applicant
17/04406/FUL	Retrospective – Demolition of existing annex and construction of new extension to form utility and WC; new porch to front elevation; minor internal works and alteration with windows and doors relocated to suit; roof of extension to form new terrace at rear of Highfield, Causey Way, Hexham.	Mr Chris Dancer
17/04559/LBC	Retention of existing signage – fascia sign and hanging sign – at Oven and Grill, Ground to Second Floors, 4 Battle Hill, Hexham.	Mr M Rezaie

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.