

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 19 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 5 January 2018 enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see list enclosed).
6. To consider the provision of waste bins at the boundary with Warden Parish Council (see 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
15 January 2018

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
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Hagenda0118 no.2PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 5 JANUARY 2018

759.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, Mrs C Hanley and Mrs D Bell.
760.	APOLOGIES FOR ABSENCE: Apologies for absence were received from Councillor Ord.
761.	MINUTES of the Committee meeting held 11 December 2017, having been circulated, were AGREED.
762.	MATTERS ARISING. a) ACOMB DRAFT NEIGHBOURHOOD PLAN (minute 756 and action log refers): It was noted that there are no comments. b) WOODLAND BURIAL FEE (minute 757 and action log refers). It was noted that a response had been sent regarding this enquiry and that a copy had been sent to the MP as he had also been approached.
763.	DECLARATIONS OF INTEREST: There were no declarations of interest.
764.	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 it is noted that application 17/04406/FUL (rear of Highfield, Causey Way, Hexham) is retrospective and the Committee understands the neighbour's objection, agrees it should be taken into account and recommends the existing privacy is maintained. b) Object to 17/04559/LBC (Oven and Grill, 4 Battle Hill, Hexham) on the grounds that the signage is not in keeping with the County Council's Shop Front Guide for Hexham, as also approved by Hexham Town Council.
765.	WATCH CURROCK WOODLAND MANAGEMENT PLAN CONSULTATION: This had been circulated to Committee members on 18 December. It was NOTED but no comments were made.
766.	CEMETERY SEWAGE TREATMENT PLANT: It was noted that the recent annual service could not be completed as one of the blowers had failed and a temporary blower had been installed. It was AGREED to replace the blower.
767.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 19 January 2018 at 9.30am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Order a replacement blower (done 5/1/18)	Clerk
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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 19 JANUARY 2018

Reference	Description	Applicant
17/04514/LBC	Revised internal layouts on previously approved application at Royal Thai Orchid, 26 Priestpopple, Hexham	Mr Alistair Knowles
17/04348/FUL	Installation of two external condensing units at Border County Insurance, 46 Priestpopple, Hexham	RMS Estate Agents Limited
17/04609/FUL	Removal of existing rear offshoot building (utility and WC) and rear extension to existing kitchen/diner, utility and WC with rear entrance at 10 Woodside, Hexham	Ms Anne Lawson
17/04625/PRUTPO	Trim two cupressus trees from roadside at land west of 39 Gibson Fields, Hexham	Mrs Karen Wood
17/04661/FUL	Proposed development for eight dwellings, including access, landscaping and parking at land south of Red Lion House, Corbridge Road, Hexham	Mr G Currie

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 – 19 January 2018

REQUEST FOR WASTE BINS AT THE BOUNDARY WITH WARDEN PARISH

On 7 April 2017 (minute 590 refers) it was agreed not to provide any waste bins at the Warden Parish boundary. This followed a request from Warden Parish Council as requests had been made to the Parish Council for bins for the use of dog waste, with areas suggested as “the parking area on the south side of Warden Bridge, and also further along, possibly near the railway overbridge or the A69 overbridge”.

Warden Parish Council has now contacted the Town Council again, having “received further complaints regarding dog mess on the riverside path to Hexham, along with requests for a grit bin”. The Parish Council is prepared to contribute financially towards the cost and installation of bins and a joint meeting with representatives from both Councils has been requested to discuss additional bins for the area.