

## **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 21 February 2018 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 February 2018 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  
14 February 2018

Hexham Town Council  
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St Andrew's Cemetery  
West Road  
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Hagendano2 0218 PlanningInfrastructureCommittee

**HEXHAM TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE**  
**COMMITTEE MEETING HELD ON 6 FEBRUARY 2018**

779.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, J Ord, E Green, Mrs C Hanley and T Dodds.
780.	APOLOGIES FOR ABSENCE: were received from Councillor Mrs Bell.
781.	MINUTES of the Committee meeting held 19 January 2018, having been circulated, were AGREED.
782.	<p>MATTERS ARISING:</p> <p>a) 17/04661/FUL (LAND SOUTH OF RED LION HOUSE, CORBRIDGE ROAD, HEXHAM) (minute773c refers). It was noted that the Planning Authority had referred to the previous objection on the grounds of the proposal not matching the recommended criteria of the Hexham Neighbourhood Plan and offered an opportunity to expand on this. It was AGREED to object because of concern about the impact on a neighbouring property; a lack of clarity on access; and the potential negative effect on wildlife corridors and nature conservation.</p> <p>b) WASTE BINS AT THE BOUNDARY WITH WARDEN PARISH (minute 774 and action log refers). It was noted that a meeting has been arranged on 13 February and that Councillors Gillanders and Mrs Hanley will attend.</p>
783.	DECLARATIONS OF INTEREST: Councillor Mrs Hanley declared an interest in planning application 18/00192 /OUT and subsequently left the room and took no part in consideration of this application.
784.	<p>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:</p> <p>a) comment on application 18/00109/FUL and 18/00111/FUL (1-3 Beaumont Street, Hexham) that these changes are welcomed.</p> <p>b) comment on application 18/00070/FUL (9 Ivison Road, Hexham) that the work should be carried out with consideration for neighbours being able to access their properties.</p> <p>c) comment on application 18/00124/FUL (Bog Acre Cottage and Haulage Garage, Wanless Lane, Hexham) that access for the bus route must be ensured.</p> <p>d) object to application18/00192/OUT (land west of Villa Roma, Fellside, Hexham) on the grounds of overlooking/loss of privacy, means of access and overshadowing.</p>
785.	PRE-PLANNING APPLICATION: It was AGREED, in principle, to welcome application 18/00013/PREAPP in respect of the former swimming pool and associated land at Gilesgate, Hexham and to support a site visit if/when a full application is received.

786.	OFFICE WINDOWS: It was noted that two of the panes are cracked and quotes have been received to replace these and also for internal work to effect secondary glazing. It was AGREED to progress this work but to obtain further quotes.
787.	CHRISTMAS WREATHS IN THE CEMETERY: It was noted that a complaint had been received about a wreath being removed. A draft written response was AGREED together with a minor amendment to the Cemetery Rules to state that "after Christmas all flowers and wreaths laid on a grave will be removed and disposed of by 31 <sup>st</sup> January".
788.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Wednesday 21 February 2018 at 5.15pm in the Council Office, St Andrew's Cemetery, Hexham.

**Action Log**

Obtain further quotes for the office windows	Clerk
Respond to the complainant regarding a Christmas wreath (done 7/2/2018)	Clerk

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 21 FEBRUARY 2018**

<b>Reference</b>	<b>Description</b>	<b>Applicant</b>
18/00319/FELTPO	Fell elm and elder trees and crown reduce an ash tree at land at Priests Plantation, Priestlands Crescent, Hexham	Northumberland County Council
18/00328/FUL	Install flood bank with access ramps at the southern entrance to the railway underpass to protect properties at Tyne Green, Hexham against flooding from the River Tyne	Environment Agency
18/00381/FUL	Removal of existing single storey extension and conservatory and construction of new replacement single storey extension at Lincoln Cottage, Allendale Road, Hexham	Mr Shillitoe
18/00383/FUL	Erection of small greenhouse at East Burncroft, Burncroft, Hexham	Mr & Mrs W Eden
17/04023/LBC	Retrospective: Removal of part of wall to entrance passage and installation of steel beams; removal of existing timber doors and windows to rear; and installation of bi-fold sliding door system at Vercilli Restaurant, 36 Priestpople, Hexham	Mr Jordan Dodwell
18/00419/LBC	Proposed window replacement to Sele First School, Hexham	Mrs Karen Enright

**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.