

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 23 March 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 7 March 2018 enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see list enclosed).
6. To consider pet burials.
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
19 March 2018

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HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 7 MARCH 2018

799.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, J Ord, Mrs C Hanley, Mrs D Bell and R Hull.
800.	APOLOGIES FOR ABSENCE: No apologies were received.
801.	MINUTES of the Committee meeting held 21 February 2018, having been circulated, were AGREED.
802.	<p>MATTERS ARISING:</p> <p>a) WASTE BIN AT THE BOUNDARY WITH WARDEN PARISH (minute 792a and action log refers). It was noted that Warden Parish Council has confirmed that the occupant of Ferryman's Cottage has no objection to the proposed bin in the lay-by and that the Parish Council will pay half the cost of the purchase and installation of the bin. It was AGREED to order the bin and installation from the County Council.</p> <p>b) CHRISTMAS WREATHS IN THE CEMETERY (minute 792C and action log refers). It was noted that the complainant has written a third letter and it was AGREED to acknowledge its receipt.</p> <p>c) BUS SHELTER ON CORBRIDGE ROAD (minute 795 and action log refers). It was noted that a second quote had been requested but the contractor does not work with flat roofs. It was AGREED to pursue further quotes.</p> <p>d) FAIRFIELD (minute 797 and action log refers). It was noted that the Estate Manager from Northumbria Police had provided further information on this small estate of former police housing and the policy to dispose of all police housing, which had been forwarded to Committee members.</p>
803.	DECLARATIONS OF INTEREST: There were no declarations of interest.
804.	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 object to 18/00332/FUL (Halliwell Dene Hall) on the grounds of the design, appearance and materials of the proposed dwelling and the impact on the listed building nearby, and comment that no construction work regarding 18/00320/FUL (Hexham Priory School) should affect the neighbouring allotment plots.
805.	PET BURIALS: It was AGREED to defer consideration of this matter until further information had been received.
806.	BIN ON FORE STREET: It was noted that a bin outside Beales was damaged and AGREED to replace it with a new bin.
807.	PICK UP TRUCK: It was noted that the Council's Mazda pick up had been written off by a fire at the West End Garage where it was waiting for a new

	seat belt. A claim on the garage's insurance policy is being processed and a temporary replacement van has been provided through this insurance. It was AGREED to lease, rather than purchase, a new vehicle in due course.
808.	CORBRIDGE ROAD (PARK WELL) PLAY AREAS: It was noted that HM Land Registry has now registered the title into the name of the Council, that these have been added to the Council's insurance policy and assets list, and that the County Council is arranging a transfer of S106 funding. It was AGREED to add them to the list for RoSPA inspections and to arrange signage.
809.	BUILDING CONDITION SURVEY: It was noted that this report on the Council's building is updated every three years and the last survey was in March 2015. It was AGREED to arrange another survey.
810.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 23 March 2018 at 9.30am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Order bin and installation from NCC	Clerk
Acknowledge the complainant's further letter regarding a Christmas wreath	Clerk
Obtain a further quote/quotes for the bus shelter	Clerk
Obtain further information relating to the pet cemetery	Clerk
Replace the bin on Fore Street	Clerk and Operations Manager
Arrange signage for the Park Well play areas	Clerk
Arrange a new building condition survey	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 23 MARCH 2018

Reference	Description	Applicant
18/00619/FUL	Change of use from dwelling to community services hub and erection of timber shed in rear garden for a temporary period of three years at 28 Derwent Road, Hexham	Mr Roger Marsh
11/02101/FUL	Revised plan submitted for proposed construction of 10 dwellings together with underground car parking and associated landscaping at land south east of Sunningdale Lodge, Corbridge Road, Hexham. (On 26 Oct 2017 the Council objected to 11/02101/VARYCO and 11/02101/FUL on the grounds of nature conservation and the loss of hedges and trees, and also the implications for highways safety from additional traffic and the access road.)	Mr David Knowles
18/00581/FUL	Proposed extensions to side of two existing properties to provide garage and first floor accommodation at 1 and 2 Dukewilley Orchard, Allendale Road, Hexham	Knowles
18/00830/FELTPO	Fell one oak at 33 Hackwood Park, Hexham	Mr John Alderson
18/00721/VARYCO and 18/00717/LBC	Variation of conditions 2 (approved plans) and 3 (use class) of approved planning permission 14/01128/FUL and listed building consent for internal layout alterations and external alterations to include amendments to door/window openings, decorative columns, external lighting and external signage at the Royal Hotel, Priestpople, Hexham	Mr Alistair Knowles

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.