

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 Tuesday 10 April 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 23 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 the Pre-Order Consultation on Alleged Public Footpaths at Hallstile Bank and Prospect House, Hexham (as minute 821).
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
4 April 2018

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HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 23 MARCH 2018

811.	PRESENT: Councillor J V R Hare in the Chair and Councillors J Ord, Mrs C Hanley, Mrs D Bell and R Hull.
812.	APOLOGIES FOR ABSENCE: Apologies were received from Councillor Gillanders.
813.	MINUTES of the Committee meeting held 7 March 2018, having been circulated, were AGREED.
814.	MATTERS ARISING: a) WASTE BIN AT THE BOUNDARY WITH WARDEN PARISH (minute 8092a and action log refers). It was noted that the bin has been installed. b) PET CEMETERY (minute 805 and action log refers). It was noted that the Council complies with all legal requirements, including being registered with the Animal and Plant Health Agency.
815.	DECLARATIONS OF INTEREST: There were no declarations of interest.
816.	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 11/02101/FUL (land south east of Sunningdale Lodge, Corbridge Road) on the grounds of the revised plan showing little change so retaining the objection from October 2017 on the same grounds. It was also AGREED that 18/00581/FUL (listed as 1 and 2 Dukewilley Orchard, Allendale Road) could not be considered as the plan refers to the application site being Dukewilley Cottage, and to request clarification.
817.	PET BURIALS: It was AGREED to continue with this service.
818.	APPEAL TO THE SECRETARY OF STATE: It was noted that an appeal commenced on 13 March regarding the proposed construction of a permanent site entrance and access track at land west of Heathergate Country Park, Lowgate being refused. It was also noted that a local resident has advised that any support the Town Council can offer will be appreciated and that the Town Council's objection will be considered by the Inspector when determining the appeal. It was AGREED no further objection was required.
819.	TREES AT QUATRE BRAS ALLOTMENTS: It was noted that the work requested last year by a resident who overlooks the allotments had now been done and that a neighbouring resident has contacted the Council to say thank you for arranging for the majority of trees in the relevant area to remain.
820.	BIN AT MAIDENS WALK: It was noted that an anonymous request to the County Council for a bin as there is a problem with dog fouling had been forwarded to the Town Council. It was AGREED to provide an additional bin.

821.	DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY AT HALLSTILE BANK AND PROSPECT HOUSE: It was noted an informal consultation has been received from the County Council. As comments are requested by 29 June it was AGREED to defer this matter to the next agenda.
822.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Tuesday 10 April 2018 at 9.30am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Order bin for Maidens Walk	Clerk
Put Public Rights of Way consultation on the next agenda	Clerk
Obtain a further quote/quotes for the bus shelter	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
18/00902/FUL	Proposed ground floor kitchen extension at 21 Bywell Avenue, Hexham	Mr & Mrs Young
18/00925/FELTPO	Fell one maple at 10 Hackwood Glade, Hexham	Ms Lisa Hilderley
18/01006/PRUTPO	Various tree works at Laburnum House, Kitty Frisk, Hexham	Mrs Christina Sims
17/04521/FUL	Change of use of land for extension to Tyne Green Caravan Park to site 8 caravans at land east of East Lodge, Chareway Lane, Hexham	Mr Geoff Hubbick

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.