

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 25 April 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 10 April 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 Town Clock.
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 April 2018

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
NE46 3RR
01434 609575
clerk@hexhamtowncouncil.gov.uk
Hagendano4 no2 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 10 APRIL 2018

823.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, J Ord, Mrs C Hanley, Mrs D Bell, E Green and R Hull.
824.	No APOLOGIES FOR ABSENCE were received.
825.	MINUTES of the Committee meeting held 23 March 2018, having been circulated, were AGREED.
826.	MATTERS ARISING: a) APPLICATION 18/00581/FUL 1 AND 2 DUKEWILLEY ORCHARD, ALLENDALE ROAD (minute 816 refers). It was noted that the Planning Officer had confirmed the application relates to these properties and that the submitted site location plan annotates the building as Dukewilley Cottage that the positioning of the dwellings and the red line boundary are correct. It was AGREED there are no objections to the application. b) BIN AT MAIDENS WALK (minute 820 and action log refers). It was noted that the new bin should be sited near the scout hut and it was AGREED to consult Hexham Scouts on this matter. c) BUS SHELTER (action log refers). It was noted that a further quote has been received. It was AGREED to accept the lower quote.
827.	DECLARATIONS OF INTEREST: There were no declarations of interest.
828.	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 18/00925/FELTPO (10 Hackwood Glade) could not be considered as advice from the County Council's Trees Officer is required.
829.	ALLEGED PUBLIC FOOTPATHS AT HALLSTILE BANK AND PROSPECT HOUSE: It was AGREED to support the creation of both these public rights of way but to note that the exit from behind Prospect House to Hallstile Bank has been blocked for some time and that both routes are currently shut off.
830.	TOWN CLOCK: A letter from the Parochial Church Council advising the clock has not been serviced since 2013 and that the chimes at the quarter hours are not working was noted. It was AGREED to defer consideration of this until advice and a quote had been received from the Cumbria Clock Company.
831.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Wednesday 25 April 2018 at 5.15pm in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Contact Hexham Scouts re: bin for Maidens Walk	Clerk
Put Town Clock on the next agenda	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 25 APRIL 2018

Reference	Description	Applicant
18/01128/PRUTPO	Crown lift by 5.5m and prune back from wall by 1-2m all trees in the woodland verge at 1 Hackwood Glade, Hexham	Ms Lyndsey Leitch
18/01219/COU	Change of use from A1 to D1 (medical) to open a physiotherapy practice at 45 Hallstile Bank, Hexham	Paul Hobrough
17/04070/FUL and 17/04071/LBC	<p>Demolition of modern rear single storey extension, conversion of existing office building and construction of 2 cottages with associated external works providing 18 units of self-contained residential accommodation at Prospect House, Hallgate, Hexham.</p> <p>On 11 December 2017 the Committee agreed not to object to these applications 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.</p> <p>On 26 March 2018 revised plans were submitted and any further comments are requested.</p>	Mr C Leonard

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.