

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 29 June 2018 at 10.00am 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 13 June 2018, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see list enclosed).
6. To comment on Pre-Planning Application received (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
25 June 2018

Hexham Town Council
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St Andrew's Cemetery
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Hagendano6 no2 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 13 JUNE 2018

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| 871. | PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, R Hull, J Ord, Mrs C Hanley and Mrs D Bell. |
| 872. | No APOLOGIES FOR ABSENCE were received. |
| 873. | MINUTES of the Committee meeting held 29 May 2018, having been circulated, were AGREED. |
| 874. | <p>MATTERS ARISING:</p> <ul style="list-style-type: none"> a) COUNTY COUNCIL SURVEY ON THE ROAD HIERARCHY (minute 864 refers). It was noted that this will be used as the basis for priorities on pothole repairs. b) NEWCASTLE INTERNATIONAL AIRPORT MASTERPLAN 2035 (minute 865 and action log refers). It was noted that a response to the consultation had been submitted. c) TREE SURGERY QUOTE (minute 868 and action log refers). It was noted that a second quote is pending and that a road lane closure will be required. d) RAILWAY TREES CLEARANCE (minute 869 and action log refers). It was noted that an email had been sent to TVCRP on 30 May. To date there had been no response. |
| 875. | DECLARATIONS OF INTEREST: There were no declarations of interest. |
| 876. | <p>PLANNING APPLICATIONS: It was AGREED there was no objections to or comments on the applications received in accordance with the list circulated and attached to the agenda, except:</p> <ul style="list-style-type: none"> a) 18/01555/FUL and 18/01556/LBC (Old Grammar School). The comments of the Building Conservation Officer should be considered. b) 18/01745/VARYCO (Heathergate Country Park). The objection is the same as that agreed on 5 December 2016 on the grounds of the visual appearance of the proposal to vary the condition (the site is visible to local properties and from the road). There is also concern about the application to vary the condition and consideration that the planning authority must insist on applying existing planning conditions. c) 18/01640/FUL (7 Croft Terrace). The proposal is out of proportion for the site so object on the grounds of the effect on the conservation area and a major visual impact. d) 18/01497/ADA (43 Gilesgate). Object as the signs do not comply with the recently adopted Shop Front Design Guide and because of the detrimental effect of the design in a conservation area. e) 18/01918/FUL (1 Elm Close). Object on the grounds of overlooking/loss of privacy. |
| 877. | REQUEST FOR BIN AT PEDESTRIAN ENTRANCE TO CAR PARK ON SHAFTOE LEAZES: This was considered but it was noted there is a bin |

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| | approximately 20m away near the Police Station so it was AGREED not to supply another bin as requested. |
| 878. | OVERHANGING TREES AT DENE PARK ALLOTMENTS: Correspondence between an allotment tenant, the manager of the Action for Children Acorn Short Break site, and the County Council was noted. It was AGREED that the Clerk will pursue this issue with the County Council. |
| 879. | 18/01297/FUL (FARNEDALE, ELVASTON DRIVE): An email to the planning authority from an objector in response to this application being granted was considered. It was noted that the Town Council had not objected but had submitted a comment on its concern about the potential lack of privacy at neighbouring properties and requested the planning authority to ensure the existing privacy of the neighbours was retained. It was AGREED that the implication of this comment was that there should be consideration of a condition such as a hedge being required if planning permission was granted and that the planning authority has to respond to the objector. |
| 880 | NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 29 June 2018 at 10.00am in the Council Office, St Andrew's Cemetery, Hexham. |

Action Log

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| Contact TVCRP again regarding possible trees clearance | Clerk |
| Pursue the issue of overhanging trees at the Dene Park allotments with NCC | 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 29 JUNE 2018

| Reference | Description | Applicant |
|------------------|--|--------------------------|
| 18/01970/OUT | <p>Outline planning permission for proposed erection of two dwellings, including new access (some matters reserved), at land west of Villa Roma, Fellside, Hexham</p> <p>On 6 February 2018 the Committee considered an application for the same address (18/00192/OUT) for three proposed dwellings comprising of two 2 bedroom bungalows and one 3 bedroom house with attached garages including new site access from existing road (some matters reserved) and objected on the grounds of overlooking/loss of privacy, means of access and overshadowing.</p> | Mr Antonio Di Girolamo |
| 18/02029/PRUTPO | Application to prune one lime and remove one limb from each of two beech trees, in a conservation area at 3 Carlisle Terrace, Hexham | Mrs Felicity Martin |
| 18/01197/ADE | Advertisement consent for wooden advertising boards at land at north and south Tyne Green Road, Hexham | Mr Andrew Brown |
| 18/01993/LBC | Remove all slates (salvage for re-use), strip existing batten and lead work, supply and install insulated breathable membrane, install new pre-graded timber battens, fit existing and matching Welsh blue slates, double nailed with copper fixings, re-bed retained hip and ridge tiles at 23 Market Place, Hexham | Mrs Amanda Maclean |
| 18/01946/ADE | Consent for shop fascia signage with trough light to illuminate and car parking signs at 46 Priestpople, Hexham | Mrs Georgina Scott-Batey |

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|--------------|---|------------------|
| 18/02126/LBC | Repairs to timber floor at 22 Market Street, Hexham | Mr & Mrs Gazzani |
|--------------|---|------------------|

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

PRE-PLANNING APPLICATION RECEIVED FROM NORTHUMBERLAND
COUNTY COUNCIL FOR COMMENT ON 29 JUNE 2018

Pre-applications will be commented upon under Committee's delegated
powers (minute 6588 refers)

| Reference | Description | Applicant |
|------------------|---|----------------------------|
| 18/00424/PREAPP | Window, door and cladding replacement to the full site plus other alterations at 1 Pudding Mews, Hexham | Kingston Property Services |