

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 31 July 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 17 July 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 the Draft Northumberland Local Plan and Policies Map.
8. To consider correspondence received (if any).
9. To agree a date and time for the next meeting.
10. 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 July 2018

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
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Hagenda0718 no. 2 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 17 JULY 2018

895.	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.
896.	APOLOGIES FOR ABSENCE were received from Councillor Green.
897.	MINUTES of the Committee meeting held 29 June 2018, having been circulated, were AGREED.
898.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> a) TREE SURGERY QUOTE (minute 884a). It was noted that a second quote had been received. It was AGREED to accept the quote from Colin White Tree Surgery Ltd. b) OVERHANGING TREES AT DENE PARK ALLOTMENTS (minute 884c refers). It was noted that some tree work had been carried out but that the allotment tenant was still concerned regarding excessive shading and leaf fall. It was further noted that the Operations Manager does not consider that the trees make the allotments unfit for purpose and it was AGREED that no further work is required. c) ZIP WIRE SEAT AT PRIESTLANDS DENE PLAY AREA (minute 888 and action log refers). It was noted that the supplier had no other material options for the seat so it was AGREED to order the same type as a replacement. It was also noted that the Police had acknowledged an enquiry about CCTV options and will advise in due course. d) NOTICEBOARD AT PRIESTLANDS (minute 889 refers). It was noted that this had been ordered. e) OUTDOOR SPORTS EQUIPMENT AT TYNE GREEN (minute 891 and action log refers). It was noted that the Friends of Tyne Green would prefer equipment on two sites: by the water sports clubs and close to the golf clubhouse. It was AGREED to pursue quotes accordingly. f) ROSPA PLAY AREA INSPECTION REPORTS (minute 892 and action log refers). It was noted that most recommended work had been completed or is pending work or quotes. g) CEMETERY LODGE BATHROOM (minute 893 and action log refers). It was noted that this work is due to be completed this week.
899.	DECLARATIONS OF INTEREST: There were no declarations of interest.
900.	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 18/01814/FUL (6 Croft Terrace): object on the grounds of the effect on the conservation area and a major visual impact.
901.	PRE-PLANNING APPLICATION: It was agreed there was no objection to the pre-planning application received in respect of the Old Workhouse, Corbridge Road, Hexham and that the conversion of these old buildings into apartments is welcomed.

902.	TOILET BLOCK BY WOODLAND AREA OF THE CEMETERY: It was noted that these toilets have been closed for some time. It was AGREED to get estimates for the currently two open drains to be capped and also for timed magnetic locks and for the doors to all have self-closers fitted.
903.	BOG ACRE COTTAGE AND HAULAGE GARAGE: It was NOTED that the application to replace these with a block of 8 apartments and 3 town houses had been withdrawn at the applicant's request.
904.	TREE PRESERVATION ORDER: It was NOTED that an order had been made by the County Council regarding land at Hallbank Guest House, Hallgate, Hexham.
905.	GREEN FLAG AWARD: It was noted that this has been awarded for St Andrew's Cemetery and it was AGREED to get quotes for a pair of flagpoles and check whether planning permission for these is required.
906.	MOTH SURVEY: It was noted that a survey had been carried out at the Cemetery last week, as moths are responsible for more than 80% of pollination. 39 species were found near the Chapels and 56 species, including some previously not found in the Hexham area, were found in the woodland burial area. It was AGREED to forward the survey results to all members of the Committee, to Hexham in Bloom for the judges, and to the Hexham Courant.
907.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Tuesday 31 July 2018 at 10.00am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Advise Colin White Tree Surgery of the accepted quote (minute 898a)	Clerk
Update the allotment tenant and Action for Children site manager (minute 898b)	Clerk
Order a new zip wire seat (minute 898c)	Clerk
Arrange quotes for outdoor sports equipment (minute 898e)	Clerk
Obtain quotes for the toilet block (minute 902)	Clerk
Obtain flagpole quotes and check if planning permission is required (minute 905)	Clerk
Forward the moth survey results and prepare a press release (minute 906)	Clerk and Councillor Gillanders

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 31 JULY 2018

Reference	Description	Applicant
18/02351/FUL	Construction of garden room extension to rear of property at 6 Gibson Place, Hexham	Ms Jones
18/02532/FUL	Proposed construction of wooden pergola in front of Dalegarth, Elvaston Drive, Hexham	Dr Sue Lampitt
18/02546/FUL	Replacement of existing cottage and haulage garage with seven town houses at Bog Acre Cottage, Wanless Lane, Hexham	Mr Chris Hughes
18/02382/FUL	New caravan facilities building at Caravan Site, Hexham Racecourse, Yarridge Road, Hexham	Mr Addison

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 31 JULY 2018

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

Reference	Description	Applicant
18/00499/PREAPP	48 retirement apartments within our retirement living development to include communal homeowners lounge, office for house manager, internal refuse store, scooter store and communal gardens, at car park east of Fairnington Centre, Corbridge Road, Hexham	McCarthy & Stone Retirement Lifestyles Ltd