

## 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 Monday 30 September 2019 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 3 September 2019, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To consider Local Transport Plan priorities.
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  
24 September 2019

Hexham Town Council  
Council Office  
St Andrew's Cemetery  
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Hexham  
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Hagenda0919 No2 PlanningInfrastructureCommittee

**HEXHAM TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE**  
**COMMITTEE MEETING HELD ON 3 SEPTEMBER 2019**

1183.	PRESENT: Councillor T G E Gillanders in the Chair and Councillors R Hull, J Ord and J V R Hare.
1184.	APOLOGIES FOR ABSENCE were received from Councillors Hanley and Ball.
1185.	MINUTES of the Committee meeting held 19 August 2019, having been circulated, were AGREED.
1186.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> <li>a) RECYCLING BINS (minute 1174a refers). It was AGREED to contact NCC regarding siting the bins.</li> <li>b) WEEDKILLING AND WILDFLOWER PLANTING (minute 1174b refers). It was AGREED to finance the seeds purchase and also up to £1200.00 for any contractor's costs.</li> <li>c) LAND OWNERSHIP (minute 1174d and action log refers). It was noted that the owner of Prospect House has provided some information but only about where the Council Chamber is so AGREED to contact them again regarding access onto their land to install a seat on Hallstile Bank, and to allow public access through the disused gate.</li> <li>d) TYNE GREEN MAINTENANCE AGREEMENT (minute 1181 and action log refers). It was noted that this had been signed and returned.</li> </ul>
1187.	DECLARATIONS OF INTEREST: Councillor Gillanders declared a non-pecuniary interest in applications 19/02846/FUL and 19/01813/VARYCO and took no part in consideration of them.
1188.	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 in respect of 19/02387/VARYCO (former Abbey House Clinic) as it is not listed on the planning portal so the Council has postponed making any comment until it is known if there are any public or other consultees' objections; to object to 19/02846/FUL (land east of Dukewilley) as the proposed development is an intrusion on the green belt; and not to object to 19/02422/FUL (11 Cattle Market) but this is subject to a satisfactory conclusion to the Environmental Protection Team's concerns.
1189.	CORBRIDGE ROAD SEAT: It was AGREED to check the condition of a nearby seat but not to replace the damaged seat removed in November 2018 (minute 988 refers) unless the remaining seat is also damaged.
1190.	PROSPECT HOUSE: Notification of amended plans was noted.
1191.	LAND NORTH OF CLONTIBRET, ALLENDALE ROAD: Notification of an appeal was noted.

1192.	HALLIWELL DENE HALL, DENE PARK: Notification of an appeal was noted.
1193.	PHONE BOXES: Notification of the County Council's proposal to remove the phone boxes at Tyne Green and Shaftoe Leazes were considered. It was AGREED to request evidence of usage in the last 12 months.
1194.	NORTHUMBERLAND LOCAL PLAN EXAMINATION HEARING: Notification of this was noted.
1195.	FOOTPATH ORDER: Formal notice of footpaths 65 and 66 (Hexham Town) (Hallgate) were noted.
1196.	NEXT MEETING: It was AGREED that the next Committee meeting will be held on Monday 30 September at 5.15pm in the Council Office, St Andrew's Cemetery, Hexham.

**Action Log**

Recontact the Prospect House owner about a seat (minute 1186c)	Clerk
Contact David Hunt re siting the recycling bins (minute 1186a)	Clerk
Contact the local farmer (minute 1174b)	Operations Manager
Check the seat on Corbridge Road (minute 1189)	Operations Manager
Contact NCC re phone boxes (minute 1193)	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 30 SEPTEMBER 2019**

Reference		Applicant
19/03460/FUL	Retention of temporary site entrance and access track for a period of 12 months at land west of Heathery Hill, Lowgate, Hexham	Blue Sky Resorts Ltd
19/01296/FUL	<p>Erection of 43 retirement living housing, communal facilities, landscaping and car parking, following demolition of existing building (as amended) at car park east of Fairnington Centre, Corbridge Road, Hexham</p> <p><i>This application was first considered by the Town Council on 7 June 2019. Amended plans have now been received. In June “the Council welcome the principle of this site being developed for retirement homes and the contribution this would make to the town but has serious concerns regarding the privacy and impact on Peth Head residents, as demonstrated by their petition received by the County Council on 29<sup>th</sup> May. Their concerns must be addressed. Also, the design should be compatible with the Old Workhouse application (19/01380/FUL). The Council also has concerns regarding no references to sustainability, affordable housing, access from Corbridge Road and into the McCardle site, and consider a way to reduce the impact of the frontage should be made and the wall at the back should not be raised.”</i></p>	McCarthy & Stone Retirement Lifestyles Ltd
19/03638/FUL	Demolition of 10 existing 1 bed bungalows and erection of 10 new houses at Holmdale, Maidens Walk, Hexham	Simon Rycroft, Karbon Homes
19/03486/FUL	Installation of 2 skylights and erection of metal safety railings to flat roof to the rear of Tynedale Fine Art Products Ltd, Haslams of Hexham, 22-24 Hallgate, Hexham	Mr Ben Haslam

19/02307/VARYCO	Variation of conditions C7/C8 (exterior outlets or air flues), C7/30 (cooking appliances other than specified), and EC1 (takeaway sales) pursuant to planning application T/20020086 in order to refurbish the kitchen, provide air extraction and allow coffee shop takeaway at Hexham Community Church Central Chambers, Beaumont Street, Hexham	Mrs Brenda Cox
19/03801/FELTPO	TPO application for T1 mixed trees along main road prune back to the boundary line up to a height of 4.5m and T2 ash crown lift to 4.5m at Hackwood House, Dipton Mill Road, Hexham	Mr Wassell
19/02096/LBC	Repair to external joinery at Window W1 – localized repair to timber decay at cill detail; removal of existing UPVC window unit and renewal with hardwood casement type to match W2; renewal of mortar pointing to front and gable elevations; removal and renewal of moisture affected plaster work/wall linings to existing laundry room, bedroom and ground floor entrance lobby area; repairs to rainwater goods at front elevation (ground level down pipe legs); renewal of render application acting as stall riser to front elevation façade at 28 Hallgate, Hexham	Mr Nicholas Rowling
19/03636/FUL	Change of use from Sui Generis (tourist information) to A2 (legal practice – office use) at land and building at Wentworth car Park, Hexham	Mr Satpal Pandal

**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.