

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 13 January 2017 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 20 December 2016 enclosed.
3. Matters arising.
4. Declarations of interest (see memorandum enclosed).
5. To comment on Planning Applications received (if any - see list enclosed).
6. To comment on Pre-Planning Applications received (if any - see list enclosed).
7. To comment on the proposed Hexham Pedestrian Signs Plan.
8. To comment on the proposal to introduce a Resident Permit Parking Place scheme at Maidens Walk, Hexham.
9. To consider correspondence received (if any).
10. To agree a date and time for the next meeting.
11. 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 Clerk of the Council before the meeting begins.*)

Jane Kevan
Clerk Designate
9 January 2017

Hexham Town Council
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St Andrew's Cemetery
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Hexham
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Hagenda0117 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 20 DECEMBER 2016

512.	PRESENT: Councillor J V R Hare in the Chair and Councillors T Cessford, D Clegg and T G E Gillanders.
513.	APOLOGIES FOR ABSENCE were received from Councillors T Robson, Mrs C Hanley and Mrs C R Homer.
514.	MINUTES of the Committee meeting held 5 December 2016, having been circulated, were AGREED.
515.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> a. CEMETERY LODGE (action log refers): It was noted that the Operations Manager had requested decorating materials be purchased by the Council and he will carry out the decorating himself. This was AGREED, to be done before 31st March. It was also noted that he has requested secondary glazing. It was AGREED that quotations for this will be sought. b. HANGING BASKETS AT BUS STATION (action log refers): It was noted that the County Council would advise whether planning permission was required once known where the Town Council would like the hanging baskets to be located. It was AGREED that Hexham in Bloom will be contacted for any preferred location(s).
516.	DECLARATIONS OF INTEREST: There were no declarations of interest made.
517.	<p>UPDATE FROM DAVID HUNT: It was noted that:</p> <ul style="list-style-type: none"> a. There are currently no issues with refuse collection b. Grounds maintenance work on edging is underway, with work in Hexham started in the East c. Less resources has resulted in leaf clearance areas having to be prioritised, although most areas have now been done d. There are still significant cuts to be made to the county Council budget e. The following will be looked at: leaf blockages causing drainage issues at West Road and Accas Court; cleaning the bus shelter opposite Beales; clearing leaves on Cockshaw Burn Lane and at St Cuthbert's Court; gullies in Hexham. <p>It was also AGREED to ask the County Council's Divisional Manager of Neighbourhood Services to consider reopening the public toilets behind the Queen's Hall and keeping them open.</p>
518.	PLANNING APPLICATION: It was AGREED there were no objections to the applications received in accordance with the list circulated and attached to the agenda.
519.	PRE-PLANNING APPLICATIONS: No pre-planning applications had been received for comment.

520.	NORTHUMBERLAND LOCAL PLAN CORE STRATEGY: It was noted that the further major modifications consultation does not refer to Hexham but that there may be a potential impact on housing provision in Hexham if the proposed garden village at Dissington is rejected. It was AGREED to submit a comment that the Town Council is concerned about the possibility of increased housing numbers in Hexham without any appropriate reconsideration of these numbers.
521.	PIGEON LOFT RENT: It was noted that one tenant owes two years' rent and AGREED that the Council institute legal proceedings to obtain vacant possession of the plot.
522.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 13 January 2017 at 9.30am in the Council Office, St Andrew's Cemetery, Hexham.

Chairman.....

Action Log

Obtain quotes for secondary glazing at the Cemetery Lodge	Clerk Designate
Contact Hexham in Bloom regarding any preferred site(s) for displaying hanging baskets	Councillor Gillanders
Request the County Council to consider reopening the public toilets behind the Queen's Hall and keeping them open (email sent 4/1/17)	Clerk Designate
Respond to the Core Strategy Further Major Modifications Consultation (submitted and acknowledged 21/12/16)	Clerk Designate
Advise the pigeon loft tenant that legal proceedings are pending regarding the outstanding rent and that the additional costs will have to be borne by him (done 22/12/16)	Clerk Designate

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.]

Derick Tiffin,
Clerk of the Council

HEXHAM TOWN COUNCIL
Planning & Infrastructure Committee

PLANNING APPLICATIONS RECEIVED FROM NORTHUMBERLAND COUNTY
COUNCIL FOR COMMENT ON 20 DECEMBER 2016

Reference	Description	Applicant
16/04361/AGTRES	Notification of prior approval for the conversion of existing building to residential at Breckon Hill, Lowgate, Hexham	Mr M Haigh
16/04362/AGTRES	Conversion of existing barn to residential use at land at south west of Breckon Hill, Lowgate, Hexham	Mr M Haigh
16/04389/FUL	Construction of a two storey rear extension at 15 Scott Close, Hexham	Mrs Lynsey Elliott

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
Hexham Town Council Planning & Infrastructure Committee

PRE-PLANNING APPLICATIONS RECEIVED FROM NORTHUMBERLAND COUNTY
COUNCIL FOR COMMENT ON 20 DECEMBER 2016

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

Reference	Description	Applicant