

## 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 15 October 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 30 September 2019, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To consider the 2020/21 Committee budget (see enclosed).
7. To consider the Consultation on Scoping Documents for the Affordable Housing and Planning Obligations Supplementary Planning Documents (circulated to all Councillors on 23 September).
8. To review progress on the Sustainability Action Plan.
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 Town Clerk before the meeting begins.*)



Jane Kevan  
Town Clerk  
9 October 2019

Hexham Town Council  
Council Office  
St Andrew's Cemetery  
West Road  
Hexham  
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Hagenda1019 PlanningInfrastructureCommittee

**HEXHAM TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE**  
**COMMITTEE MEETING HELD ON 30 SEPTEMBER 2019**

1197.	PRESENT: Councillor T G E Gillanders in the Chair and Councillors R Hull, J Ord, S Ball and C Hanley.
1198.	APOLOGIES FOR ABSENCE were received from Councillors Hare and Bell.
1199.	MINUTES of the Committee meeting held 3 September 2019, having been circulated, were AGREED.
1200.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> <li>a) RECYCLING BINS (minute 1186a and action log refers). It was noted that NCC had responded regarding siting the bins and this will be done this week.</li> <li>b) WEEDKILLING AND WILDFLOWER PLANTING (minute 1186b and action log refers). It was noted that the seeds had been ordered. It was also noted that the Operations Manager will contact the Golf Club or another contact regarding required machinery.</li> <li>c) LAND OWNERSHIP (minute 1186c and action log refers). It was noted that the original contact regarding Prospect House has left the company and the Clerk is trying to get a response from a colleague regarding access onto their land to install a seat on Hallstile Bank, and to allow public access through the disused gate.</li> <li>d) CORBRIDGE ROAD SEAT (minute 1189 and action log refers). It was noted that this still needs to be checked.</li> <li>e) PHONE BOXES (minute 1193 and action log refers). Information on usage in the last 12 months was noted and it was AGREED not to object to the removal of the phone box at Tyne Green but to request the one at Shaftoe Leazes to remain.</li> </ul>
1201.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1202.	<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 in respect of:</p> <ul style="list-style-type: none"> <li>a) 19/03460/FUL (land west of Heathery Hill, Lowgate) as this would be an inappropriate development in the Green Belt and would harm the character and appearance of the area.</li> <li>b) 19/01296/FUL (car park east of Fairnington Centre, Corbridge Road). The Council continues to welcome the principle of this site being developed for retirement homes but notes its serious concerns submitted regarding the original application have not been addressed by the amended plans, apart from the removal of a fourth storey. The following concerns therefore remain: the privacy and impact on Peth Head residents, as demonstrated by their petition received by the County Council on 29<sup>th</sup> May; the design should be compatible with the Old Workhouse application (19/01380/FUL); that there are no</li> </ul>

	<p>references to sustainability, affordable housing, access from Corbridge Road and into the McCardle site; and that a way to reduce the impact of the frontage should be made and the wall at the back should not be raised. It is also now noted that there are concerns regarding the proposed materials including the colours of the PVC and brickwork. The Hexham Neighbourhood Plan requires “high quality design” and, if this development goes ahead as currently planned, the Town Council objects to it.</p>
1203.	<p>LOCAL TRANSPORT PLAN PRIORITIES: The following three priorities were AGREED to be considered by Full Council on 14 October:</p> <ul style="list-style-type: none"> <li>a) To extend the 20mph limit from the current position near The Fox pub westwards past the Police Station past Shaftoe to the Eilansgate junction, then down the Eilansgate hill past the Cricket Club to join the 20mph limit at Gilesgate.</li> <li>b) To introduce a one way system in Hexham (Priestpopple/Battle Hill, Hencotes, Shaftoe Leazes, Eilansgate, past the Railway Station and back to the Bus Station)</li> <li>c) To deal with parked vehicles causing an obstruction at the Millfield Terrace and Eilansgate junction.</li> </ul>
1204.	<p>SEAT AT GALLOWS BANK, EASTGATE: A request for a seat was noted. This was AGREED in principle but the proposed site needs to be checked and approval from the County Council would be required.</p>
1205.	<p>SELE FIRST SCHOOL AND FORMER SWIMMING POOL: Notification of applications being heard at the Strategic Planning Committee on 1 October were noted.</p>
1206.	<p>CONSULTATION ON SCOPING DOCUMENTS FOR THE AFFORDABLE HOUSING AND PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENTS: It was AGREED to put this on the agenda for the next meeting.</p>
1207.	<p>27 HALLSTILE BANK: Amended plans regarding application 19/02188/FUL were noted and it was AGREED not to object to the application.</p>
1208.	<p>SUSTAINABILITY ACTION PLAN: It was AGREED to add a review of this to alternate meeting agendas.</p>
1209.	<p>NEXT MEETING: It was AGREED that the next Committee meeting will be held on Tuesday 15 October at 5.15pm in the Council Office, St Andrew’s Cemetery, Hexham.</p>

### Action Log

Contact the Golf Club regarding the wildflower verge (minute 1200b)	Operations Manager
Recontact the Prospect House owner about a seat (minute 1200c)	Clerk
Check the seat on Corbridge Road (minute 1200d)	Operations Manager
Respond to NCC re phone boxes (minute 1200e)	Clerk
Refer the recommended LTP priorities back to Full Council (minute 1203)	Clerk
Check the proposed seat site (minute 1204)	Operations Manager
Put the consultation on the next agenda (minute 1206)	Clerk
Put review of the Sustainability Action Plan on the next agenda (minute 1208)	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 15 OCTOBER 2019**

Reference		Applicant
19/03370/FUL	Construction of a replacement wooden fence and wall to front garden at 14 Hextol Terrace, Hexham	Mrs Susan Dodd
19/03875/FUL	Conversion of the 3 upper floors into residential use with a combination of studio, 1 bedroom and 2 bedroom apartments totaling 9 apartments; alterations to street entrance and ground floor shop front to Old Church at 1-3 Beaumont Street, Hexham	Molana View Ltd
19/03898/FUL	Replacement dwelling and removal of stables at Fairfields, Lowgate, Hexham	Mr & Mrs Philip Huddleston

**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 AND INFRASTRUCTURE COMMITTEE 2020/2120 BUDGET**

Committee has to consider and agree the Committee budget for the next financial year, 1 April 2020 to 31 March 2021. This budget will be amalgamated with other Committee budgets so that the Finance and General Purposes Committee can consider this (combined) Council budget in order to present a recommended budget to the Council.

Council will agree a 2020/2021 budget and its required precept on 13 January 2020.

Income has been shown to remind Committee of the Council's income sources.

The figures in the "2020/21 draft budget" column below are initial suggestions for the Committee to consider.

	<b>2019/20 Agreed Budget</b>	<b>2019/20 Income at 30/9/2019</b>	<b>2019/20 Estimated at 31/3/20</b>	<b>2020/21 Draft Budget</b>	<b>Ref.</b>
<b>INCOME</b>					
Allotments	5704	124	5704	5888	4000
Cemetery	87000	41273	83000	87000	4010
Donations/Grants/loans	0	0	0	0	4015
N/Plan Grant	0	0	0	0	4105
Miscellaneous	0	0	0	0	4020
<b>TOTAL CREDITS</b>	<b>92704</b>	<b>41397</b>	<b>88704</b>	<b>92888</b>	

<b>PLANNING AND INFRASTRUCTURE COMMITTEE</b>	<b>2019/20 Agreed budget</b>	<b>2019/20 Spent at 30/9/19</b>	<b>2019/20 Estimated at 31/3/20</b>	<b>2020/21 Draft Budget</b>	<b>Reference</b>
Personal protective equipment	1700	656	1400	1700	7300
Machines/equipment – fuel/road tax/insurance	6500	2800	6000	6500	7310
Machines/equipment – renew/replace	10000 <i>*30000</i>	1805	10000	10000	7315
Machines/equipment – repair/maintain	5500	1300	5000	5500	7320
Non-specific expenses	3000	410	1000	3000	7330
Stock – caskets and other	7000	2506	6500	7500	7340
Headstone raft foundations	6000	0	0	6000	7350
Debt charges (PWL B)	9905	4952	9905	9905	7360
Heat/light	4500	1600	4500	5000	7370
Premises – repair/maintain	15000	4220	12000	12000	7380
Premises reserve	5000 <i>*5000</i>	0	0	5000	5092



Water rate/business rate	2200 *2000	0	0	2000	7390
Trees maintenance	3000 *2000	0	3000	3000	7410
Insurances (not motor)	7000	5900	5900	5900	7420
Floodlights – repair/maintain	7500 *5000	150	3000	5000	7450
Town clock – repair/maintain	900	0	900	900	7460
Dene Park Allotments – maintain	600	210	630	700	7000
Broadway (QB) Allotments – maintain	4000	1260	2300	4000	7020
Wydon Park Allotments – maintain	150	0	0	150	7030
Seats x 57 – repair/maintain/replace	2500 *800	666	2500	3000	7130
Litter bins x 85 – renew/replace	3500	413	3000	3500	7100
Bus shelters x 12 – repair/maintain	1000	0	0	1000	7150
VMS units x 5 – repair/maintain	4000 *1000	145	145	4000	7160
Street signs x 6 – repair/maintain	3000 *3000	0	0	3000	7170
Play areas x 8 – repair/maintain	2000	300	1000	2000	7190
Play areas x 8 – ROSPA inspection	700	685	685	750	7200
Play areas x 8 – vandalism	800	0	200	800	7210
Play areas – reserve	10000 *44000	3986	6000	10000	5094
Winter Maintenance	15000	0	2000	15000	7211
<b>TOTALS</b>	<b>141955</b>	<b>33964</b>	<b>87565</b>	<b>136805</b>	

*\* Additional budget carried forward from 2018/19*