

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 12 November 2019 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 29 October 2019, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To consider the proposed first steps for the Sustainability Action Plan.
7. To consider the Local Electricity Bill (information circulated with the previous agenda).
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
6 November 2019

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Hagenda1119 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 29 OCTOBER 2019

1224.	PRESENT: Councillor T G E Gillanders in the Chair and Councillors R Hull, J Ord, C Hanley and D Bell.
1225.	APOLOGIES FOR ABSENCE were received from Councillors Ball and Hare.
1226.	MINUTES of the Committee meeting held 15 October 2019, having been circulated, were AGREED.
1227.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> a) WILDFLOWER PLANTING (minute 1213a and action log refers). Advice from the County Council on the management of Cockshaw Wood and Highford Park was noted, together with information on the Himalayan balsam and Japanese knotweed on steep slopes at Tyne Green. The County Council's urban tree initiative was also noted but there are questions regarding sourcing of the trees and costs and Councillor Ord is meeting the Trees and Woodlands Officer on 5 November. b) LAND OWNERSHIP (minute 1213b and action log refers). It was noted that the Clerk is continuing to try and get a response regarding Prospect House and access onto the owner's land to install a seat on Hallstile Bank and allow public access through the disused gate. c) CORBRIDGE ROAD SEAT (minute 1213c and action log refers). It was noted that a seat has yet been ordered as a request for another seat elsewhere has been received so an order for more than one seat may be agreed. d) SEAT REQUEST FOR GALLOWS BANK (minute 1213e and action log refers). It was noted that County Council staff are looking at the site and may carry out some preparatory work. e) LITTER BINS NEAR QEHS (minute 1219 and action log refers). It was agreed to defer this to the next meeting.
1228.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1229.	<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"> a) 19/04054/FELTPO (Stoneleigh) where there are no objections subject to replanting b) 19/03971/FUL (13 Cattle Market) where there are no objections subject to County Council requirements being met c) 19/03998/CCD and 19/03999/LBC (QEHS) where the redevelopment and additional County Council funding are welcomed. However, both the Town and County Council have declared a climate emergency so the school should be built to a standard similar to or better than Passivhaus. Also, traffic plans will need careful attention; there must be due consideration to noise and light pollution from use of the site

	for other than education purposes; and the Council hopes that there will be improved landscaping and garden facilities.
1230.	CONSULTATION ON SCOPING DOCUMENTS FOR THE AFFORDABLE HOUSING AND PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENTS: It was AGREED to respond with “yes” to all the questions and not to add any additional comments.
1231.	SUSTAINABILITY ACTION PLAN: The baseline of the proposed first steps was AGREED, together with further consideration at the next meeting.
1232.	LOCAL ELECTRICITY BILL: It was AGREED to research the opinion of other local Councils and to ask which Councils have to date signed up to the campaign.
1233.	WYDON PARK BUS STOP: A request for a seat here was noted and it was AGREED to look at the site for suitability.
1234.	11 CATTLE MARKET: It was noted that application 19/02422/FUL had been withdrawn at the applicant’s request.
1235.	BUNKER SITE DEVELOPMENT: It was NOTED that a site visit will be attended by Councillors Gillanders and Ord.
1236.	ROAD VERGES: It was AGREED to request a copy of Plantlife’s management guidelines.
1237.	NEXT MEETING: It was AGREED that the next Committee meeting will be held on Tuesday 12 November at 9.30am in the Council Office, St Andrew’s Cemetery, Hexham.

Action Log

Recontact the Prospect House owner about a seat (minute 1227b)	Clerk
Order and install a replacement seat on Corbridge Road (minute 1213c)	Clerk/ Operations Manager
Assess the need for further bins (minute 1227e)	Operations Manager
Respond to the Consultation on Scoping Documents (minute 1230)	Clerk
Research re Local Electricity Bill (minute 1232)	Councillors Gillanders/Hull (NALC) and Clerk
Look at Wydon Bus Stop re seat request (minute 1233)	Operations Manager
Request Plantlife’s management guidelines (minute 1236)	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 12 NOVEMBER 2019

Reference		Applicant
19/02059/ADE	Advertisement consent for shop name sign and advertisement in window at 45 Hallstile Bank, Hexham	Mr Sadat Yildiz
19/04203/FUL	New build 2 bedroom cottage starter home at land east of 1 Bywell Avenue, Hexham	Mr M Ninnim
19/04249/FUL	Proposed single storey flat roof extension to the existing two storey apartment building; minor internal works to provide new kitchen, dining area and study at 1 High Shaws, Shaws Lane, Hexham	Cherene Barbara Zard
19/04311/ADE	Advertisement consent: installation of one internally illuminated media screen and installation of 3 flagpole signs at Tesco Store, Alemouth Road, Hexham	Mr Andy Horwood

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.