

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 26 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 12 November 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 29 October 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
20 November 2019

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Hagenda1119 No2 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 12 NOVEMBER 2019

1238.	PRESENT: Councillor T G E Gillanders in the Chair and Councillors R Hull, J Ord, C Hanley and S Ball.
1239.	APOLOGIES FOR ABSENCE were received from Councillors Bell and Hare.
1240.	MINUTES of the Committee meeting held 29 October 2019, having been circulated, were AGREED.
1241.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> a) WILDFLOWER PLANTING (minute 1227a refers). It was noted that Councillor Ord is meeting the Trees and Woodlands Officer on 14 November. b) SEAT AT PROSPECT HOUSE (minute 1227b and action log refers). It was noted that Lambert Smith Hampton will contact the Conservation Officer regarding Prospect House and the possibility of inseting the railings to allow access onto the land to install a seat on Hallstile Bank and allow public access through the disused gate. c) CORBRIDGE ROAD SEAT (minute 1227c and action log refers). It was noted that a seat has not yet been ordered pending consideration of other requests and an order for more than one seat being agreed. d) SEAT REQUEST FOR GALLOWS BANK (minute 1227d refers). It was noted that an update is pending regarding County Council staff looking at the site and maybe carrying out some preparatory work. e) LITTER BINS NEAR QEHS (minute 1227e and action log refers). It was AGREED to order two bins. f) CONSULTATION ON SCOPING DOCUMENTS (minute 1230 and action log refers). It was noted that the agreed response had been submitted. g) LOCAL ELECTRICITY BILL (minute 1232 and action log refers). It was noted that five Town Councils have already resolved to support this. h) WYDON BUS STOP SEAT REQUEST (minute 1233 and action log refers). It was AGREED to buy and site a seat. i) ROAD VERGES (minute 1236 and action log refers). A copy of Plantlife's management guidelines in the office was noted.
1242.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1243.	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 19/04203/FUL (land east of 1 Bywell Avenue) where the Council objects on the grounds of parking, means of access, highway safety and traffic; layout and density of buildings; design, appearance and materials; and nature conservation.
1244.	SUSTAINABILITY ACTION PLAN: The proposed first steps were considered

	and it was AGREED that the County Council's Sustainability Officer will be invited to the next Committee meeting; Councillor Ord will contact the Carbon Trust; the Clerk will find out if the Council can leave the current electricity contracts early without any penalty; the Operations Manager will check insulation in the office and Lodge; Councillor Ord will contact a surveyor regarding energy efficiency measures within the Council buildings; the Clerk will check if LED lighting is used in the Lodge and Chapel and how the Lodge is heated; the Clerk and Operations Manager will keep a log of use of plastic; Councillor Ord will advise the local Surfers against Sewage group to make a written request for a co-opted Councillor if they wish to pursue this; the Clerk will add consideration of an annual Mayor's award to recognise environmental initiatives throughout Hexham on the Community Engagement Committee agenda; and the Clerk will invite the County Council's Green Spaces Officer to a future meeting.
1245.	LOCAL ELECTRICITY BILL: It was AGREED to defer further consideration until Councillor Gillanders has attended the next Northumberland Association of Local Councils' meeting.
1246.	SEAT AT SOUTHLANDS: Councillor Gillanders noted the seat is in poor condition. It was AGREED to check if it belongs to the Town Council.
1247.	FORMER TOURIST INFORMATION CENTRE: It was noted that application 19/03636/FUL will be considered at the Local Area Council – Tynedale (Planning Only) meeting on 12 November.
1248.	MCCARTHY AND STONE APPLICATION FOR RETIREMENT HOUSING AT WORKHOUSE CAR PARK SITE: Revisions to the proposed scheme were noted.
1249.	METZINGEN AND NOYON ROAD/ROUNDAABOUT NAMES: It was noted that there are roads and roundabouts named "Hexham" in the twin towns and it was AGREED to contact the County Council about naming somewhere in Hexham "Metzingen" and "Noyon".
1250.	COMMITTEE BUDGET: Proposed changes to be considered by the Finance & General Purposes Committee were AGREED.
1251.	NEXT MEETING: It was AGREED that the next Committee meeting will be held on Tuesday 26 November at 9.30am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Update the Committee once the Conservation Officer has considered the inset of railings at Prospect House so a seat may be installed on Hallstile Bank (minute 1241b)	Clerk
Order and install a replacement seat on Corbridge Road (minute 1241c)	Clerk/ Operations Manager
Order and site two bins (minute 1241e)	Clerk/Operations Manager
Order and site a seat at Wydon Bus Stop (minute 1241h)	Clerk/Operations Manager
Pursue actions relating to the Sustainability Action Plan proposed first steps as agreed (minute 1244)	Clerk/Councillor Ord/Operations Manager
Ask NALC about the Local Electricity Bill (minute 1245)	Councillor Gillanders
Check the seat at Southlands (minute 1246)	Operations Manager
Contact NCC re town twin names (minute 1249)	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 26 NOVEMBER 2019

Reference		Applicant
19/04332/FUL	Single storey extension to rear of 12 Ridley Close, Hexham	Mr & Mrs Goodson
19/04470/FUL	Proposal to create a new single storey extension to the rear of 5 Heatheryhill, Lowgate, Hexham	Mr Lee
19/04281/LBC	Replace windows and door at 14 Hencotes, Hexham	Mr David Wilkinson
19/04515/FUL	Demolition of existing single storey games room and replacement with single storey extension on similar footprint containing new bedroom/office at Dukewilley, Allendale Road, Hexham	Mr & Mrs McFarlane
19/04327/FUL	Proposed installation of new shop front to Fore Street; alterations to rear elevations to St Mary's Chare; internal alterations to subdivide the property into two retail units at Iceland Foods Ltd, 17-21 Fore Street, Hexham	Mr K Pelton

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.