

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 9 December 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 26 November 2019, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To receive advice on the Sustainability Action Plan from County Council Officers Martin Podevyn and Peter Jeffreys.
6. To comment on Planning Applications received (see enclosed).
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
3 December 2019

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Hagenda1219 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 26 NOVEMBER 2019

1252.	PRESENT: Councillor T G E Gillanders in the Chair and Councillors R Hull, J Ord, C Hanley and J V R Hare.
1253.	APOLOGIES FOR ABSENCE were received from Councillors Ball and Bell.
1254.	MINUTES of the Committee meeting held 12 November 2019, having been circulated, were AGREED.
1255.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> a) SEAT AT PROSPECT HOUSE (minute 1241b and action log refers). It was noted that an update has not to date been received from Lambert Smith Hampton following them contacting 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. b) CORBRIDGE ROAD SEAT (minute 1241c and action log refers). It was noted that a seat has been ordered. c) SEAT REQUEST FOR GALLOWS BANK (minute 1241d refers). It was noted that the County Council will remove the tree stump remains. It was AGREED to fund a seat. d) LITTER BINS NEAR QEHS (minute 1241e and action log refers). It was noted that two bins have been ordered. e) LOCAL ELECTRICITY BILL (minute 1241g and action log refers). It was noted that a response from NALC is pending. f) WYDON BUS STOP SEAT REQUEST (minute 1241h and action log refers). It was noted that a seat has been ordered. g) SEAT AT SOUTHLANDS (minute 1246 and action log refers). It was noted that this seat does not belong to the Town Council. h) TOWN TWIN ROAD/ROUNABOUT NAMES (minute 1249 and action log refers). It was noted that the response from the County Council implies there is no issue in principle and it was AGREED to refer this matter to the Full Council to consider.
1256.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1257.	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 19/04327/FUL (17-21 Fore Street) where the Council does not object but that this is subject to the new shop fronts complying with the Hexham Shopfront Design Guide.
1258.	<p>SUSTAINABILITY ACTION PLAN: Councillor Ord's notes on the proposed first steps discussed at the last meeting were considered and the following were noted:</p> <ul style="list-style-type: none"> • The County Council's Sustainability Officer has been invited to attend a Committee meeting

	<ul style="list-style-type: none"> • Councillor Ord contacted the Carbon Trust but a self-assessment such as that carried out by Frome Town Council may be more appropriate • The Council can leave the current electricity contracts early without any penalty but will continue to be charged until the contract ends • The Lodge has oil central heating and a wood burning stove, and has cavity insulation above the bathroom and boards above the bedrooms; the office has a false ceiling but the extension is completely insulated; and all the lights in the Lodge and all the security lights, when they fail, are being replaced with LEDs. Noting that there are halogen heaters in the Chapel, it was AGREED to get advice on alternative heating. • It was AGREED to check the Standing Orders for references to procurement and to research if the Council could access a regional procurement group through the County Council • The Council is using recycled paper and recycles empty ink cartridges and toners • Councillor Ord has not to date received a response from the local Surfers against Sewage group to make a written request for a co-opted Councillor if they wish to pursue this • Consideration of an annual Mayor's award to recognise environmental initiatives throughout Hexham is on the next Community Engagement Committee agenda • Councillor Ord will arrange a short demonstration of a non-chemical weed killer • Contacting allotment holders will be deferred until Spring 2020 • The County Council's Tree and Woodlands Officer (West) has responded with some information on trees in Hexham.
1259.	LOCAL ELECTRICITY BILL: It was AGREED to defer further consideration until a response has been received from the Northumberland Association of Local Councils.
1260.	HYDRO GROUP: Correspondence sent to Councillors Hull and Gillanders regarding the schools redevelopment was noted.
1261.	NORTHUMBERLAND LOCAL PLAN: Notification of examination hearings relating to chapter 13 (Managing Natural Resources) were noted.
1262.	NEXT MEETING: It was AGREED that the next Committee meeting will be held on Monday 9 December 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 1255a)	Clerk
Order a seat for Gallows Bank (minute 1255c)	Clerk
Refer town twin names to Full Council (minute 1255h)	Clerk
Re-contact NCC regarding the Sustainability Officer attending a Committee meeting (minute 1258)	Clerk
Consider the Frome TC self-assessment (minute 1258)	Clerk/Councillor Ord to forward to all Committee members
Contact Westalls re chapel heating alternatives (minute 1258)	Clerk
Check SOs re procurement and contact NALC for advice (minute 1258)	Clerk
Arrange a non-chemical weed killer demo (minute 1258)	Councillor Ord

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 9 DECEMBER 2019

Reference		Applicant
19/04539/FUL	Change of use of existing second floor commercial office area D1 to new 2 bed 2 person flat C3 residential, with minor internal and external alterations, at Links House, Haugh Lane, Hexham	Karbon Homes
19/04562/VARYCO	Variation of condition 2 (approved plans) pursuant to planning permission 15/02445/FUL in order to allow different fenestration at Cantray, Fellside, Hexham	Mr David Knowles
19/04601/FUL	Front dormer extension at 1 Elms Close, Hexham	Emily Carmey
19/04616/FUL	Construction of 2 dormer windows to front and 2 to rear of 41 Hallstile Bank, Hexham	Ms Coates
19/04545/FUL	Change of use of upper floors to provide 12 residential apartments (use class C3) with associated landscaping, access and parking at 1-7 Priestpopple, Hexham	Lugano Developments Ltd
19/01813/VARYCO	Variation of condition 2 (approved plans) to allow for installation of access gates at Red Lion Cottage; construction of garage and minor revisions to windows at Plot 1; changes to materials and minor design changes to Plot 8; alterations to boundary treatments and changes to the landscaping plan including turf, artificial grass and retained trees across the development site; and additional parking space to Plot 7 – 17/04661/FUL - proposed development for eight dwellings, including access, landscaping and parking (amended description) at land south of Red Lion House, Corbridge Road, Hexham	Mr G Currie

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.