

## 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 7 January 2020 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 13 December 2019, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To consider a proposal to divert a section of a public footpath in the vicinity of Delegate Cottage.
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  
31 December 2019

Hexham Town Council  
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St Andrew's Cemetery  
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Hagenda0120 PlanningInfrastructureCommittee

**HEXHAM TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE**  
**COMMITTEE MEETING HELD ON 13 DECEMBER 2019**

1275.	PRESENT: Councillor T G E Gillanders in the Chair and Councillors R Hull, S Ball, J Ord and J V R Hare.
1276.	APOLOGIES FOR ABSENCE were received from Councillor Hanley.
1277.	MINUTES of the Committee meeting held 9 December 2019, having been circulated, were AGREED.
1278.	MATTERS ARISING: a) CARBON FOOTPRINT (minute 1266d and action log refers). It was noted that this may be taken on by a Newcastle University student for an MSc dissertation subject. b) LOCAL AREA COUNCIL (minute 1272 refers). It was noted that the applications relating to the Old Workhouse and Car Park east of Fairnington Centre were both granted with some conditions.
1279.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1280.	PLANNING APPLICATIONS: It was AGREED there was no objection to application 19/03998/CCD (QEHS) and the Council welcomes the revised traffic plans but would like this to be reviewed within two years and traffic patterns should be monitored very carefully so earlier changes can be made if necessary. The Council also considers there is a need for a plan to encourage walking and cycling to school and would like to see more cycle parking spaces. Application 19/04687/OUT (land north of Eilansgate) was also considered. It was AGREED that the objection submitted in October 2015 to the previous application 14/03776/OUT stands, with the additional comment that the Council supports the County Ecologist's previous objection.
1281.	LAND EAST OF 1 BYWELL AVENUE: It was noted that this application (19/04203/FUL) is being referred for Committee consideration.
1282.	NEXT MEETING: It was AGREED that the next Committee meeting will be held on Tuesday 7 January 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 1266a)	Clerk
Contact the NCC procurement team (minute 1268 refers)	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 7 JANUARY 2020**

<b>Reference</b>		<b>Applicant</b>
19/04653/FUL	Installation of a 1.5m high metal fence at Burncroft House, Burncroft, Hexham	Mr Miles Witham
19/04775/FUL	Proposed single storey extension to rear to create new kitchen/utility at 50 White Cross, Hexham	Mr Jamie Henderson
19/04833/FUL	Full residential change of use to the upper floors, comprising two individual apartments, requiring the forming of an internal ground floor corridor to access the upper floors from the front of the building and windows proposed to be changed for double glazed sliding sash window fittings at 11 Cattle Market, Hexham	Mrs Sarah Nash
19/04839/FUL	Proposed construction of one and half storey extension at Glenfield, Leazes Lane, Hexham	Mr & Mrs Bigg

**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.