

## 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 28 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 7 January 2020, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To receive a presentation from the Hexham Community-Led Housing group.
7. To consider progress on the Sustainability Action Plan, for a report to be presented to Full Council on 10 February.
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  
22 January 2020

Hexham Town Council  
Council Office  
St Andrew's Cemetery  
West Road  
Hexham  
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Hagenda0120 No2 PlanningInfrastructureCommittee

**HEXHAM TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE**  
**COMMITTEE MEETING HELD ON 7 JANUARY 2020**

1283.	PRESENT: Councillor R Hull in the chair and Councillors S Ball, J Ord, J V R Hare and C Hanley.
1284.	APOLOGIES FOR ABSENCE were received from Councillors Gillanders and Bell.
1285.	MINUTES of the Committee meeting held 13 December 2019, having been circulated, were AGREED.
1286.	MATTERS ARISING: a) CARBON FOOTPRINT (minute 1278a refers). It was noted that an email sent to Andy Mace from Arap had been returned as undeliverable. b) QEHS (minute 1280 refers). It was noted that Councillor Hull attended a site visit yesterday and will speak at the Strategic Planning meeting about the application later today.
1287.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1288.	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 19/04833/FUL (11 Cattle Market) where the Council does not object subject to the applicant complying with supplying the additional information required by the statutory consultees.
1289.	PUBLIC FOOTPATH NEAR DELEGATE COTTAGE: A proposed diversion was considered and it was AGREED to make no comments.
1290.	CLEARANCE OF LEAVES: Correspondence between a local resident and Councillor Gillanders about the street sweeper was noted.
1291.	CONFERENCE ON VERGES: An invitation from a Hexham resident to attend a conference was noted. It was AGREED to decline as the conference is in Suffolk but to request copies of any presentations that may be available.
1292.	PRE-APPLICATION ADVICE: A response from the County Council was noted and it was AGREED to pursue this further.
1293.	DAMAGED BIN NEAR ST CUTHBERT'S CLOSE: It was AGREED to replace this bin.
1294.	HEXHAM PARKS MANAGEMENT PLAN PROPOSALS: These were considered and it was agreed that the Town Council supports them.
1295.	LAND EAST OF 1 BYWELL AVENUE: It was noted that there will be a site visit on 13 January and a Committee meeting on 14 January and that

	Councillor Hare will attend both.
1296.	ANIMAL WELFARE SHOP ON BATTLE HILL: It was noted that a planning enforcement intervention is being made regarding signage at these premises.
1297.	NEXT MEETING: It was AGREED that the next Committee meeting will be held on Tuesday 28 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
Request copies of any available presentations (minute 1291)	Clerk
Pursue pre-app advice (minute 1292)	Councillor Hull/Clerk
Order a new bin (minute 1293)	Clerk
Advise that the Hexham Parks Plan is supported (minute 1294)	Clerk
Attend the Bywell Avenue site visit and hearing (minute 1295)	Councillor Hare

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 28 JANUARY 2020**

<b>Reference</b>		<b>Applicant</b>
19/04887/FUL	Construction of single storey side extension at 34 Eastwood Grange Road, Hexham	Mrs Wood
19/05023/FUL	Retrospective: Erection of timber flat roof double garage on previously approved car port site and new timber shed at 1 High Shaws, Shaws Lane, Hexham	Mrs C B Zard
19/05033/FUL	Increase height of garage roof and alter elevations, extend garage to the front of the property, add pitched roof to front porch and extend decking at 23 Leazes Park, Hexham	Ms D Baker
19/05027/FUL	Retention of car park management system (ANPR system) and associated signage at Aldi, 5 Haugh Lane Industrial Estate, Hexham	Mr Jaden Fish
19/05028/ADE	Advertisement consent for 11 car park management signs mounted on lighting columns, signage poles or on the wall of the buildings at Aldi, 5 Haugh Lane Industrial Estate, Hexham	Mr Jaden Fish

**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.