

## 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 11 February 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 28 January 2020, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To consider the unspent budget relating to street signs.
7. To consider S106 funding.
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  
5 February 2020

Hexham Town Council  
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Hagenda0220 PlanningInfrastructureCommittee

**HEXHAM TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE**  
**COMMITTEE MEETING HELD ON 28 JANUARY 2020**

1298.	PRESENT: Councillor R Hull in the chair and Councillors J Ord, J V R Hare and D Bell.
1299.	APOLOGIES FOR ABSENCE were received from Councillors Gillanders, Ball and Hanley.
1300.	MINUTES of the Committee meeting held 7 January 2020, having been circulated, were AGREED.
1301.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> <li>a) SEAT ON HALLSTILE BANK (minute 1266a and action refers). It was noted that the Conservation Officer has to date not received an enquiry.</li> <li>b) PROCUREMENT (minute 1268 and action log refers). It was noted that the County Council had been contacted on 13 January.</li> <li>c) CONFERENCE ON VERGES (minute 1291 and action log refers). It was noted that copies of any available presentations had been requested.</li> <li>d) PRE-APPLICATION ADVICE (minute 1292 and action log refers). It was noted that this should be available in the future and also that the Council may wish to consider a wish list for S106 funding. It was AGREED to put this on the next agenda.</li> <li>e) NEW BIN (minute 1293 and action log refers). It was AGREED to spend all of the remaining 2019/20 budget available on bins and seats as these may be stored for future use when needed.</li> <li>f) HEXHAM PARKS PLAN (minute 1294 and action log refers). It was noted that confirmation had been sent of the Town Council's support.</li> <li>g) BYWELL AVENUE (minute 1295 and action log refers). It was noted that Councillor Hare had attended the site visit and hearing, and that the application had been refused.</li> </ul>
1302.	DECLARATIONS OF INTEREST: Councillor Bell declared a non-pecuniary interest in application 19/04887/FUL and took no part in consideration of it.
1303.	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 19/05023/FUL (1 High Shaws) where the Council objects on the grounds of design, appearance and materials; that this is a retrospective application; and that the precedent could lead to problems with layout and density of buildings.
1304.	HEXHAM COMMUNITY-LED HOUSING GROUP: A presentation was made by the Secretary, Dave Clegg, accompanied by Rosemary Theobalds. It was noted that there is a higher level of housing need in Hexham than any other town in Northumberland, and a housing needs survey in 2016 showed Hexham has a high market rent and price. There is a significant need,

	particularly for one to two bedroom properties. HCLH is a recently formed not for profit company that aims to develop genuinely affordable housing in Hexham. It was noted that this complements the Hexham Neighbourhood Plan and Hexham High Streets Heritage Action Zone work, and is supported by the Town Council. Further information is available from <a href="http://www.hexhamhousing.co.uk">www.hexhamhousing.co.uk</a> .
1305.	SUSTAINABILITY ACTION PLAN: Progress was considered. This includes investigating energy efficiency in Council buildings; meeting with relevant NCC officers; research on tree planting; and a demonstration of a non-chemical weed killer system. It was AGREED to pursue various actions as noted in the action log.
1306.	CEMETERY GATEPOST FINIAL: It was noted that a finial had been damaged and broken into several pieces in the recent high winds. The bits have been taken by a local company, Heritage Consolidation Ltd, to see if it can be repaired.
1307.	WESTBURN, CAUSEY HILL ROAD: It was noted that recent applications to erect a two car garage had been withdrawn.
1308.	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

Recontact the company regarding the possible inset of railings at Prospect House so a seat may be installed on Hallstile Bank (minute 1301a)	Clerk
List consideration of S106 funding on the next agenda (minute 1301d refers)	Clerk
Order sufficient new bins and seats (minute 1301e)	Clerk
Provide info to work out HTC's carbon footprint (minute 1305)	Clerk/ Operations Manager/ Councillor Ord
Contact NCC officer re site visit to Sleekburn, and info on glass collection from businesses (minute 1305)	Clerk
Ask HCP re N Water grant (minute 1305)	Clerk
Contact the Courant re environmental initiatives (minute 1305)	Councillor Hull
Contact Westalls re electrical supply and vehicle charging points (minute 1305)	Clerk
Contact QBAA (minute 1305)	Admin Officer
Arrange a Hexham in Bloom meeting (minute 1305)	Admin Officer
Contact possible bat boxes supplier (minute 1305)	Admin Officer
Prepare a summary of the Action Plan for Full Council (minute 1305)	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 11 FEBRUARY 2020**

<b>Reference</b>		<b>Applicant</b>
20/00113/VARYCO	Removal of Condition 6 (temporary permission for one year) and variation of Condition 7 (days and hours of operation) in relation to approved planning application 18/00619/FUL at 28 Derwent Road, Hexham (The Shed)	Mr Peter Rodger
20/00082/ADE	Advertisement consent: replacement of one existing external ATM sign with one new external ATM sign at HSBC, Fore Street, Hexham	Mr Ben French
20/00119/FELTPO	Crown reduce one ash by 1/3 (4 meters) fell one ash, and reduce one oak by 1/3 (3 meters) at 1 Hackwood Park, Hexham	Mr Robert Ryans
20/00148/FUL	Single storey rear extension creating sun room at Squirrels Leap, 29 Eastwood Grange Road, Hexham	Mr Paul Davies
20/00126/FUL and 20/00127/ADE	Replacement shopfront and advertisement consent for the installation of one fascia sign, one wooden swing sign and one inlaid tiled mosaic within the porch at 11-15 Fore Street, Hexham	Mr Jonathon Birtles
20/00004/FUL	Construction of ground floor front extension and first floor patio with balcony with patio doors at 35 Shaws Park, Hexham	Mr Neil Harrison
20/00169/COU	Proposed change of use from B1/B2 to D1 (physiotherapy suite) at Units 5 and 6 Burn Lane Enterprise Hub, Burn Lane, Hexham	Sara Mather
20/00020/LBC	Installation of hand painted fascia sign at 9 Battle Hill, Hexham	Mr Gareth Edwards
20/00071/FUL	Six 6m floodlights for existing tennis court at Tynedale Sports Club, Eilansgate, Hexham	Tynedale Tennis Club
19/04832/LBC	Take down chimney (salvage chimney pot, red brick and sandstone), rebuild chimney to sandstone course and cap off at Flat 9, Market Street, Hexham	Ms Koon Fung Yeung

20/00218/FUL	Proposed single storey pitched roof extension to existing ground floor apartment to provide new living room and external sitting area; minor internal alterations to provide study and enlarged kitchen at 1 High Shaws, Shaws Lane, Hexham	Cherene Zard
20/00210/VARYCO	Variation of conditions 4 (demolition) and 6 (ecology) on approved planning application 18/04440/FUL in order to update the demolition plan to include previously unidentified demolition and to specify which areas must be roofed with a bitumen membrane at Breckon Hill, Lowgate, Hexham	Mr Tim Anderson

**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.