Dear Sir or Madam,

Your attendance is requested at a meeting of the AREA PLANNING COMMITTEE - WEST to be held in Council Chamber, Prospect House, Hexham, NE46 1XD on Wednesday, 19th June, 2013 at 6.00 pm

Yours faithfully,

Steve Stewart
Chief Executive

To the members of the AREA PLANNING COMMITTEE - WEST:

CW Horncastle(Chairman), I Hutchinson(Vice-Chairman), E Armstrong, A Dale, RR Dodd, JB Fearon, R Gibson, A Reid, JR Riddle, A Sharp
AGENDA

PART I

It is expected that the matters included in this part of the agenda will be dealt with in public.

1 Membership and Terms of Reference

To report the membership and terms of reference of the Area Planning Committee West and to note the appointment of Chairman (Councillor C. Horncastle) and Vice-chairman (Councillor I. Hutchinson) as agreed at the annual meeting of the County Council on 22 May 2013:

10 Members
(1 Lab: 7 Con: 1 LD: 1 Ind) (To reflect the political balance of the area concerned as closely as possible)

Quorum - 3

E. Armstrong
P.A.M. Dale
R.R. Dodd
J.B. Fearon
R.M. Gibson
C.W. Horncastle
J.I. Hutchinson
J.R. Riddle
A.W. Reid
A. Sharp

Functions

To exercise the powers and duties of the Council as Planning Authority in relation to development management under the Town and Country Planning Acts and other associated/related legislation and in particular but not limited to those functions listed in Schedule 1 to the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 other than those matters requiring a decision by the Central Development Management Committee.

Functions of the Area DM Committees should include all decisions involving formal enforcement action except where the enforcement activity relates to a function which is the responsibility of the central committee.

2 Apologies for Absence

3 Minutes

To confirm and sign the minutes of the meeting on Wednesday, 24th
Disclosures of Interests

Unless already entered in the Council's Register of Members' interests, members are required to disclose any personal interest, (which includes any disclosable pecuniary interest), they may have in any of the items included on the agenda for the meeting in accordance with the Code of Conduct adopted by the Council on 4 July 2012, and are reminded that if they have any personal interests of a prejudicial nature (as defined under paragraph 17 of the Code of Conduct) they must not participate in any discussion or vote on the matter and must leave the room.

NB Any member needing clarification must contact the Chief Legal Officer.
Please refer to the guidance on disclosures at the rear of this agenda letter.

DEVELOPMENT CONTROL

Determination of Planning Applications

To request the Committee to decide the planning applications attached to this report using the powers delegated to it.

6 13/00733/FUL
Demolition of existing house and garage and construction of new build house and garage
6A Greencroft Avenue, Corbridge, Northumberland. NE45 5DW

7 12/03249/FUL
Change of use of existing hotel into 1 no. 2 bedroom town house, 4 no. 2 bedroom flats, 2 no. 3 bedroom maisonettes, two commercial units suitable for retail use and also 2 no. semi-detached houses and 1 no. detached house and associated access road, parking and garden areas and amenity space to serve the development. As amended
The Dale Hotel, Market Place, Allendale, Hexham, Northumberland. NE47 9BD

8 12/03478/FUL
Proposed single storey rear extension following demolition of the existing outbuilding
Lyncroft, Hill Street, Corbridge, Northumberland. NE45 5AA

9 12/03479/CON
Conservation Consent: Demolition of the existing outbuilding
Lyncroft, Hill Street, Corbridge, Northumberland.NE45 5AA
10 12/03599/FUL
Construction of two storey agricultural workers dwelling
Land West of Dipton Foot Farm House, Slaley, Northumberland. NE44 6AG

11 12/03875/OUT
Outline - Construction of 1 no. four bedroom detached bungalow with double garage and 2 no. three bedroom detached bungalows, to be used as holiday accommodation, with shared vehicular access from the main highway. Land North of Ordley Village, Hexham, Northumberland.

12 13/00516/FUL
Conversion of existing rear store and office to new holiday cottage
Bridge House, Corbridge, Northumberland. NE45 5AU

13 13/00655/OUT
Outline Application - Construction of one dwelling
Land West of Cocker Letch, Hexham, Northumberland

14 13/01166/FUL
Demolition of existing timber outbuilding within rear yard and alteration of vehicular access point to rear yard
27 St Helens Street, Corbridge, Northumberland. NE45 5BE

15 13/01194/FUL
Sunroom extension to east, removal of existing entrance and replacement with entrance arcade with full height structural glazing and flat lead roof, construction of fully glazed room with flat felt roof to provide study space and link main house with bothy, roof of existing store raised and front wall erected, alterations to small extensions to rear, formation of dormer on first floor, second floor extension to rear and new plant/utility room to rear of building.
Finechambers Mill, Hexham, Northumberland. NE46 1SP

16 12/03471/FUL
Proposed residential development for 22 no. dwellings and associated landscaping.
Land West of The Grove, New Ridley Road, Stocksfield, Northumberland

17 Tree Preservation Order
Land at Westcroft, Elvaston Road, Hexham
Tree Preservation Order 2013 (No. 04 of 2013)

To consider confirmation of the above Tree Preservation Order following expiry of the statutory period for objections.
18 **Tree Preservation Order**

Land adjacent to East House, Main Street, Corbridge

Tree Preservation Order 2013
(No. 05 of 2013)

To consider confirming the above Tree Preservation Order following expiry of the statutory period for objections.

19 **Planning Appeals**

To report the progress of Planning Appeals

20 **Urgent Business (if any)**

To consider such other business as, in the opinion of the Chairman, should, by reason of special circumstances, be considered as a matter of urgency.
IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:

- Declare it and give details of its nature before the matter is discussed or as soon as it becomes apparent to you.
- Complete this sheet and pass it to the Democratic Services Officer.

<table>
<thead>
<tr>
<th>Name (please print):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting:</td>
</tr>
<tr>
<td>Date:</td>
</tr>
<tr>
<td>Item to which your interest relates:</td>
</tr>
<tr>
<td>Nature of Registerable Personal Interest i.e either disclosable pecuniary interest (as defined by Annex 2 to Code of Conduct or other interest (as defined by Annex 3 to Code of Conduct) (please give details):</td>
</tr>
<tr>
<td>Nature of Non-registerable Personal Interest (please give details):</td>
</tr>
<tr>
<td>Are you intending to withdraw from the meeting?</td>
</tr>
</tbody>
</table>
1. **Registerable Personal Interests** - You may have a Registerable Personal Interest if the issue being discussed in the meeting:

a) relates to any Disclosable Pecuniary Interest (as defined by Annex 1 to the Code of Conduct); or

b) any other interest (as defined by Annex 2 to the Code of Conduct)

The following interests are Disclosable Pecuniary Interests if they are an interest of either you or your spouse or civil partner:

(1) Employment, Office, Companies, Profession or vocation; (2) Sponsorship; (3) Contracts with the Council; (4) Land in the County; (5) Licences in the County; (6) Corporate Tenancies with the Council; or (7) Securities - interests in Companies trading with the Council.

The following are other Registerable Personal Interests:

(1) any body of which you are a member (or in a position of general control or management) to which you are appointed or nominated by the Council; (2) any body which (i) exercises functions of a public nature or (ii) has charitable purposes or (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member (or in a position of general control or management); or (3) any person from whom you have received within the previous three years a gift or hospitality with an estimated value of more than £50 which is attributable to your position as an elected or co-opted member of the Council.

2. **Non-registerable personal interests** - You may have a non-registerable personal interest when you attend a meeting of the Council or Cabinet, or one of their committees or sub-committees, and you are, or ought reasonably to be, aware that a decision in relation to an item of business which is to be transacted might reasonably be regarded as affecting your well being or financial position, or the well being or financial position of a person described below to a greater extent than most inhabitants of the area affected by the decision.

The persons referred to above are: (a) a member of your family; (b) any person with whom you have a close association; or (c) in relation to persons described in (a) and (b), their employer, any firm in which they are a partner, or company of which they are a director or shareholder.

3. **Non-participation in Council Business**

When you attend a meeting of the Council or Cabinet, or one of their committees or sub-committees, and you are aware that the criteria set out below are satisfied in relation to any matter to be considered, or being considered at that meeting, you must:

(a) Declare that fact to the meeting; (b) Not participate (or further participate) in any discussion of the matter at the meeting; (c) Not participate in any vote (or further vote) taken on the matter at the meeting; and (d) Leave the room whilst the matter is being discussed.

The criteria for the purposes of the above paragraph are that: (a) You have a registerable or non-registerable personal interest in the matter which is such that a member of the public knowing the relevant facts would reasonably think it so significant that it is likely to prejudice your judgement of the public interest; and either the matter will affect the financial position of yourself or one of the persons or bodies referred to above or in any of your register entries; or (c) the matter concerns a request for any permission, licence, consent or registration sought by yourself or any of the persons referred to above or in any of your register entries.

This guidance is not a complete statement of the rules on declaration of interests which are contained in the Members’ Code of Conduct. If in any doubt, please consult the Monitoring Officer or relevant Democratic Services Officer before the meeting.