



HEXHAM TOWN COUNCIL

I GIVE NOTICE THAT an online meeting of the Hexham Town Council Planning & Infrastructure Committee will be held on Monday 22 June 2020 at 11.00am 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 22 May 2020, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To consider new electricity contracts (see enclosed).
7. To consider a request from the Hexham & District Beekeepers Association (circulated to the Committee on 9 June).
8. To consider a proposed cycle route between Hexham and Acomb.
9. To consider correspondence received (if any).
10. To agree a date and time for the next meeting.
11. 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
16 June 2020

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Hagenda 0620 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 22 MAY 2020

1372.	PRESENT: Councillor T G E Gillanders in the chair and Councillors R Hull, J Ord, J V R Hare and C Hanley.
1373.	CHAIRMAN: It was AGREED that Councillor T G E Gillanders be re-elected Committee Chairman.
1374.	COMMITTEE MEMBERS: It was NOTED the 2020/21 Committee members are Councillors R Hull, S Ball, T G E Gillanders, J Ord, C Hanley, J V R Hare and D Bell.
1375.	APOLOGIES FOR ABSENCE: No apologies were received.
1376.	MINUTES of the Committee meeting held 7 May 2020, having been circulated, were AGREED.
1377.	MATTERS ARISING: It was noted that the use of glyphosate was referred to Full Council as agreed (minute 1370) but that further consideration and information was requested.
1378.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1379.	PLANNING APPLICATIONS: It was AGREED there was no objection to, or comment on, the applications received in accordance with the list circulated and attached to the agenda, except to welcome the proposal and in principle not object to 20/00572/LBC (25-26 Market Street) but this is subject to work being carried out appropriately and in compliance with the Conservation Officer's report. It was also AGREED to object to 20/01337/FUL (land east of Lowgate Nursing Home) as the proposed build is unsuitable for the site and in the green belt.
1380.	HEXHAM NEIGHBOURHOOD PLAN: A guide on HNP considerations was considered and it was AGREED to accept it as standard guidance for all future applications. It was further AGREED to advise the County Council's Director of Planning of this.
1381.	GLYPHOSATE WEEDKILLER: Use of this in Hexham was further discussed. Concern for staff and public safety and wildlife was considered and it was AGREED to propose to the Full Council that the Town Council begin to phase out use of this, starting with not using it at all at playgrounds or allotments, and to find suitable alternatives.
1382.	FAIRFIELDS, LOWGATE: It was NOTED that an appeal has been made to the Secretary of State against the decision of the County Council.
1383.	NEXT MEETING: It was AGREED that the date of the next online Committee meeting is to be confirmed.

Action Log

Pursue more quotes re heating the Chapel and electrical supply and vehicle charging points (minute 1347a)	Clerk
Further research tractor options (minute 1347b)	Clerk/ Operations Manager
Respond to the Pennine Journey Supporters Club (minute 1347d)	Clerk
Refer the proposal regarding use of glyphosate to the Full Council and begin to phase out use/research alternatives (minute 1381)	Clerk/Operations Manager

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 22 JUNE 2020

Reference		Applicant
20/01405/VARYCO	Variation of condition 2 (approved plans) pursuant to planning application 18/04440/FUL in order to amend the plans for unit 4 at Breckon Hill, Lowgate, Hexham	Mr Tim Anderson
20/01539/FELTPO	Tree Preservation Order application: including crown lift various trees overhanging fence; fell sycamore; strip ivy off trees; remove beech trees and scots pine; and reduce leylandii at The Beacons, Long Close, Hexham	c/o agent
20/00723/FUL	Dormer roof extension to rear of dwelling for attic conversion at Briarbank, 4 Windmill Hill, Hexham	Mr James O'Brien
20/01673/FUL	Alterations to the rear to create a family kitchen/dining room and utility area at Burncroft House, Burncroft, Hexham	Justine Davis

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.

Hexham Neighbourhood Plan Considerations

Hexham Neighbourhood Plan

Practical Guide

May 2020

The Plan's referendum is deferred; NCC must give its provisions 'significant weight'. The Plan's provisions are, as the Independent Examiner has confirmed, the result of 'comprehensive and robust' consultation across the town's population.

Two overarching Planning Policies that address **Sustainability** in widest sense – to sustain/expand Hexham's economic, social and community well-being base as well as environmental concerns:

HNP1 p18 supports e.g. expansion of community facilities and recreation, new (market and affordable) housing, increasing local employment e.g. tourism, development that increases travel on foot or by bike; use of brownfield for above. All **inside** existing greenbelt boundary (greenbelt dev subject to national policy).

HNP2 p19 establishes **principles for design**: positive attention to local character (different in different parts of town) (developers can be asked how they have met this), with attention to appearance, scale, massing, height, density, access, landscaping, highway safety, residential amenity (e.g. retail, public transport, noise)

and for low carbon technology: embedded renewables (solar, geo-thermal), low carbon build technologies (reduced carbon footprint into future, e.g. insulation, glazing), reduction of water run-off (Sustainable Drainage Systems - SuDS), plus net biodiversity gains or enhancement nearby.

Built Heritage Environment, uniquely strong in Hexham, visually the Hexham story.

HNP3 p21 **Design in the Conservation Area**. Makes existing national CA regulations Hexham-specific. Local character to be sustained or enhanced, with attention to character and setting (neighbours): i.e. views into and out of Hexham, with historic and unique roofscapes, and 3 key historic buildings, lay-out of streets and narrow chares.

HNP4 p25 **Non-designated Heritage Assets**: special protection for specific buildings that have value to local community (list at Annex A). Can be added to.

HNP5 p26 **Shopfront Design**, must respect 2018 NCC Hex Shopfront design guide.

HNP6 p28 **Market Place**: conserve or enhance character, respect highway safety, pedestrians, especially old or with disability, and cyclists.

HNP7 p29 **Designated/Listed Assets**: names buildings, parks, gardens and monuments for clarity.

New Housing, including to redress the imbalance in available housing and respond more strongly to local people's needs.

HNP8 p31 **Site Allocations**: lists 10 sites with sizes and special considerations.

HNP9 p40 **New Housing Developments**: these must demonstrate how they have considered: trees, wildlife corridors, heritage assets; vehicular and non-vehicular movement and safety; high quality design (see HNP2 and Building for Life 2015); the locally needed mix of housing: more 2- and 3-bedroom houses and bungalows.

HNP10 p41 **Affordable Housing**: market schemes of 10+ houses must include 10%, 15% and majority of town 25% affordable homes, to rent or buy, according to NCC/HNP Viability Zones (see map). Some data from Housing Needs Assessment Report provided. Emphasises 1-, 2- and 3-bedrooms.

HNP11 p41 **Older People's housing**: including sheltered, supported and bungalows, well served by public transport.

HNP12 p42 **Rural Exception Sites**: follows national policy for new dwellings on greenbelt – must be small sites of affordable homes to benefit local people.

Natural Environment and Wellbeing

HNP13-17 pp44-49 **Green Spaces**: lists the protected green spaces the public value, and covers also protection for Tyne Green, wildlife corridors, allotments (+increased provision), and hedgerows/trees/verges (any new build could impact negatively on these, and replacement can be required).

HNP18 p50 **Dark Skies** – link to policy of Northumberland National Park and 'astro-tourism'.

HNP19 p51 **Community Facilities**: no loss of these, as listed, unless defunct.

HNP20 p52 **Community Renewable Schemes**: support for these, with caveats.

HNP21 p53 support for **Improvements to Walking and Cycling** expected in all applications where it is relevant, and impact of new development on access and safety to be explicitly avoided.

Local Economy

HNP22 p56 **Primary Shopping Area**: aims to maintain the vitality and viability of this crucial area, and explanatory text offers tests to ensure any change of use will contribute positively; conversion to residential above ground floors is supported.

HNP23 p57 **Hotel and Tourism Accommodation** is supported to develop what Hexham offers and to encourage longer stays; Hexham's proximity to key areas (Hadrian's Wall, Dark Skies, North Pennines AONB) can lead to visitor hub status.

HNP24 p58 **New Business Units** for small scale businesses and live-work units. Earlier developments have been very successful.

HNP25 p59 **New Car Parking Facilities**: much needed, but new proposals must meet design criteria HNP2+3, with cycle storage included; if multi-storey, impact to be carefully considered, on setting, views and roofscape.

Section 9 Monitoring and Review

Para 9.1.8 provides a framework for monitoring, registering and reporting achievements within the Plan's policies.

A review of the Plan, also a formal opportunity to make small updates and modifications (e.g. post-pandemic) was planned for 2020 (from 2018). This will presumably now be scheduled for 2022.

NB Also available and useful are NCC/HNP viability zones map and HNP town centre policies map.

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Planning & Infrastructure Committee

Electricity Contracts

The Council's current two electricity contracts, with British Gas for the Cemetery buildings and with Opus for the Abbey floodlights, will both expire on 20 November 2020. These contracts were arranged through BSI Energy and both were for three years.

The current contract prices are 13.63p per kilowatt hour plus a standing charge of 25.36p per day (and also a climate change levy) for the Cemetery buildings and evening/weekend/night rate of 13.76p per kilowatt hour plus a standing charge of 31.53p per day (and also a CCL exempt charge) for the Abbey floodlights.

The following prices (all for 100% renewable energy, in line with the Council's Sustainability Action Plan) have been provided by various energy consultancy companies, all advising now is a good time to fix prices and arrange new contracts (although also noting that energy prices can be subject to change on a near daily basis so may have changed by the date of the meeting):

Company	Company rating	Energy company	Premises	Price	Length of contract
Direct Business Solutions, Houghton le Spring	Not listed on Trustpilot	Engie Energy, Netherlands	Cemetery	Single rate 16.8 ppkwh + standing charge 24p per day	Fully fixed rate for 5 years
Direct Business Solutions, Houghton le Spring	Not listed on Trustpilot	Engie Energy, Netherlands	Abbey floodlights	Off peak rate 13.9 ppkwh + standing charge 24p per day	Fully fixed rate for 5 years
Utility Alliance Ltd, Hartlepool	4.3 on Trustpilot	Dual Energy, Worthing	Cemetery	15.08 daily unit rate + standing charge 27.26p per day	3 years
Utility Alliance Ltd, Hartlepool	4.3 on Trustpilot	Corona Energy, Watford	Abbey floodlights	12.2 night rate ppkwh + standing charge £7.90p per month	3 years
Love Energy Savings, Bolton	4.6 on Trustpilot	Dual Energy, Worthing	Cemetery	Estimated annual cost of £2735.72 (currently paying £2422.20)	3 years

Resolve Energy, Liverpool	No reviews to date on Trustpilot	Engie Energy, Netherlands	Cemetery	Single rate 14.35 ppkwh + standing charge 87.9p per day	3 years
Resolve Energy, Liverpool	No reviews to date on Trustpilot	Engie Energy, Netherlands	Abbey floodlights	Offpeak rate 12.20 ppkwh + standing charge 87.9p per day	3 years
Resolve Energy, Liverpool	No reviews to date on Trustpilot	Engie Energy, Netherlands	Cemetery	Single rate 14.98 ppkwh + standing charge 88.44p per day	5 years
Resolve Energy, Liverpool	No reviews to date on Trustpilot	Engie Energy, Netherlands	Abbey floodlights	Offpeak rate 12.86 ppkwh + standing charge 88.44p per day	5 years
Resolve Energy, Liverpool	No reviews to date on Trustpilot	Total Gas & Power, London	Cemetery	Single rate 14.78 ppkwh + standing charge 41.59p per day	3 years
Resolve Energy, Liverpool	No reviews to date on Trustpilot	Total Gas & Power, London	Abbey floodlights	Offpeak rate 12.74 ppkwh + standing charge 41.59p per day	3 years
Resolve Energy, Liverpool	No reviews to date on Trustpilot	Total Gas & Power, London	Cemetery	Single rate 15.59 ppkwh + standing charge 42.46p per day	5 years
Resolve Energy, Liverpool	No reviews to date on Trustpilot	Total Gas & Power, London	Abbey floodlight	Offpeak rate 13.36 ppkwh + standing charge 42.46p per day	5 years

For information, Trustpilot ratings for the energy companies are:

Corona Energy	4.0
Dual Energy	4.4
Engie Energy	3.1
Total Gas & Power	4.1