



HEXHAM TOWN COUNCIL

I GIVE NOTICE THAT an online meeting of the Hexham Town Council Planning & Infrastructure Committee will be held on Thursday 16 July 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 June 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 an update on the Sustainability Action Plan.
8. To note the annual RoSPA inspection reports for the Council's play areas (summary circulated to Committee members on 24 June).
9. To consider a Rural Services Network survey (circulated to Committee members on 10 July).
10. To consider correspondence received (if any).
11. To agree a date and time for the next meeting.
12. 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.*)

A handwritten signature in blue ink, appearing to read 'Jane Kevan'.

Jane Kevan
Town Clerk
10 July 2020

Hexham Town Council
Council Office
St Andrew's Cemetery
West Road
Hexham
NE46 3RR
01434 609575
clerk@hexhamtowncouncil.gov.uk
Hagenda 0720 PlanningInfrastructureCommittee

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

1384.	PRESENT: Councillor T G E Gillanders in the chair and Councillors C Hanley, J Ord and J V R Hare.
1385.	APOLOGIES FOR ABSENCE: Apologies were received from Councillors Hull and Ball.
1386.	MINUTES of the Committee meeting held 22 May 2020, having been circulated, were AGREED.
1387.	MATTERS ARISING: It was NOTED that the Clerk will contact NCC and Karbon Homes about the use of glyphosate, following the agreement by Full Council on 8 June. It was further NOTED that a new formulation of Roundup does not contain glyphosate.
1388.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1389.	PLANNING APPLICATIONS: It was AGREED there were no objections to, or comments on, the applications received in accordance with the list circulated and attached to the agenda or to application 20/01832/PRUTPO (Hillside Road) which was also considered as an urgent response was requested.
1390.	ELECTRICITY CONTRACTS: It was AGREED to defer consideration of this matter to the next meeting, in order to be able to compare the current annual charges and the annual charges for the prices received from the different energy consultants.
1391.	HEXHAM AND DISTRICT BEEKEEPERS ASSOCIATION: A request from the Association was considered. It was AGREED, with regret, that the Town Council is unable to help.
1392.	PROPOSED CYCLE ROUTE BETWEEN HEXHAM AND ACOMB: It was AGREED to support this, pending viable plans being received in due course.
1393.	GREEN SPACES, LOW BRANCHES AND PAVEMENT REPAIRS: Concerns regarding these issues were noted and it was AGREED to write to NCC about them.
1394.	BURIAL FEES: A request from a previous Hexham resident to pay burial fees in advance installments was considered. It was AGREED, as there are alternatives such as saving plans, not to offer this.
1395.	ALLOTMENTS: The provision of further allotments was considered. It was AGREED to approach landowners by the existing allotments at Quatre Bras to see if there is any possibility of purchasing land there.
1396.	SUSTAINABILITY PLAN UPDATE: It was AGREED to list this on the next

	agenda.
1397.	WEST ROAD WILDFLOWER VERGE: It was AGREED to confirm the collection of the hay crop with a local farmer.
1398.	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
Contact NCC and Karbon Homes regarding use of glyphosate (minute 1387)	Clerk
List electricity contracts on the next agenda, with comparisons of the current annual charges and those quoted for (minute 1390)	Clerk
Advise the Beekeepers Association (minute 1391)	Clerk
Contact NCC re green spaces, low branches and pavement issues (minute 1393)	Clerk
Respond to the burial fees enquiry (minute 1394)	Clerk
Contact QB neighbours re possible land purchase (minute 1395)	Clerk
List sustainability plan update on the next agenda (minute 1396)	Clerk
Confirm crop collection (minute 1397)	Admin Officer

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 16 JULY 2020

Reference		Applicant
20/01672/FUL	Erection of steel framed building to accommodate veterinary facility (Scott Mitchell) at land south of Auction Mart, Tyne Green Road, Hexham	Mr Robert Addison
20/01839/FELTPO	Fell one beech tree and replace with a fruit tree in a different position at land adjacent to 3 Carlisle Terrace, Hexham	Mrs Felicity Martin
20/02041/BT	Proposal to remove phone box at Shaftoe Leazes, Hexham	BT
20/01911/FUL	Single storey rear extension at 4 Dukes Road, Hexham	P Hymers

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 (now BusinessSave) 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.

This equates to £2669.42 for the Cemetery buildings and £1564.84 being paid in the last year for the Hexham Abbey floodlights account.

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	Energy company	Premises	Price	Annual Charge	Length of contract
BusinessSave, St Albans	Octopus Energy	Cemetery	Single rate 14.12 ppkwh + standing charge 28.24p per day	£2770	3 years
BusinessSave	Octopus Energy	Abbey floodlights	Night peak rate 10.74 ppkwh + standing charge 28.24p per day	£1550	3 years
Direct Business Solutions, Houghton le Spring	Engie Energy, Netherlands	Cemetery	Single rate 16.8 ppkwh + standing charge 24p per day	Not supplied	5 years
Direct Business Solutions	Engie Energy, Netherlands	Abbey floodlights	Off peak rate 13.9 ppkwh + standing charge 24p per day	Not supplied	5 years
Utility Alliance Ltd, Hartlepool	Dual Energy, Worthing	Cemetery	15.08 daily unit rate + standing charge 27.26p per day	£2677	3 years
Utility Alliance Ltd	Corona Energy, Watford	Abbey floodlights	12.2 night rate ppkwh + standing charge £7.90p per month	£798	3 years

Resolve Energy, Liverpool	SSE, Perth	Cemetery	Single rate 14.46 p/kwh + standing charge 32.6p per day	£3128	3 years
Resolve Energy	SSE, Perth	Abbey floodlights	Offpeak rate 12.16 p/kwh + standing charge 32.48p per day	£544	3 years
Northern Gas and Power, Gateshead	BGAS Lite	Cemetery	Single rate 15.33 p/kwh + standing charge 35.81p per day	£3320	3 years
Northern Gas and Power	BGAS Lite	Abbey floodlights	Evening rate 12.67 p/kwh + standing charge 31.06p per day	£606	3 years
Telex UK, Newcastle upon Tyne	Scottish Power 100% tariff	Cemetery	Single rate 15.14 p/kwh + standing charge 29.38p per day	£2378	3 years
Telex UK, Newcastle upon Tyne	Scottish Power 100% tariff	Abbey floodlight	Evening rate 13.22 p/kwh + standing charge 29.38p per day	£1604	3 years

Trustpilot ratings for the energy consultancy companies are:

BusinessSave (BSI Energy)	Not listed
Direct Business Solutions	Not listed
Northern Gas and Power	4.7
Resolve Energy	Listed but no reviews to date
Telex UK	Not listed
Utility Alliance Ltd	4.3

Trustpilot ratings for the energy companies are:

BGAS Lite	Not listed
Corona Energy	4.0
Dual Energy	4.4
Engie Energy	3.1
Octopus Energy	4.8
ScottishPower	3.8
SSE	3.5