



## **HEXHAM TOWN COUNCIL**

**I GIVE NOTICE THAT** an online meeting of the Hexham Town Council Planning & Infrastructure Committee will be held on Monday 3 August 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 16 July 2020, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To consider correspondence received (if any).
7. To agree a date and time for the next meeting.
8. 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  
28 July 2020

Hexham Town Council  
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St Andrew's Cemetery  
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Hagenda 0820 PlanningInfrastructureCommittee

**HEXHAM TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL ONLINE PLANNING AND**  
**INFRASTRUCTURE COMMITTEE MEETING HELD ON 16 JULY 2020**

1399.	PRESENT: Councillor T G E Gillanders in the chair and Councillors R Hull, S Ball, C Hanley, J V R Hare and D Bell.
1400.	APOLOGIES FOR ABSENCE: Apologies were received from Councillor J Ord.
1401.	MINUTES of the Committee meeting held 22 June 2020, having been circulated, were AGREED.
1402.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> <li>a. GLYPHOSATE (minute 1387 and action log refers). It was NOTED that letters had been sent to NCC and Karbon Homes. The latter has replied to advise external contractors are researching alternatives and Karbon Homes is trying to reduce its herbicide use.</li> <li>b. HEXHAM AND DISTRICT BEEKEEPERS ASSOCIATION (minute 1391 and action log refers). It was NOTED that the Association had been advised and a response received thanking the Council for its consideration.</li> <li>c. GREEN SPACES, LOW BRANCHES AND PAVEMENT REPAIRS (minute 1393 and action log refers). It was NOTED NCC had been contacted regarding these matters. It was further noted that the structure beneath Benson's Monument is collapsing and it was AGREED to contact NCC to ask about progress on its refurbishment.</li> <li>d. BURIAL FEES (minute 1394 and action log refers). It was NOTED that a response had been sent.</li> <li>e. ALLOTMENTS (minute 1395 and action log refers). It was NOTED that letters had been sent. To date, one response has been received, advising land is not available.</li> <li>f. WEST ROAD WILDFLOWER VERGE (minute 1397 and action log refers). It was NOTED that a local farmer had been written to and that the verge had been cut.</li> </ul>
1403.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1404.	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 except to application 20/02041/BT (to remove the phonebox at Shaftoe Leazes) as this is considered to be a useful amenity.
1405.	ELECTRICITY CONTRACTS: Various prices offered by energy consultancy companies for the Council's two electricity contracts were considered. It was AGREED to remain with the current consultancy company and transfer to Octopus Energy when the current contracts expire, in line with the sustainability action plan. It was further NOTED that lower prices had been offered by other companies for the Abbey floodlights and to negotiate a

	reduction if possible.
1406.	ROSPA INSPECTION REPORTS: A summary of the annual inspections carried out in June was NOTED.
1407.	SUSTAINABILITY ACTION PLAN: This was considered and updates noted include researching commercial company quotes for working out the Council's carbon footprint, changing to renewable energy, and getting advice on bat boxes for the Cemetery.
1408.	RURAL SERVICES NETWORK SURVEY: A survey relating to a RSN campaign on "Revitalising Rural: Realising the Vision" was considered. It was AGREED that Councillors Hull and Gillanders and the Clerk will agree a response.
1409.	SKATEPARK: It was noted that NCC had been contacted regarding young people at the Sele and Skatepark, and associated antisocial behaviour. NCC has added new bins at the Fusiliers Gate, bandstand and the gate to Hencotes. It was AGREED the Town Council does not need to take any further action.
1410.	CORONAVIRUS AND PLAY AREAS: Advice that had been circulated from the National Association of Local Councils was NOTED.
1411.	PLANNING APPEAL: It was NOTED that an appeal had been made to the Secretary of State regarding land east of 1 Bywell Avenue.
1412.	NORTHUMBERLAND LOCAL PLAN EXAMINATION CONSULTATION ON ADDITIONAL EVIDENCE: This was noted and it was AGREED to respond that the Town Council has no further comments on the Plan.
1413.	BEALES: The poor appearance from Hallgate and that the railings belong to the premises owner were noted. It was further NOTED that a local businessman has approached NCC with a proposal to display banners to promote tourism at this site.
1414.	LOCAL ELECTRICITY BILL: A request for the Council to write to the MP asking for his support for the bill was considered and AGREED.
1415.	MILLFIELD TERRACE/EILANSGATE ROAD: It was AGREED to advise NCC of concerns relating to this junction.
1416.	SIGNAGE IN HEXHAM: It was NOTED that Councillor Gillanders is progressing this.
1417.	SCHOOL DEVELOPMENT: It was noted that contractors were working until midnight the previous day and that noise complaints had been submitted to NCC.

1418.	TYNEDALE CRICKET CLUB: It was NOTED that alleged travellers had yesterday driven over the ground and wicket, causing some damage.
1419.	NEXT MEETING: It was AGREED that the date of the next online Committee meeting will be Monday 3 August at 11.00am.

**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 re Benson's Monument (minute 1402c)	Clerk
Negotiate lower Abbey floodlights price if possible (minute 1405)	Clerk
Further research carbon footprint quotes and advice on bat boxes (minute 1407)	Councillor Ord, Clerk
Agree a response to the RSN survey (minute 1408)	Councillor Hull and Clerk, to then be agreed by Councillor Gillanders
Respond to the Local Plan consultation (minute 1412)	Clerk
Write to the MP about the Local Electricity Bill (minute 1414)	Clerk
Advice NCC of the junction concerns (minute 1415)	Clerk

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 3 AUGUST 2020**

<b>Reference</b>		<b>Applicant</b>
20/01987/FUL	Change of use from hairdressers (A1) to residential dwellings (C3) at Reflections, 5-7 Eastgate, Hexham	Mr David Coates
20/01812/FUL	Change of use and conversion of existing barn into one residential dwelling and detached garage at land to north of West Peterel Field, Dipton Mill Road, Hexham	Mrs Sue Carr
20/02110/FUL	Proposal to convert flat roof to pitch on garage; entrance canopy and pitch over porch to front; modify external elevations alter hard standing at 23 Leazes Park, Hexham	Ms D Baker
20/01864/FUL	Retrospective: decking in rear garden at 2 Broadway Gardens, Hexham	Mr Stephen Thompson
20/01858/FUL	Construction of first floor bedroom and en-suite shower room over existing garage, creation of en-suite bathroom and dressing room at first floor level over existing sitting room (including raising of the existing ridge) and creation of new first floor window opening to east elevation at Silk Hay Cottage, Dipton Mill Road, Hexham	Mr Ben Carr
20/00584/PREAPP	Outdoor swimming pool with enclosure and outbuilding to house pump room and WC/shower at Clontibret, Allendale Road, Hexham <i>The Town Council did not object to a previous application for a pool (20/01324/FUL) but the application was refused on 25/6/20.</i>	Mr Michael Coe
20/02178/FUL	Construction of a single storey detached garage at 10 Garden Terrace, Hexham	Mr Richard Byron
20/02245/PRUTPO	Crown lift lime tree to height of 15ft to 18ft above ground level at 5 Craneshaugh Close, Hexham	Mr Norman Prescott

**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.