



HEXHAM TOWN COUNCIL

I GIVE NOTICE that an online meeting of the Hexham Town Council Planning & Infrastructure Committee will be held on Thursday 3 December 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 17 November 2020, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To consider a request to replace the bin in Gilesgate Car Park.
7. To consider correspondence received (if any).
8. To agree a date and time for the next meeting.
9. 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
27 November 2020

Hexham Town Council
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St Andrew's Cemetery
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Hexham
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Hagenda 1220 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL ONLINE PLANNING AND
INFRASTRUCTURE COMMITTEE MEETING HELD ON 17 NOVEMBER 2020

1487.	PRESENT: Councillor T G E Gillanders in the chair and Councillors R Hull, S Ball, C Hanley, J V R Hare and L Panesh.
1488.	APOLOGIES FOR ABSENCE were received from Councillor Ord.
1489.	MINUTES of the Committee meeting held 30 October 2020, having been circulated, were AGREED.
1490.	MATTERS ARISING: <ul style="list-style-type: none"> a. TRACTOR (minute 1478a and action log refers). It was noted that the lease agreement for a John Deere Compact Utility Tractor 3046R is being progressed. b. SELE FOUNTAIN (minute 1485 and action log refers). It was noted that Councillor Hare had sent information and photos to the Courant.
1491.	DECLARATIONS OF INTEREST: There were no declarations of interest.
1492.	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. It was also noted that 20/03337/FUL (Dale Garage) had been made invalid on the request of the case officer.
1493.	BIN REQUESTS: Requests for a bin to be placed at the Southlands Bus Stop on Allendale Road and at Tyne Green were both AGREED.
1494.	HEXHAM WELCOME SIGNS: An estimate was noted. It was AGREED to check whether any planning permission for replacing the current signs will be needed.
1495.	LEAF BLOWER: Following a recent demonstration, it was noted that a leaf blower costing approximately £8000.00 would be useful at the Cemetery. It was AGREED to get a formal quote and information on any leasing possibility. This will then be referred back to this Committee and the Finance & General Purposes Committee.
1496.	SKATEPARK: It was noted that Hexham Youth Initiative has proposed to do additional graffiti style artwork, is sourcing quotes for resurfacing and may in the future request additional equipment. HYI has also requested a bin to be placed at the skatepark and this was AGREED.
1497.	ALLOTMENT PLOT: It was noted that an uncultivated and recently vacated plot at Quatre Bras has been offered and refused by two people on the waiting list. It was AGREED to continue to offer it to people on the waiting list until the offer is accepted.
1498.	PUBLIC BENCHES: It was noted that benches at Cockshaw Burn and Tyne

	Green need replacing and also that the Burn Bridge has been vandalised. It was AGREED that photos will be sent to Northumberland County Council to pursue.
1499.	NEXT MEETING: It was AGREED that the date of the next online Committee meeting will be Thursday 3 December at 9.30am.

Action Log

Pursue more quotes re heating the Chapel (minute 1347a)	Clerk
Place bins at the Southlands Bus Stop and at Tyne Green (minute 1493)	Operations Manager
Advise the estimate should be for four, not three, signs and seek advice on any planning permission required (minute 1494).	Councillor Gillanders and Clerk
Pursue a formal quote for the leaf blower and information on leasing (minute 1495)	Operations Manager/ Clerk
Place a bin at the skatepark (minute 1496)	Operations Manager
Continue to offer the vacant allotment plot (minute 1497)	Clerk
Provide photos and information to Sam Talbot at NCC (minute 1498)	Councillors Panesh and Gillanders and 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 DECEMBER 2020

Reference		Applicant
20/03576/FELTPO	Fell lime tree because of excessive shading and low amenity value at 16 Hackwood Park, Hexham	Mr P Messenger
20/03575/PRUTPO	Raise crown to 8m of one sycamore and crown reduce a second sycamore by 5m (to reduce the weight being applied to the decaying main stem at the point where it has previously snapped) at Braeside, Windmill Hill, Hexham	Mr I Potts
20/03577/LBC	Renovation works including repairing ground floor rear window and insert frosted glass; repair render, repoint and repaint rear wall; frames and sill sash windows be repaired, repointed, sealed and repainted; repaint rear fire door – all to match existing; internal alterations to layout of building (these works include the removal and addition of stud walls on ground floor) with minor repair work to the render to prevent water ingress and damage to listed buildings and replace internal shallow step with gentle slope at Seasalt, 11-15 Fore Street, Hexham	Mr Jon Birtles
20/03552/FELTPO	Fell lime tree at Gallows Bank House, South Park, Hexham	Mr Richard Dixie
20/03542/FUL	Change of use of land to site shepherd's hut for tourism accommodation at land east of Kingshaw Green, Tyne Green, Hexham	Mr and Mrs Turnbull
20/03645/FUL	Single storey pitched roof garage extension to match existing dwelling at 6 Eastwood Grange Court, Hexham	Mr Jonathan Shuttleworth
20/03337/FUL	Retrospective: Installation of Amazon "click and collect" lockers at Dale Garage, Haugh Lane, Hexham	Amazon UK Services Limited
20/03807/FELTPO	Work to four ash trees at land to north of 23-26 Oak Close, Hexham	Mr John Alderson
20/03775/LBC	Replacement of internal timber staircase between first and second floor at Hadrian House, 21 Market Street, Hexham	Tahir

20/03810/FUL	Two storey extension and conversion of existing garage at 6 Dukes Road, Hexham	Mr Simon Ricketts
20/03175/FUL	Proposed residential development of four new dwellings with associated landscaping and parking at land north of Westburn, Causey Hill Road, Hexham <i>This application was previously considered by the Committee on 30 October. It was agreed to object as it is in a conservation area in the green belt. The application is back before the Committee as amended plans have been submitted.</i>	Mr D Charlton

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.