



HEXHAM TOWN COUNCIL

I GIVE NOTICE that an online meeting of the Hexham Town Council Planning & Infrastructure Committee will be held on Thursday 14 January 2021 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 22 December 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 add a bin outside the Abbey Lounge.
7. To consider a funding request received relating to the sustainability budget (details circulated to Councillors on 8 January).
8. To consider correspondence received (if any).
9. To agree a date and time for the next meeting.
10. 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
8 January 2021

Hexham Town Council
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St Andrew's Cemetery
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Hexham
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Hagenda 0121 PlanningInfrastructureCommittee

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

1513.	PRESENT: Councillor T G E Gillanders in the chair and Councillors R Hull, S Ball, C Hanley, J Ord, J V R Hare, D Bell and L Panesh.
1514.	No APOLOGIES FOR ABSENCE were received.
1515.	MINUTES of the Committee meeting held 3 December 2020, having been circulated, were AGREED.
1516.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> a. HEXHAM WELCOME SIGNS (minute 1503b and action log refers). It was noted that advice on any planning permission required has not to date been received. It was AGREED to share the proposed designs once received. b. LEAF VACUUM AND COLLECTION SYSTEM (minute 1503c and action log refers). It was noted that a quote from David Dixon Ltd has also been requested. c. ALLOTMENT PLOT (minute 1503d and action log refers). It was noted that the pigeon crees at Wydon Burn seem unoccupied and it was AGREED to check the detail of the tenancy agreements. d. BENCH AT COCKSHAW BURN AND DAMAGE TO BURN BRIDGE (minute 1504d and action log refers). It was noted that the County Council is waiting for a response from the stonemason. e. CARBON FOOTPRINT RESEARCH (minute 1510 and action log refers). It was noted the offer had been accepted. f. BIRD AND BAT SURVEYS (minute 1511 and action log refers). It was noted that Councillor Gillanders and the Clerk had met Andy Bunten at the Cemetery and he will make visits and observations on birds throughout the next year. Some suggestions he submitted on improving biodiversity at the Cemetery were noted. It was also noted that a contact has been suggested for a bat survey.
1517.	There were no DECLARATIONS OF INTEREST.
1518.	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 for 20/03652/FUL (Causey Nook, Highford Lane: object on the grounds of loss of privacy to a neighbouring property) and 20/03984/FUL (Fairfields, Lowgate: object as this would be an intrusion on the green belt). Applications 20/04063/FUL, 20/04064/LBC (Red Lion Cottage) and 20/04090/FUL (14 Oak Close) were also considered and it was AGREED there are no objections.
1519.	BIN REQUESTS: A request for a replacement bin at Gilesgate Car Park was AGREED. It was also AGREED to defer consideration of placing a bin outside the Abbey Lounge until the next meeting, to check how many other bins there are at the Market Place.

1520.	HIGH SHIELD COTTAGE, DIPTON MILL ROAD: It was noted that a recent application relating to additional residential accommodation had been withdrawn at the applicant's request.
1521.	RURAL MARKET TOWN GROUP MEETING: It was noted that notes from a recent meeting had been forwarded to Committee members for information.
1522.	HEADSTONES: A recent email relating to headstone heights was noted. It was AGREED to research rules at other cemeteries.
1523.	BANDSTAND: It was noted that Lost Art has replaced the plaque. It was also AGREED to contact the Courant to promote use of the bandstand.
1524.	NEXT MEETING: It was AGREED that the date of the next online Committee meeting will be Thursday 14 January 2021 at 9.30am.

Action Log

Pursue more quotes re heating the Chapel (minute 1347a)	Clerk
Further pursue if any planning permission is required for replacement signs and share designs once received (minute 1516a).	Clerk and Councillor Gillanders
Check pigeon cree tenancy agreements (minute 1516c)	Clerk
Place new bin at Gilesgate Car Park and check bin provision at Market Place and ease of siting new bin (minute 1519)	Operations Manager
Research memorial rules at other cemeteries (minute 1522)	Clerk
Contact the Courant regarding the bandstand (minute 1523)	Councillor Ball

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 14 JANUARY 2021

Reference		Applicant
20/04088/FUL	Construction of detached garage with pitched roof and small section of tarmac to join existing driveway to garage threshold at Clontibret, Allendale Road, Hexham <i>A previous application (20/00492/FUL) for the construction of a detached garage within the residential curtilage was approved in April 2020. The Town Council objected “as the County Council had decided there must be no building in the green belt in a previous application, the Town Council considers it has no alternative other than to object to a different building on the site”.</i>	Mr Michael Coe

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.