



HEXHAM TOWN COUNCIL

I GIVE NOTICE that an online meeting of the Hexham Town Council Planning & Infrastructure Committee will be held on Monday 22 February 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 4 February 2021, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To consider a briefing note from the Hexham Community-Led Housing Company (emailed to all Councillors on 11 February).
7. To consider Leaf Vacuum options (emailed to Committee members on 11 February).
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
16 February 2021

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Hagenda 0221 No2 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL ONLINE PLANNING AND
INFRASTRUCTURE COMMITTEE MEETING HELD ON 4 FEBRUARY 2021

1535.	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 T Dodds.
1536.	No APOLOGIES FOR ABSENCE were received.
1537.	MINUTES of the Committee meeting held 14 January 2021, having been circulated, were AGREED.
1538.	MATTERS ARISING: <ul style="list-style-type: none"> a. CHAPEL HEATING (minute 1347a and action log refers). It was noted that air source heating may be appropriate and it was AGREED to research this. b. ALLOTMENT PLOT (minute and confidential note 1528b and action log refers). It was noted that legal advice is being sought. c. BIN OUTSIDE ABBEY LOUNGE (minute 1528c and action log refers). It was AGREED to place a new bin outside the Betfred premises. d. MEMORIAL RULES (minute 1528d and action log refers). It was noted that a height restriction of 3' 6" (1067mm) has been added.
1539.	There were no DECLARATIONS OF INTEREST.
1540.	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) on the grounds of loss of privacy to a neighbouring property as, although amended plans have been submitted, there is no material change.
1541.	FUNDING REQUEST: Following information provided at the meeting by James Swabey, a request from Hexham Space for Nature (HS4N) was considered. It was AGREED to provide funding of £500.00 for the Hexham Swift Heaven project, £300.00 for the Priestlands Recreation Ground and £300.00 for the Glade area of the Sele (£1100.00 in total).
1542.	REPORT ON HEXHAM SPACE FOR NATURE VISIT TO CEMETERY: Comments relating to feedback from the Green Flag Award judging was noted. It was AGREED it would be useful to have advice from HS4N as input to the work of the Committee.
1543.	PLAY EQUIPMENT: Following funding being agreed by the Finance & General Purposes Committee, it was AGREED to purchase a rocker rotator to replace the disarmed equipment on the plinth at the Sele play area.
1544.	SIGNAGE AT TYNE GREEN: It was AGREED to pursue a sign as outlined in the report. It was further AGREED to pursue an information board near the fish pass at Hexham Bridge.

1545.	PRIVATE SECTOR HOUSING STRATEGY FOR NORTHUMBERLAND 2021-23 CONSULTATION: It was AGREED to submit a response that the Town Council broadly supports the strategy.
1546.	ADVICE FOR ALLOTMENT TENANTS: It was AGREED to change the draft slightly and to research advice given by other Town and Parish Councils.
1547.	SUSTAINABILITY ACTION PLAN: Updates were AGREED and will be reported to the meeting of the Full Council in March.
1548.	CORRESPONDENCE: a) COCKSHAW BURN WOOD: Complaints regarding the poor condition of the path and delay to tree work to prevent the proliferation of squirrels, and that these have been referred to the County Council, were noted. b) CAUSEY HILL CARAVAN PARK: It was noted that there seem to be some residents living at the park permanently, contrary to conditions attached to the planning permission. c) HIGHWAYS ENGLAND DEMOLITION AND INFILLING OF HISTORIC RAILWAY INFRASTRUCTURE: Concern regarding this was noted.
1549.	NEXT MEETING: It was AGREED that the date of the next online Committee meeting will be Monday 22 February 2021 at 9.30am.

Action Log

Advise Highways of replacement signs dimensions and locations once agreed (minute 1528a).	Clerk
Research the possibility of ground and air source heat pumps re heating the Chapel (minute 1538a)	Clerk
Pursue allotment advice as noted in minute 1538b	Clerk
Place new bin at Market Place (minute 1538c)	Operations Manager
Arrange payment of the agreed funding (minute 1541)	Clerk
Order the play equipment (minute 1543)	Clerk
Arrange a draft design for a new sign at Tyne Green (minute 1544)	Councillor Gillanders
Contact the Tyne Rivers Trust regarding the design of an information board (minute 1544)	Clerk
Respond to the Private Sector Housing Strategy consultation (minute 1545)	Clerk
Amend the draft guidance for allotment tenants and research advice given by other Councils (minute 1546)	Councillor Ord/Admin Officer
Refer the Sustainability Action Plan update to Full Council (minute 1547)	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 22 FEBRUARY 2021

Reference		Applicant
21/00125/FUL	Proposed side and rear extension at Wilkinson Place, Hexham	Mr and Mrs Lovett
20/03930/VARYCO	Variation of conditions 2 (approved plans) and 3 (materials) and removal of conditions 4 (proposed car port) and 5 (means of enclosure) of 18/00054/FUL (the replacement dwelling has not been built in accordance with approved plans so some conditions are no longer relevant and some cannot now be discharged in their current form) at Plane Trees Farm, Lowgate, Hexham	Miss Marion Hall
21/00102/PRUTPO	Crown reduce four lime trees by 30% at Eastburn, South Park, Hexham	Mr Pete Trumper
21/00254/FUL	Installation of decking to the rear (north) elevation at 9 Monks Meadows, Hexham	Mr Daniel McDonald
21/00256/FUL	Construction of new permanent dwelling following nearly 3 years occupation of a temporary dwelling at Hillfield, Allendale Road, Hexham	Mr Paul Shrimpton
21/00263/FUL	Single storey rear extension with solar array and verandah at 35 Shaws Park, Hexham	Neil and Sheena Harrison
20/03704/COU and 20/03705/LBC	Retrospective change of use from commercial to residential accommodation on the top two floors of The Flat, 25-26 Market Place, Hexham	Mrs Susan Crozier
21/00124/FUL	Single storey rear infill extension at 6 Crescent Avenue, Hexham	Mr Matthew Belshaw
21/00296/ADE	Advertisement consent: installation of one internally illuminated fascia sign and one internally illuminated hanging sign at First Floor, 5 Cattle Market, Hexham	Virgin Money
21/00350/FUL	Proposed loft conversion, new staircase to attic bedroom and en-suite bathroom and new roof windows at 26 Leazes Crescent, Hexham	Ms Lucy Attenborough

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 also covers 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.