



HEXHAM TOWN COUNCIL

I GIVE NOTICE that an online meeting of the Hexham Town Council Planning & Infrastructure Committee will be held on Tuesday 4 May 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 7 April 2021, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see enclosed).
6. To consider bin requests.
7. To consider updates to the Sustainability Action Plan (if any).
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
27 April 2021

Hexham Town Council, Council Office
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Hexham
NE46 3RR

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Hagenda 0521 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL ONLINE PLANNING AND
INFRASTRUCTURE COMMITTEE MEETING HELD ON 7 APRIL 2021

1568.	PRESENT: Councillor T G E Gillanders in the chair and Councillors R Hull, J Ord, C Hanley, D Bell and T Dodds.
1569.	APOLOGIES FOR ABSENCE were received from Councillor Ball.
1570.	MINUTES of the Committee meeting held 12 March 2021, having been circulated, were AGREED.
1571.	<p>MATTERS ARISING:</p> <ul style="list-style-type: none"> a. WELCOME TO HEXHAM SIGNS (minute 1563a and action log refers). It was noted these and the installation has been paid for and that they should be installed next week. b. CHAPEL HEATING (minute 1563b and action log refers). It was noted that a visit from Westalls has been made and that a quote for air source heating is pending. c. TYNE GREEN SIGN (minute 1563d and action log refers). It was noted that progress on this is pending confirmation of NCC's related budget. d. FISH PASS INFORMATION BOARD (minute 1563e and action log refers). It was noted that the Tyne Rivers Trust submission of information for the board has not to date been received although a further request was sent in late March. e. ALLOTMENT GUIDANCE (minute 1563f and action log refers). It was noted that combining allotment guidance and publicising an award is pending. f. LEAF VACUUM OPTIONS (minute 1563h and action log refers). It was noted that further options will be sought. g. CARAVAN PARKS (minute 1563i and action log refers). It was noted it was agreed to pursue this post-lockdown so remains pending. h. WYDON PARK PLAY AREA (minute 1566d and action log refers). It was noted that the Operations Manager had visited and provided some feedback. It was AGREED to defer a decision on a possible asset transfer to the new Council. i. RAILWAY STATION (minute 1566f and action log refers). It was noted that the information board is still there but to recontact NCC as the site is an eyesore.
1572.	There were no DECLARATIONS OF INTEREST.
1573.	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 21/00651/LBC (Blinkers Flat, Hallgate) where it was agreed to approve subject to the Conservation Officer's comments; 21/00767/FELTPO (3 Intake Way) where it was agreed that a report is required from either NCC's Trees Officer or a qualified tree surgeon; and 21/00274/PREAPP (NCC Depot, Tyne Mills) as Councillors are

	unable to look at the application on the planning portal so, although welcoming improvements, cannot provide further comments until seeing the full application.
1574.	HEXHAM TOWN TWINNING ASSOCIATION: Requests relating to two commemorative trees and to naming roads/roundabouts in Hexham were considered. It was AGREED to advise NCC of these requests and that the Town Council supports them. It was further AGREED to advise the Association of this action.
1575.	CORRESPONDENCE: a) LAND NORTH OF SHIELD COURT: It was noted that no objections had been agreed to a Permission in Principle application. b) GIGABIT BROADBAND ROLL-OUT PLANS OF WEFIBRE IN HEXHAM: A request for a meeting was considered and it was AGREED to have a meeting after the elections. c) CONDITIONS REPORT ON BUILDINGS AT THE CEMETERY: It was noted that this had been received and no work other than decoration of the external joinery features to all buildings is required. It was also noted that updated insurance valuations had been received and forwarded to the Council's insurance company. It was further noted that issues in the Cemetery Lodge had been raised and it was AGREED to source quotes for recommended work on the cupboard in the lounge and for repairing/redecorating the interior of the single glazed windows. d) SKATEPARK DEMOLITION: It was noted that all Councillors had received an email about ramps and tools being removed from a homemade skatepark recently created near the entrance to Hexham Golf Club.
1576.	CEMETERY: It was noted that Councillors Hull and Gillanders and the Operations Manager had recently met with Hexham Space for Nature representatives and a report with HS4N recommendations is pending. It was further noted that there is up to 40 years of space for future burials and options for the currently unused land include solar panels, allotments, a pond and wildflower meadows. It was AGREED that the new Council may consider these options.
1577.	SUSTAINABILITY ACTION PLAN: It was AGREED this and any updates should be a standard agenda item.
1578.	DUKES WOOD: Concerns about refuse, etc was noted. It was AGREED to ask the Operations Manager to visit and report, with photographs, of specific concerns and the Clerk to then contact the Duke of Northumberland.
1579.	NEXT MEETING: It was AGREED that the date of the next online Committee meeting will be Tuesday 4 May 2021 at 9.30am.

Action Log

Advise Highways of replacement signs dimensions and locations once installed (minute 1571a).	Clerk
Arrange a draft design for a new sign at Tyne Green (minute 1571c)	Councillor Gillanders
Recontact the Tyne Rivers Trust (minute 1571d)	Clerk
Combine allotment guidance and publicise award (minute 1571e)	Councillor Gillanders/ Clerk/Admin Officer
Research further options on leaf vacuums (minute 1571f)	Councillor Gillanders
Post-lockdown, contact NCC about caravan parks (minute 1571g)	Clerk
Post-election, consider the Wydon Park play area (minute 1571h)	Clerk to list on agenda
Recontact NCC re the Railway Station (minute 1571i)	Clerk
Contact NCC and the Town Twinning Association (minute 1574)	Clerk
Source quotes relating to the Cemetery Lodge (minute 1575c)	Operations Manager/Admin Officer
Ask Councillor Kennedy for an update on the skatepark (minute 1575d)	Clerk
Check if planning permission would be required for solar panels in the Cemetery (minute 1576)	Admin Officer
Visit Dukes Wood and write with concerns (minute 1578)	Operations Manager/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 4 MAY 2021

Reference		Applicant
21/01382/FUL and 21/01383/LBC	Replacement of existing modern shopfront with traditional style timber shopfront and repairs to north elevation at Oven and Grill, Ground to Second Floors, 4 Battle Hill, Hexham	Mr Mojtaba Rezaie
21/00980/PRUTPO	Reduce sycamore back from garden by 2m to reduce shading and help rebalance tree at 24 Hackwood Glade, Hexham	Suzanne Marshall
21/00958/FUL	Extension of house to the south with garden room at 31 Bywell Avenue, Hexham	Mr Andrew Seeney
21/01087/FELTPO	Raise sycamore crown to 3.5m on north side and remove the two lowest north branches to reduce shading; crown thin beech east and north east peripheral section of crown by 25% and cut clear south east limb resting on sub-station by 1m; fell one ash tree; thin the lowest limb of a second beech by 25% at 14 Hackwood Park, Hexham	Mr J Johnston
21/01040/COU	Retrospective: temporary change of use from a garage to a community grocery at 1 Wanless Lane, Hexham	Mr Gary Hardiker
21/01225/FUL	Flat roof single storey extension in service yard, north west elevation and various repairs at Waitrose, Alemouth Road, Hexham	Gary Kind

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.