



HEXHAM TOWN COUNCIL

I GIVE NOTICE that a meeting of the Hexham Town Council Planning & Infrastructure Committee will be held on Tuesday 7 March 2023 at 5.30pm 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 14 February 2023, enclosed.
3. Declarations of interest (see enclosed).
4. Clerk & Officers Report
5. To consider any update on Grow Hexham.
6. To consider updates to the Hexham Net Zero Action Plan (if any).
7. To consider correspondence received (if any).
8. To comment on Planning Applications received (see enclosed).
9. To note the next meeting will be held at 5.30pm on 28 March 2023.
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 'J Dodd'.

Jeanette Dodd
Town Clerk
1 March 2023

Hexham Town Council, Council Office, St Andrew's Cemetery, West Road, Hexham NE46 3RR
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clerk@hexhamtowncouncil.gov.uk
Hagenda 0323 PlanningInfrastructureCommittee

**DRAFT MINUTES OF THE TOWN COUNCIL PLANNING & INFRASTRUCTURE
COMMITTEE MEETING HELD ON 14 FEBRUARY 2023 (5.30-6.55pm)**

1944.	PRESENT: Councillors Ord, Baty, Domingue, Grennan and O'Farrell.
1945.	APOLOGIES FOR ABSENCE were received from Councillors Hartland and Kennedy.
1946.	MINUTES of the Committee meeting held 11 January, having been circulated, were AGREED.
1947.	MATTERS ARISING: Updates to the action log were noted and it was further AGREED to continue to trial the related shared Clerk and Officers report.
1948.	DECLARATIONS OF INTEREST: There were no declarations of interest made.
1949.	CLERK AND OFFICERS REPORT: It was AGREED that all Councillors on the Committee will update this document as appropriate, for instance noting that the next Hexham Net Zero Fair will be held on 18 March.
1950.	GOVERNMENT FUNDED EV CHARGEPOINTS: It was noted that Char.gy Limited had advised that the Government had suspended the funding for EV chargepoints for Town and Parish Councils so it was not worth making a presentation. It was AGREED that Councillor Domingue will check this suspension and funding status with Matt Baker, NCC Service Director.
1951.	CORRESPONDENCE: It was noted that no correspondence had been received.
1952.	PLANNING APPLICATIONS: It was noted that the first four applications listed on the agenda (as still listed on NCC's Planning Portal consultation list when the agenda was prepared) had previously been considered (and the Planning Portal was updated prior to the meeting). It was AGREED there were no objections to the applications received in accordance with the remaining list circulated and attached to the agenda, except for 22/04515/FUL (Carntyne Residential Home) where it was AGREED to object and support the local resident's comments and objection. Also, regarding 23/00062/FUL (13 Loughbrow Park), it was AGREED not to object but to recommend that the highest possible standards of insulation and glazing are used.
1953.	NEXT MEETING: It was noted that the date of the next Committee meeting will be Tuesday 7 March 2023 at 5.30pm.

Action Log

Produce map for proposed EV charging points. Contact NCC to access EV chargepoint funding	Clerk
To continue to consider former HMS site/affordable housing (minute 1889b)	Councillor Grennan to arrange a meeting
Pursue quote to progress recommended electrical remedial works to facilitate EV charging points at Cemetery (minute 1935)	Clerk
Arrange further visit re more allotments at Wydon Park (minute 1935)	Councillors Grennan and Ord
Provide update on the Hexham Net Zero Action Plan children's competition (minute 1935)	Councillor Domingue
Hold further Cycling Links meeting (minute 1935)	Councillor Domingue
Produce report detailing the various site options for noticeboard (minute 1935)	Clerk
Research funding possibilities for accessible equipment for the Tyne Green play area (minute 1935)	Clerk
Continue to discuss project for NCC Climate Change Funding (minute 1935)	Councillor Baty and Clerk
Agree a meeting date for the Cemetery Biodiversity Working Party (minute 1935)	Clerk/Members
Seek quotes for various Bus Shelter designs outside Hexham Police Station (minute 1935)	Clerk

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 7 MARCH 2023

Planning Application Ref. No: 23/00568/MAST Land At John Robson Haulage Haugh Lane Industrial Estate Hexham Northumberland NE46 3HS

Notification of prior approval for the removal of the existing 20m high monopole supporting three existing antennas on existing headframe, and installation of a replacement 22.5m monopole supporting six replacement antennas on a replacement headframe; the installation of one 300mm dish and one 600mm dish; the removal of one equipment cabinet and installation of three equipment cabinets; ancillary development thereto including installation of fifteen Ericsson Radio Systems on land at John Robson Haulage, Haugh Lane Industrial Estate, Hexham

Planning Application Ref. No: 23/00599/LBC 9 Market Street Hexham Northumberland NE46 3NS

New rear patio doors to garden space, replacing previously installed steel panel infill to pre-existing opening at 9 Market Street, Hexham

Planning Application Ref. No: 23/00668/ADE Stait Photography Ground Floor 2 Cattle Market Hexham Northumberland NE46 1LS

Proposed shopfront fascia sign for Hexham Holiday Homes and Stait Photography at Stait Photography, Ground Floor 2 Cattle Market, Hexham

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 2021

Following the referendum on 6 May 2021, the Hexham Neighbourhood Plan has been formally "made" by NCC and become part of the statutory development plan for Northumberland. The Plan's provisions are, as the Independent Examiner 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), now scheduled for 2022.

NB Also available and useful are NCC/HNP viability zones map and HNP town centre policies map.