

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 10th December 2019

Present: Councillor Mrs K Woodrow (in the Chair), Mr S Ahmed, and Mrs K Overbury.

Apologies for absence were received from Councillors: Councillor Mrs S Johnson, Mr A Hall and Mr T Edwards-Clay.

1. PLANNING APPLICATIONS

A list of planning applications received since the previous Committee meeting had been circulated

- 1.1 Application No: 19/04445/FUL, Location: Land West of Meadow Court House, Runnymede Road, Darras Hall. Proposal: Construction of 3 no dwelling houses.

Objection: The committee feels this is an over development of the land available and the scale of the properties is too large, and they refer to Policy PNP 2 of the Ponteland Neighbourhood plan.

"Development will be supported where it demonstrates high quality and inclusive design. All new development should make a positive contribution to their surroundings. Proposal will be supported where development:

"b) Respect the character of the site and surroundings, in terms of its location, layout, proportion, form, massing, density, height, size, scale, materials and detailed design features."

Ponteland planning committee believes that the plans for three new properties, if approved, would lead to the construction of three very large homes, set close together at the front of the area of land. The size and style would dominate the area and be inappropriate.

"e) Will not have an unacceptable adverse impact on the amenities of occupiers and nearby properties."

Ponteland planning committee is concerned about the possible impact of three very large properties built closely together would not be in keeping with the area. The committee is concerned for existing residents also for the potential impact on the environment, wildlife and local flooding.

The committee also raises concerns in relation to Policy PNP 4.

"Proposals for the development of new and replacement dwellings, as well as extensions to dwellings within the Darras Hall Estate, as defined by the Policies map, will be supported where they conform to the following criteria:

"a) The proposed dwelling or extension should be respectful of the scale and massing and separation of adjacent dwellings and the street scene."

The planning committee does not believe that the plans consider the impact on the street scene and are concerned about the massing of properties.

The committee would like the neighbours' concerns to be taken into consideration for this application and request that the objection from LLFA be taken into account as they have concerns regarding flooding on this proposed site. They request this application be refused.

1.2 The Committee were re consulted on application 19/04379/FUL 22 Moor Lane, Darras Hall, Newcastle upon Tyne NE20 9AD, Proposal Construction of two detached dwellings and garages.

The Committee requested more information on this application and supporting documents have been received and after looking at the application in depth they unanimously decided they would like to Object.

Objection: The committee feels this is an overdevelopment of the land available and the scale of the properties is too large, and we refer to the Castle Morpeth District Local Plan policy H11 tandem and back land development policy H11 proposals for the residential development of land will be refused planning permission if they would result in the following:

"i) unacceptable back land or tandem development which would cause a loss of amenity due to a poor relationship with existing dwellings or garden areas and which creates problems of overlooking, loss of privacy, poor access, difficult servicing, substandard parking and turning facilities, loss of trees or inadequate garden area."

Ponteland Planning Committee also objects to the proposal as they believe it is contrary to Policy PNP 2 of the Ponteland Neighbourhood plan.

"Development will be supported where it demonstrates high quality and inclusive design. All new development should make a positive contribution to their surroundings. Proposal will be supported where development:

"b) Respect the character of the site and surroundings, in terms of its location, layout, proportion, form, massing, density, height, size, scale, materials and detailed design features.

"e) Will not have an unacceptable adverse impact on the amenities of occupiers and nearby properties."

Ponteland planning committee believes the proposed houses would be disproportionately large for the site and have an adverse impact on neighbouring properties.

The planning committee would also refer Northumberland County Council to Policy PNP 4.

"Proposals for the development of new and replacement dwellings, as well as extensions to dwellings within the Darras Hall Estate, as defined by the Policies map, will be supported where they conform to the following criteria:

"a) The proposed dwelling or extension should be respectful of the scale and massing and separation of adjacent dwellings and the street scene."

The Planning Committee would also like the neighbours' concerns and objections to be taken into consideration for this application and they request this application be refused.

The Committee made no comments about the other 6 applications considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 19/04061/FUL, Sunnyside, Prospect Farm, The Avenue, Medburn Ponteland, NE20 0JD. Proposed detached garage.

Permission **GRANTED** under delegated powers on 25th Nov 2019. The Committee had made no comment about this application.

2.2 DECISION: 19/01525/ADE, 19 Main Street, Ponteland, NE20 9NL. Proposed advertisement consent for halo illumination letters, projecting sign and rear sign.

Permission **REFUSED** under delegated powers on 27th Nov 2019. The Committee had made an objection about this application.

2.3 DECISION: 19/04075/FUL, 48 Parklands, Darras Hall, Ponteland, NE20 9LL. Proposed bedroom extension; car port; conservatory extension.

Permission **GRANTED** under delegated powers on 28th November 2019. The Committee had made no comment about this application.

2.4 DECISION: 19/03994/FUL, Plants Plus, Berwick Hill, Seaton Burn, Ponteland, NE13 6BU. Proposed erection of horticultural polytunnel and an open sided canopy.

Permission **granted** under delegated powers on 29th November 2019. The Committee had made no comment about this application.

2.5 DECISION: 19/03890/FUL, Land North East of Northburn, Kirkley, Ponteland. Proposed two storey extension measuring 583m2 to existing education facility to provide additional classrooms, sensory room, hubs, office and ancillary spaces (amended 12.11.2019)

Permission **granted** under delegated powers on 2nd December 2019. The Committee had made no comment about this application.

3. ANY OTHER BUSINESS

3.1 Information had been received from NCC that the application, which had been refused planning permission (on 26th Sep 2019), was to go to appeal, to be decided on the basis of written representations under the Householder Appeals Services.

The Council was invited to make comments or modify/withdraw its previous response. The Committee did not wish to withdraw their objection.

4. PLANNING ENFORCEMENT ISSUES

4.1 **Bridgfords Estate Agents** Planning Enforcement are waiting for a response.

4.2 **Finnerans Electricians** have submitted a planning application for illuminated signage and this will be consulted on at the meeting on the 23rd December 2019.

4.3 **Signature by Mark Small** has erected a strip lighting without planning permission above their sign in the conservation area, this has been passed to Planning Enforcement and no response.

DATE OF NEXT MEETING: 23rd December 2019