

MINUTES OF THE PLANNING COMMITTEE CONSULTATION OF LATEST APPLICATIONS 12th May 2020

All face to face meetings have been cancelled due to the Coronavirus outbreak. Councillors viewed and discussed the applications via email. Decisions are listed below.

Present via email: Councillors Mrs S Johnson (in the Chair), Mrs K Woodrow, Mr A Hall, Mr S Ahmed, Mrs K Overbury and Councillor Mr T Edwards-Clay

All Councillors replied to the list of current applications.

1. PLANNING APPLICATIONS

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

The Committee made no comments on the 5 applications considered.

2. DECISIONS:

2.1 **DECISION: 20/00880/FUL, 33 Callerton Court, Ponteland, NE20 9EN, proposed single storey extension and front porch**

Permission **granted** by NCC under delegated powers on 7th May 2020. The Committee had made no comment about this application.

2.2 **DECISION: 20/00904/VARYCO, 151 Runnymede Road, Ponteland, NE20 9HN, variation of condition 2 (plans) pursuant to planning application 18/02521/FUL in order to change render/stone finish to brick with stone details and style of windows**

Permission **granted** by NCC under delegated powers on 7th May 2020. The Committee had made no comment about this application.

2.3 **DECISION: 20/00969/FUL, 60 Darras Road, Ponteland, NE20 9PG, conversion of garage into habitable rooms, addition of stone balcony rail and balustrading to first floor elevation, erection of new garage/store and associated landscaping.**

Permission **granted** by NCC under delegated powers on 12th May 2020. The Committee had made no comment about this application.

3. PLANNING APPEALS

3.1 **Notification of planning appeal lodged against refusal for advertisement consent for 2 x illuminated projecting signs – 19/04592/ADE – 3-8 Bell Villas**

An appeal had been made to the Secretary of State against the refusal decision by Northumberland County Council as set out above.

The Planning Committee had objected to the proposal on 23rd December 2019.

Members were advised that they could make comments or modify/withdraw the previous representation made by 5 June.

The Committee agreed that there was no reason to submit further information as their previous objection would be taken into consideration.

4. **ANY OTHER BUSINESS**

4.1 **Application No: 20/01026/FUL, Location: Station Lodge, Station Cottages, Ponteland NE20 9SR - Proposal: Sub-divide existing plot to create new detached house.**

Further to Item 1 of the Minutes of the Planning Committee held on 14th April, further information had been sought in relation to this application. In view of the information provided and further consideration of the application, the Committee agreed to submit the following objection:

Objection: The committee have considered the application in depth and wish to object to the proposal as follows:

The Committee consider that CMDLP Policy H11 Tandem and Backland Development applies, Paragraph (i) - **Unacceptable backland 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 areas.** The Committee has particular concerns about the issues of overlooking, loss of privacy, poor access, difficult servicing, substandard parking and the consequential result of inadequate garden areas for the proposed and adjacent properties.

The Committee also draw attention to Ponteland local plan, **Policy PNP2 High Quality and Inclusive Design - paragraph b.** This states that development should respect the character of the site and its surroundings in terms of its location, layout, proportion, form, massing, density, height, size, scale, materials, and detailed design features. The Committee has particular concerns about the issues of layout, proportion, massing, density, height and scale.

Members also wished to draw attention to neighbours' concerns about the proposal.

Note - Councillor Edwards-Clay took no part in the 'discussion' and declared an interest on this application.

Planning enforcement issues have been put on hold.

DATE OF NEXT MEETING: 26th May 2020