

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 17th March 2019

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: Councillor Mrs S Johnson (in the Chair), Mrs K Woodrow, Mr A Hall, Mr S Ahmed, Mrs K Overbury and Councillor 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: 20/00523/FUL, Location: Moorfield, 20 Moor Lane, Darras Hall, Ponteland NE20 9AD, Proposal: Two storey rear extension and first floor side extension over garage. New roof and new façade treatments.

Comment: The Planning Committee would like the neighbours comments and concerns taken into consideration.

1.2 Application No: 20/00511/FUL, Location: 85 Darras Road, Darras Hall, Ponteland NE20 9PQ, Proposal: Construction of single storey rear extension to existing dormer bungalow, balcony and spiral staircase to rear elevation and alterations to porch.

Comment: The Planning Committee raised the outside staircase with the Planning Officer and their concerns have been noted.

1.3 Application No: 20/00644/FUL, Location: 22 Moor Lane, Darras Hall, Ponteland NE20 9AD, Proposal: Construction of two detached dwellings and garages.

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 received correspondence from Mr Haddon a neighbour at number 24 Moor Lane where he expressed his concerns this proposal would have on his daughter's health. The Planning Committee would like these concerns 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: 19/04955/COU, 10 West Road, Ponteland, NE20 9SU. Proposed change of use from A1 to A4 as supplemented by letter from applicant received 20/02/2020

Permission **granted** under delegated powers on 2019. The Committee had made an objection about this application.

2.2 DECISION: 18/01663/OUT, Land South East of Field House, Prestwick, NE20. Proposed outline planning permission (all matters reserved) for the demolition of the existing stables and replacement with residential development (use class C3) of one single storey dwelling (amended red line boundary 11.06.2018)

Permission **granted** under delegated powers on 2019. The Committee had made an objection about this application.

3. ANY OTHER BUSINESS

4. PLANNING ENFORCEMENT ISSUES

4.1 S. Finneran Electrical Heating and Plumbing Ltd Ongoing.

4.2 Stonebridge Interiors Ongoing.

4.3 Bridgfords Estate Agents Ongoing.

4.4 Signature Estate Agents Ongoing.

DATE OF NEXT MEETING: 31st March 2020