

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 18<sup>th</sup> February 2020

Present: Councillor Mrs S Johnson (in the Chair), Mr A Hall and Councillor Mrs K Overbury.

Apologies for absence were received from Councillors: Mrs K Woodrow, Mr S Ahmed 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: 20/00259/FUL, Location: 119 Runnymede Road, Darras Hall, Ponteland NE20 9HL. Proposal: Construction of an ancillary outbuilding for leisure use in the curtilage of the existing dwelling.**

**OBJECTION:** The Planning Committee wish to object to this application as it is contrary to The Neighbourhood Plan Policy PNP 2 High Quality and Inclusive development

b) Respects 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.

The Planning Committee also supports the concerns from neighbours regarding light pollution, privacy, flood and drainage issues. They are also concerned that the internal arrangements for this proposal would suggest this could become a commercial building or second property and should this proposal be approved, the committee would request a condition be put in place to ensure this building is for private use only and will not be used for anything commercial.

Otherwise they would like to see this application refused.

**1.2 Application No: 20/00105/FUL, Location: 11 Tudor Court, Darras Hall, NE20 9PJ Proposal: Proposed raising of roof to first floor level, side and rear extensions and alterations to existing frontage as amended by supporting statement and drawings received 7/2/2020.**

**OBJECTION:** The Planning Committee appreciate the amended plans, but they have not addressed the size and the impact this proposal would have on the street scene. The Planning Committee feel it is only right to continue with their previous objection dated 5<sup>th</sup> February 2020 and strongly support the surrounding neighbours' objections. The original building line for this property is more prominent than the surrounding buildings and this will create a greater visual impact.

**The Committee made no comments about the other 4 applications considered.**

### 2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

**2.1 DECISION: 19/4338/FUL, 83 Runnymede Road, Darras Hall, Ponteland, Proposed construction of a single storey detached dwelling with integral garage.**

Permission **GRANTED** under delegated powers on 7<sup>th</sup> Feb 2020. The Committee had made a comment about this application.

**2.2 DECISION: 19/04119/FUL, The Diamond Inn, Ponteland, NE20 9BB. Proposed internal refurbishment and demolition of existing cellar to form new glazed extension.**

Permission **granted** under delegated powers on 12<sup>th</sup> Feb 2020. The Committee had made no comment about this application.

**2.3 DECISION: 19/04882/ADE, 15-21 Broadway, Darras Hall, Ponteland, NE20 9PW. Proposed advertisement consent: Installation of 1no illuminated logo to Co-op food store.** Permission **granted** under delegated powers on 7<sup>th</sup> Feb 2020. The Committee had made no comment about this application.

**2.4 DECISION: 19/04818/VARYCO, 2 Medburn Close, Medburn, NE20 0JT. Proposed variation of condition 3 (Approved Plans) to reduce garage size by 225mm and also add brick banding detail as well as brick details to the gable elements pursuant to planning application 18/01608/FUL.**

Permission **granted** under delegated powers on 3<sup>rd</sup> Feb 2020. The Committee had made no comment about this application.

**2.5 DECISION: 19/04870/FUL, 143 Western Way, Darras Hall, Ponteland, NE20 9LY. Proposed construction of first floor side extension over garage, single storey extension at front and rear of property with green roof.**

Permission **granted** under delegated powers on 7<sup>th</sup> Feb 2020. The Committee had made no comment about this application.

### **3. ANY OTHER BUSINESS**

#### **3.1 License application for “The Pont Tap” 10 West Road, Ponteland Newcastle upon Tyne NE20 9SU.**

Further to the hearing on Wednesday 5<sup>th</sup> February 2020 in respect of the above application. This application was GRANTED for sale of alcohol on and off the premises, with licensable hours to be 12:00 – 23:00 Monday to Sunday and the hours of 12:00 – 00:30 on New Year’s Eve.

The standard conditions along with the condition requiring a sign to be placed inside the premises, adjacent to the exit requesting patrons to refrain from smoking in the vicinity of the premises.

### **4. PLANNING ENFORCEMENT ISSUES**

**4.1 S. Finneran Electrical Heating and Plumbing Ltd**, 6-8 Bell Villas, Ponteland. Application submitted and refused 30.01.2020. Letter sent from Planning Enforcement on the 5<sup>th</sup> of February requiring the illumination be removed by the 19<sup>th</sup> of February.

**4.2 Stonebridge Interiors**, 19 Main Street, Ponteland - Application submitted and refused 27.11.2019. Correspondence was sent to the property requiring the unauthorised adverts be removed. Discussions followed and the owners/company have submitted an appeal against the Council's decision to the Planning Inspectorate. Planning Enforcement are awaiting confirmation that the appeal has been lodged and is valid.

**4.3 31 Darras Road**, Darras Hall, Ponteland - Information received claiming the Construction Method Statement (CMS) wasn't being adhered to and site vehicles were being parked on the public highway. Planning Enforcement have spoken with the owner of the site who has confirmed any vehicles parked in that area have no connection with 31 Darras Road. The only works undertaken at the site have been the demolition of the existing property and a container being delivered around 6 months ago and no works have been carried out since. Planning Enforcement suggests that the parking issues which the resident reported was unrelated to the planning permission given. The developer has advised that should the resident have registration numbers for the vehicles, they can check them against the site operatives' vehicles.

**4.4 Bridgfords Estate Agents.** Bridgfords are aware of the need to apply for consent for the illumination for the sign should they wish to retain it. As the business operates until 7pm (on certain days), it may well be that Planning Enforcement can support the retention of the illumination however a condition would likely be required conditioning any illumination be

restricted to the businesses opening hours. Awaiting confirmation from Bridgfords as to how they intend to proceed.

**4.5 Former Northumbria Police HQ site**, Bellway/Ashberry Homes Development, North Rd, Ponteland - mud on the road. Bellway have confirmed that they've had the road sweeper operating for 8hrs a day, but the new bowser system has been installed on the 10th of February 2020. It is hoped that these actions will be enough to resolve the issue. Planning Enforcement will continue to monitor the situation and contact Bellway as and when it is needed.

**4.6 Signature Estate Agents** - A letter has been sent to Signature by Mark Small but no response has been received, This will be followed up but Planning Enforcement would make similar comments in respect of the Bridgfords site.

**Note from Planning Enforcement.** The Council's stance on illuminated signage within Ponteland Conservation Area is clear, any illumination of signage outside of the business' opening hours isn't considered acceptable and will not be supported.

**DATE OF NEXT MEETING: 3<sup>rd</sup> March 2020**