

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 1st September 2020

Present: 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: 20/02247/FUL, Location: Land South of Middle Coldcoats Equestrian Milbourne. Proposal: Erection of a rural workers dwelling.

Objection: Ponteland Town Council object to the application as they cannot see any evidence of a need for a dwelling at the site, and also that any special circumstances will outweigh any level of harm to the green belt.

The committee do not feel that any of the 5 provisions of policy H of the CMLDP apply, for example they are concerned that the application provides no evidence that the applicant demonstrated agricultural activities for the required 3 years (section iii) and no proof of the required profitability.

Should the applicant have been running the business in line with requirements therein lies the proof that it is not essential for a full time worker to live adjacent (policy H16 section ii)

The site selected for the new dwelling has no existing residential properties contrary to paragraph 2.3 in the Planning Statement, therefore the committee believe this application is in clear conflict with local and national policy.

Finally, paragraph 145 of the NPPF and policy C17 of the CMLDP states that the construction of new buildings in the green belt should be regarded as inappropriate with several exceptions. The committee do not believe any of the exceptions apply and this dwelling would become an "isolated home" affecting the character and appearance of the area, again contrary to the protection of the green belt, if approved

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

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 **DECISION: 20/02279/FUL, 39 Pont View, Ponteland, NE20 9UZ. Proposed porch and WC extension, alterations to conservatory to form garden room and dining room extension.**

Permission **granted** under delegated powers on 25th August 2020. The Committee had made no comment about this application.

2.2 **DECISION: 20/01787/FUL, 30 Meadowvale, Darras Hall, Ponteland, NE20 9NF. Proposed new roof to provide first floor accommodation/ dormer bungalow.**

Permission **granted** under delegated powers on 20th August 2020. The Committee had made no comment about this application.

2.3 **DECISION: 20/01571/FUL, 30 The Beeches, Ponteland, NE20 9SZ. Proposed construction of single storey side extension to existing semi detached house.**

Permission **granted** under delegated powers on 21st August 2020. The Committee had made no comment about this application.

2.4 DECISION: 20/01915/VARYCO, 12 Birney Edge, Darras Hall, Ponteland, NE20 9JJ. Proposed variation of condition 3 (approved Plans) pursuant to planning permission 19/03769/FUL in order to reduce size of garden room extension.

Permission **granted** under delegated powers on 25th August 2020. The Committee had made no comment about this application.

2.5 DECISION: 20/01594/FUL, 87 Dunsgreen, Ponteland, NE20 9EJ. Proposed two storey rear extension and canopy to front aspect as amended by plans received 12/8/2020.

Permission **granted** under delegated powers on 1st September 2020. The Committee had made no comment about this application.

2.6 DECISION: 20/01916/FUL, 39 Cheviot View, Ponteland, NE20 9BP. Proposed sun lounge, utility and porch extension.

Permission **granted** under delegated powers on 19th August 2020. The Committee had made no comment about this application.

2.7 DECISION: 20/01955/FUL, 24 Meadow Court, Darras Hall, Ponteland, NE20. 9RB Proposed sun room.

Permission **granted** under delegated powers on 21st August 2020. The Committee had made no comment about this application.

DATE OF NEXT MEETING: 15th September 2020