

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 20<sup>th</sup> August 2019

Present: Mrs S Johnson (in the chair), Mrs K Woodrow, Mr A Hall and Mr S Ahmed.

Apologies for absence were received from Councillors: K Overbury 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: 19/00956/FUL, Location: Land South West of Middle Coldcoats, Milbourne  
Proposal: Change of use from private stable to commercial breeding stable.

**Objection: The Planning Committee wish to object to this proposal on the grounds of Highway and public safety.**

**The A696 travelling North from Ponteland is a notorious black spot and this section in particular. The statistics show that since 2014 there have been 3 fatalities on this stretch of road, 5 serious accidents and a number of minor incidents.**

**The Planning Committee are extremely concerned that slow moving vehicles pulling horse trailers and other vehicles of this nature will make this stretch of road even more hazardous as they attempt to join the traffic flow where vehicles are travelling at the national speed limit along the A696. The Planning Committee would like to see this change of use refused.**

1.2 Application No:19/02355/OUT, Location: Land East of 33 Whinfall Road, Woodlands, Darras Hall, Ponteland. Proposal: Outline application with all matters reserved except access for the erection of 1 no. dwelling with integral garage.

**Councillor Johnson declared an interest on this application. The Committee decided on a No Comment.**

1.3. Application No: 19/02221/FUL, Location: The Dairy, High Callerton, Newcastle upon Tyne, NE20 9TT. Proposal: Proposed dining room extension.

**OBJECTION: The Planning Committee object to this proposal which appears to be extremely similar to a previous application that was refused by Northumberland County Council on the 5<sup>th</sup> July 2019.**

**The Planning Committee supports the rationale for the previous refusal decision and object on the grounds of the proposed extension by virtue of its layout, proportions, scale and design would appear as an incongruous feature out of character with and significantly harmful to the significance of the host farm steading non-designated heritage asset to which it would be attached and would fail to preserve or enhance the character and appearance of the High Callerton Conservation Area within which the application site lies. There are not considered to be public benefits arising from the proposal that would outweigh such harm. This would be contrary to Policies PNP1 and PNP5 of Ponteland Neighbourhood Plan, Policy H22 of the Castle Morpeth District Local Plan as well as Section 72 of the Planning (Listed Buildings and Conservation Areas) Act (PLBCAA) and the NPPF.**

**The Committee made no comments about the other 11 applications considered.**

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

### **2.1 DECISION: 19/01676/FUL: 38 West Road, Ponteland, NE20 9SX:**

**Proposed: Construction of a two storey extension to the west side of the property and a single storey extension to the east elevation. Remove existing single storey mono pitched extension to the rear.**

Permission **granted** under delegated powers on 19<sup>th</sup> August 2019. The Committee had made no comment about this application.

### **2.2 WITHDRAWN 19/01819/FUL, Garden Cottage, Callerton Hall Drive, High Callerton, NE20 9TT. Proposed: Erection of front porch and construction of a garage on the land to the side (west).**

NCC had advised that the application had been **withdrawn** on 14<sup>th</sup> August 2019.

The Committee had made an objection about this application.

### **2.1X APPEAL NOTICE APP/P2935/W/19/3232803 – NCC Ref 18/02699/FUL Land West of dwelling and associated access, parking and amenity space.**

The Committee modified their comment in support of the reason for refusal submitted by Northumberland County Council.

**DATE OF NEXT MEETING: 3<sup>rd</sup> September 2019**