

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 23rd December 2019

Present: Councillor Mrs S Johnson (in the Chair), Mrs K Woodrow and Councillor Mrs K Overbury

Apologies for absence were received from Councillors: , Mr A Hall, 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: 19/04592/ADE, Location: 6-8 Bell Villas (Finnerans) Ponteland NE20 9BE
Proposal: Advertisement consent for 2 x illuminated projected signs.

OBJECTION: The Planning Committee object to this proposal as it is contrary to the PNP Policy 7: Heritage Assets and Advertisements affecting heritage assets and their settings will only be supported where their size, scale, proportions design colour, position, number, materials and illumination do not detract, either individually or cumulatively, from the significance of the heritage asset or its setting. Furthermore, guidance for advertisements and heritage assets point 4.30 of the PNP, states the following: - a) Suitably designed illuminated signage will be permitted where such signs advertise goods or services available to the public within evening hours.

This business is not open within evening hours and illuminated signage is unnecessary.

Therefore, members do not believe that this application fits the criteria for evening illumination within the Conservation Area.

It should also be noted that the illumination is already in place and other businesses in the conservation area are following suit including businesses who have previously been refused planning permission.

The Planning Committee are concerned that these action forms a blatant breach of Conservation area Planning Regulations.

They also would like to point out that the other premises within the conservation area who do not have Planning permission for illuminated signage have been passed to Planning Enforcement and they will be instructed to remove all illumination or apply for retrospective planning permission, which in turn will be put forward to the Planning Committee.

Ponteland Town Councillors feel very strongly about protecting the towns conservation area and will do everything they can to ensure the policies remain enforced.

The Planning Committee wish to see this application refused.

Application No: 19/04544/FUL, Location: 34 Eland Edge, Ponteland NE20 9AY, Proposal:
Proposed single story extension and loft conversion.

OBJECTION: The Planning Committee object to this planning application as it contrary to PNP 2 policy of the Ponteland Neighbourhood Plan section 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 features.

The Planning Committee are concerned about the overwhelming size of this proposal and its size in relation to the plot and how this effect the street scene.

The Planning Committee would also like the Neighbours concerns regarding the loss of light taken into consideration.

The Planning Committee wish to see this application refused.

Application No: 19/04677/FUL, Location: 32 Dunsgreen, Ponteland NE20 9EH, Proposal: Single storey front extension and two storey back extension.

COMMENT: The Planning Committee would also like the Neighbours concerns regarding the loss of light taken into consideration and if the loss of light can be proven then the Planning Committee would make an objection to this proposal.

Application No: 19/04636/FUL, Location: Land South of Holmfield, Medburn, Northumberland
Proposal: Private drive and junction access.

OBJECTION: The Planning Committee object to this proposal and would like to see predictions regarding the usage of this access reported. The C343 is already a busy road and this has been increased dramatically because of the sizable new housing estate situated opposite this proposal. The Committee object on the grounds of safety and would like to see this application refused.

The Committee made no comments about the other 1 application considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 19/03947/VARYCO, Land North West of 8 West Road, West Road, Ponteland, NE20. Proposed Variation of condition 2 pursuant to planning application 18/01796/FUL in order to accommodate changes made during the design process, Permission **granted** under delegated powers on 6th December 2019. The Committee had made a comment about this application.

2.2 DECISION: 19/04279/FUL, 93 Cheviot View, Ponteland, NE20 9BH. Proposed porch to front.
Permission **granted** under delegated powers on 13th Dec 2019. The Committee had made no comment about this application.

2.3 DECISION: 19/04202/FUL, Firze Hill, Ponteland, NE20. Proposed detached garage and garage door replacement with new window on main dwelling.
Permission **granted** under delegated powers on 16th Dec 2019. The Committee had made no comment about this application.

2.4 DECISION: 19/03480/VARYCO, 88 Errington Road, Darras Hall, Ponteland, NE20 9LA. Proposed variation of condition 2 (approved plans) pursuant to approved planning application 17/00785/FUL in order to remove low angle valley members to roof (as amended 21.11.2019)
Permission **granted** under delegated powers on 16th Dec 2019. The Committee had made no comment about this application.

3. ANY OTHER BUSINESS

3.1 Bridgfords Estate Agents Planning Enforcement are still waiting for a response.

3.2 Signature by Mark Small has erected a strip lighting without planning permission above their sign in the conservation area, this has been passed to Planning Enforcement and still no response.

3.3 19/01955/FUL , Location: Land West of Dyke House, Medburn NE20 0JD Proposal: Erection of a 2.1m high double slatted fence panel and a 207m high close board fence
Information had been received from NCC that the application, which had been refused planning permission (on 7th October 2019), was to go to appeal, to be decided on the basis of written representations The Council was invited to make comments or modify/withdraw its previous response.
The Committee made the following comment/objection: The Planning Committee object to this application on both matters. The extension of the land being the first as the land required is

agricultural land within the greenbelt. The committee is extremely concerned that if approved this will set a precedent in Medburn where developers have taken every advantage of the infill land and once full will attempt to creep onto agricultural land and greenbelt thus causing even more problems for Medburn. The fencing was the second matter. The original application proposed low fences and hedges creating a soft finish to the boundary. The planning committee feels these fences are intrusive, out of keeping with the rest of Medburn and of a mass scale and not in line with the Neighbourhood plan Policy PNP 2: Development will be supported where it demonstrates high quality and inclusive design. All new developments should make a positive contribution to their surroundings. Proposals will be supported where development a) creates a sense of place by protecting and adding to an areas quality, distinctiveness and character. The Planning Committee Strongly objects and would like to see this application refused.

3.4 19/03853/FUL Location Land North of Dobbies Garden Centre, Street Houses, Ponteland NE20. Proposal Development of an extension to the existing customer car park and associated works.

The Town Council had been invited to speak at the Local Area Planning Committee Meeting on 13th January 2020 regarding the above application. The Town Council had made an objection about the proposal and Councillor S Johnson agreed to speak at the meeting.

DATE OF NEXT MEETING: 7th January 2019