

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 23<sup>rd</sup> June 2020

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: 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

Application no 20/01602/FUL, Location: Land south east of Field House, Prestwick.

Proposal: Erection of a single storey three-bedroom residential dwelling with a glazed gable and rooflights

**Objection: The Planning Committee object to this proposal as it is contrary to Policy C17. Policy C17 development involving the construction of new buildings in the Green Belt will not be permitted other than for the following purposes, a) agriculture and forestry.**

Application 20/00780/FUL, Location: 225 Darras Road, Ponteland, NE20 9AJ

Proposal: Single storey rear extension with internal alterations, raise roof by 700mm and install new front and rear dormer windows. Render house white.

**Comment – The Committee has no objection to the proposal but they request that a condition be imposed to ensure construction traffic be kept on the property site.**

Application no. 20/00347/OUT, Location: The Pines, The Avenue, Medburn, NE20 0JD

Proposal: Outline application for development of seven detached residential properties with primary access from the Avenue (All matters reserved)

**Objection: Medburn is a satellite settlement without any services, only a limited bus service and poor paths for cyclists and pedestrians. The C345, is a narrow country lane and the only access road. Various ongoing developments have caused major problems for the residents of Medburn and construction traffic has all but destroyed the road surface on the Avenue. The noise and times that construction works are being carried out has been a great nuisance to surrounding residents; who have reported the issue to environmental health. Concerns for lack of consideration and care has become a major factor. Medburn has moved on from a small quiet hamlet into a growing housing estate.**

**The construction of yet another 7 dwellings will adversely impact on what was once a small settlement for the reasons mentioned above. The application is contrary to the PNP2 policy which aims to create a sense of place by protection to an area's quality, distinctiveness and character. It is also contrary to the Castle Morpeth District Plan Policy MBH1 ii) which states that no new residential access will be permitted onto the Avenue, a substandard road.**

**The National Planning Policy Framework 11 conserving and enhancing the natural environment declares that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.**

**The increasing expansion of Medburn is becoming a major burden on the infrastructure of Ponteland which is struggling to cope with the additional residents and vehicles.**

The Committee had no comments to make on the other 7 applications

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

### **2.1 Notification of planning appeal – Town and Country Planning Act 1990 – Section 78**

An appeal has been lodged in respect of application ref 20/00064/FUL for proposed rear extension to dwelling, replacement front porch, addition of 2 front and 1 rear dormer, internal works with repositioning/replacement of existing windows and facing of property in natural stone at Eland Close, Eland Lane, Ponteland, Newcastle Upon Tyne.

The Planning Committee had not objected to this application

### **2.2 DECISION: 20/00523/FUL, Moorfield 20 Moor Lane, Ponteland, NE20 9AD, Two storey rear extension and first floor side extension over garage. New roof and new facade treatments.**

Permission **granted** under delegated powers on 10<sup>th</sup> June 2020

The Committee had commented on this application.

### **2.3 DECISION: 20/01019/FUL, 23 Parklands, Ponteland, NE20 9LL, Construction of a part two storey, part first floor side/front extension over garage and single storey rear extension**

Permission **granted** under delegated powers on 10<sup>th</sup> June 2020.

The Committee had not commented on this application.

### **2.3 DECISION: 20/00611/CCD, Ponteland Leisure Centre, Callerton Lane, Ponteland, NE20 9EG, Erection of Bridge spanning the Fairney Burn to access southern sports field approved under application 17/03729/CCD**

Permission **granted** under delegated powers on 11<sup>th</sup> June 2020.

The Committee had not commented on this application.

### **2.4 DECISION: 19/02355/OUT, land east of 33 Whinfell Road, Woodlands, Ponteland. Outline application with all matters reserved except access for the erection of 1no. dwelling with integral garage**

Permission **granted** under delegated powers on 12<sup>th</sup> June.

The Committee had not commented on this application.

### **2.5 DECISION: 20/00259/FUL, 119 Runnymede Road, Ponteland, NE20 9HL, Construction of an ancillary outbuilding for leisure use in the curtilage of the existing dwelling**

Permission **granted** under delegated powers on 12<sup>th</sup> June.

The Committee had submitted an objection to this application.

### **2.6 DECISION: 20/01230/FUL, 43 Linden Way, Ponteland, NE20 9DP. Proposed two storey side extension; single storey rear extension; chimney; entrance porch and proposed change in materials from brickwork to render, colour of windows white to grey, change in roof line products from white to grey**

Permission **granted** under delegated powers on 17<sup>th</sup> June 2020.

The Committee had not commented on this application.

### **2.7 DECISION: 20/01258/FUL, 150 Runnymede Road, Ponteland, NE20 9HN. Dining/kitchen extension to replace existing conservatory; bathroom extension; raised flat roof to existing utility room; and internal alterations.**

Permission **granted** under delegated powers on 18<sup>th</sup> June 2020.

The Committee had not commented on this application.

### **2.8 DECISION: 20/01381/FUL, 45 Linden Way, Ponteland, NE20 9DP, single storey extension to front sides and rear.**

Permission **granted** under delegated powers on 22<sup>nd</sup> June 2020.

The Committee had not commented on this application.

**2.9 DECISION: 20/00891/FUL – 2 West Thorn Farm, West Thorn Kirkley, NE20 0AG – Proposed two story extension to West facing elevation comprising garage at ground floor and master bedroom above and provision of 3 no dormers (as amended 04/05/2020)**

Permission **granted** under delegated powers on 23<sup>rd</sup> June 2020.

The Committee had submitted an objection to this application.

**3. Any other business**

**3.1 Town & Country Planning Act 1990 – Section 247 – Stopping up of highway a at 7 Ladywell Way, Ponteland, NE20 9TB**

A copy of the made order has been received from the Secretary of State. The order had been displayed on the Town Council's website.

**DATE OF NEXT MEETING: 7th July 2020**