

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 4th August 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: 20/01769/FUL, Location: West House, Dissington Lane, Ponteland NE15 0AE, Proposal: Erection of single storey front/side extension.**

The Planning Committee object to this proposal as it is contrary to the PNP 1, PNP 2, and PNP5. Policy PNP 1: Sustainable Development Principles

Unless specifically addressed by other policies within the Development Plan, a presumption in favour of sustainable development will be exercised in the determination of all development proposals. In seeking to ensure development is sustainable it will be necessary to demonstrate how the development would:

d. Have regard to protecting or enhancing the significance of heritage assets and their setting. Policy PNP 2: High Quality and Inclusive Design

Development will be supported where it demonstrates high quality and inclusive design. All new development 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 area's quality, distinctiveness and character; 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.

Policy PNP 5: Heritage Assets

Proposals that affect heritage assets or their settings will be supported where they sustain, conserve and, where appropriate, enhance the significance of the heritage asset. Where development proposals impact on heritage assets, the applicant is required to describe the significance of the heritage assets affected. Proposals will be supported that: a. Conserve built fabric and architectural detailing that contributes to the heritage asset's significance and character; b. Repair damaged features or reinstate missing features and architectural detailing that contributes to the heritage asset's significance, where appropriate; c. Conserve and enhance the spaces between and around buildings including gardens, e. Ensure that extensions and additions to heritage assets and those proposed within its setting do not harm the significance of the heritage asset.

In addition although this property is rural and there is a lot of tree cover it is however Greenbelt, and should the surrounding trees which cover this area ever be removed this extension would then have a large impact on the Greenbelt and Ponteland Town Council and the Planning Committee would like to protect the Greenbelt in all cases.

The Planning Committee also feel this extension is out of keeping to this existing property and would like to see this proposal refused.

1.2 Application No: 20/02183/FUL, Location: 10 Whinfell Road, Darras Hall, Ponteland NE20 9EP. Proposal: Proposed new entrance gates and boundary wall to front of plot.

The Planning Committee comment on this application and ask that greenery and foliage be planted in front of the brick wall to soften the street scene and the harshness of the brick wall.

1.3 Application No: 20/00260/FUL, Location: 2 Kirkley Drive, Ponteland NE20 9QP, Proposal: Single storey side extension and loft conversion with dormer to the rear.

This application has been deferred to the next meeting as further information is required.

1.4 Application No: 20/01026/FUL Location: Station Lodge. Station Cottages, Ponteland NE20 9SR

Proposal: Sub-divide existing plot to create a new detached dwelling as amended by drawings received 15th July 2020.

The Planning Committee commented on this application as follows:
Members acknowledged the amended plans which have been submitted and the re-positioning of the proposed property and improved plans for the highways access and refuse facilities. However, they still have some concerns over the scale and massing on the site and would like these to be taken into consideration.

Note – the above decision was taken by a majority vote of members.
Councillor T Edwards-Clay declared an interest and took no part in the discussion or voting.

The Committee made no comments about the other 5 applications considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 20/00522/FUL, Land West of 20 Moor Lane, Darras Hall, Ponteland, NE20. Proposed Construction of new dwelling to rear of existing dwelling house with new access driveway.

Permission **granted** under delegated powers on 4th August 2020. The Committee had made an objection about this application.

2.2 DECISION: 20/01695/FUL, 62 Dunsgreen, Ponteland, NE20 9EJ. Proposed rear and side extension.

Permission **granted** under delegated powers on 4th August 2020. The Committee had made no comment about this application.

2.3 DECISION: 20/00780/FUL, 225 Darras Road, Darras Hall, Ponteland, NE20 9AJ. Proposed single storey rear extension with internal alterations, raise roof by 700mm and install new front and rear dormer windows. Render house white.

Permission **granted** under delegated powers on 4th August 2020. The Committee had made a comment about this application.

DATE OF NEXT MEETING: 18th August 2020