

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 4<sup>th</sup> February 2019

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

Apologies for absence were received from Councillors: Mr A Hall 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: 19/04955/COU, Location: 10 West Road, Ponteland, Newcastle upon Tyne NE20 9SU, Proposal: Change of use to A4.**

**OBJECTION:** The Planning Committee wishes to object to this application.

They are concerned that although the site of the property is on the main road through Ponteland, it is located north of the main area where pubs and restaurants are located and where a residential section of Ponteland village is situated.

Next door is a residence that is only a few metres away from the property in the application. Also, there is an over 55 retirement complex on the corner and to the rear of the premises with bedrooms on the ground floor.

The committee are concerned that there could be an excessive and continuing amount of disturbance caused by the proposal for residents, from customers entering and leaving the property and all of their associated noise. Also, the noise and inconvenience of delivery drivers, and taxi pick up, drop offs and waiting taxis. Not only will this be a disturbance for the residents but also other road users and on-going traffic in Ponteland during peak delivery times and licensed drinking hours, when this practice is evident outside most of the establishments on Main Street where double yellow lines are often ignored, causing traffic hold ups on the A696 and creating safety issues. This proposal will extend the stretch of drinking and eating establishments all along the Main Street and into the residential area.

The Planning Committee are not opposed to the idea of a microbrewery, but they are to the location. They believe it is too close to residents of all ages and they would like this application refused.

#### 1.2 **Application No: 20/00105/FUL, Location: 11 Tudor Court, Darras Hall, Ponteland NE20 9PJ. Proposal: Proposed raising of roof to incorporate first floor level, side and rear extensions and alterations to existing frontage.**

**OBJECTION:** The Planning Committee wish to object to this application as it is contrary to The Neighbourhood Plan Policy PNP 2 High Quality and Inclusive development

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.

The Neighbourhood Plan Policy PNP 4 Residential Development in Darras Hall

a) The proposed dwelling or extension should be respectful of the scale and massing and separation of adjacent dwellings and the street scene, particularly in relation to the frontage of the application site to the Highway.

c) The siting of the proposed dwelling or extension should reflect the strongly established and prominent building lines and frontages of adjacent dwellings.

This is a street of bungalows and with bungalows at both sides of this property and all around. This dwelling would be converted going from a small bungalow to a large almost two-storey house. This would dominate the surrounding properties and affect the street scene massively and would set a precedent for the rest of this quaint little street.

The Committee made no comments about the other 6 applications considered.

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

**2.1 DECISION: 19/00559/FUL, Co-operative Group Limited, 15-21 Broadway, Ponteland, NE20 9PW. Proposal to replace existing refrigeration plant and plant enclosure with new.** Permission **granted** under delegated powers on 20<sup>th</sup> January 2020. The Committee had made no comment about this application.

**2.2 DECISION: 19/04677/FUL, 32 Dunsgreen, Ponteland, NE20 9EH. Proposed single storey extension and two storey rear extension as amended by proposed site layout plan received 16/1/20.** Permission **granted** under delegated powers on 23<sup>rd</sup> January 2020. The Committee had made no comment about this application.

**2.3 DECISION: 19/04580/FUL, 12 Middle Drive, Darras Hall, Ponteland NE20 9DH. Proposed new roof to form 7m high dormer bungalow with family rood extension at rear. New entrance gates.** Permission **granted** under delegated powers on 23<sup>rd</sup> January 2020. The Committee had made no comment about this application.

**2.4 DECISION: 19/04214/REM, Land north of Plot 5 Prospect Farm, The Avenue, Medburn, NE20. Proposed reserved matter application relating to landscaping, layout, scale.** Permission **granted** under delegated powers on 29<sup>th</sup> January 2020. The Committee had made no comment about this application.

**2.5 DECISION: 19/04544/FUL, 34 Eland Edge, Ponteland, NE20 9AY. Proposed single storey rear extension and loft conversion as amended by drawings received 30/12/19** Permission **granted** under delegated powers on 28<sup>th</sup> January 2020. The Committee had made an objection about this application this was later removed after plans were amended.

**2.6 DECISION: 19/04591/ADE, 6-8 Bell Villas, Ponteland, NE20 9BE. Proposed advertisement consent for 2 x illuminated projecting signs (retrospective)** Permission **Refused** under delegated powers on 30<sup>th</sup> January 2020. The Committee had made an objection about this application.

**2.7 WITHDRAWN: 19/04379/FUL, 22 Moor Lane, Darras Hall, Ponteland NE20 9AD. Proposed construction of two detached dwellings and garages as supplemented by additional information received 26/11/19 and by bat survey received 10/12/19.** NCC had advised that the application had been **withdrawn** on 23<sup>rd</sup> January 2020. The Committee had made an objection about this application.

## **3. ANY OTHER BUSINESS**

**3.1 Councillors Karen Overbury and Katrina Woodrow attended the hearing for the license at 10 West Road. This license was approved.**

## **4. PLANNING ENFORCEMENT ISSUES**

**4.1 S Finnerans, 6 Bell Villas, Ponteland NE20 9BE: illuminated signage in the conservation area.** A Planning Application was received, and the Planning Committee objected. The application for illuminated signage was refused.

**4.2 Signature North East, 1a Main Street, Ponteland NE20 9NH: illuminated signage in the conservation area.** This is ongoing, Planning Enforcement are being contacted on a weekly basis.

**4.3 Birdgords, 9 Main Street, Ponteland NE20 9NH: illuminated signage in the conservation area.** This is ongoing, Planning Enforcement are being contacted on a weekly basis.

**4.4 Stonebridge interiors refused planning permission for illuminated signage in the conservation area.**

This was sent to the Planning Enforcement officer on the 23<sup>rd</sup> December 2019 as this applicant went ahead and illuminated his signage in the conservation area after being refused Planning Permission.

The Planning Officer issued a letter on the 8<sup>th</sup> Jan 2020. This is still ongoing.

**4.5 Blythman's Vet Practice external spotlight fitted on wall projecting light onto a white hanging sign.**

This was sent to Planning Enforcement on the 3<sup>rd</sup> February 2020 and no response has been received.

**DATE OF NEXT MEETING: 18<sup>th</sup> February 2020**