

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 8th January 2019

Present: Councillor Mrs S Johnson (in the Chair), Mrs K Woodrow, Mrs K Overbury and Councillor Mr Thomas Edwards-Clay

Apologies for absence were received from Councillors: Mrs C Caisley and Councillor Mr S Ahmed.

1. PLANNING APPLICATIONS

A list of planning applications received since the previous Committee meeting had been circulated

1.1 Application No: 18/04229/FUL, Location: Newcastle International Airport, Woolsington, Newcastle upon Tyne NE13 8BZ, Proposal: Extension of the Airports long stay car park to provide additional space for the high density 'block parking' of 640 cars. The area will have access from an existing car park with the access and circulation roads constructed of asphalt concrete, and the parking surfaces of gravel filled permeable cellular paving. Attenuation infrastructure will manage the discharge of surface of surface water into watercourse to the North West.

Objection: the planning committee object to this proposal as they have concerns on flooding in the area which has been prone to flooding historically. The committee feel there has been an increase in light pollution in the area since the creation of the last car park, and fear that this will further add to the situation which conflicts with the efforts made by Northumberland County Council on reducing light pollution up to this boundary and in the surrounding area. The committee is also concerned for all wild life in this area but in particular the bats and birds that inhabit the area. The committee would like to know if there is proven need for the extension of additional long-term parking spaces. They also question the number of residents that have been notified of this proposal especially with it being submitted over the festive period.

1.2 Application No: 18/04438/FUL, Location: 27 Edge Hill, Darras Hall, Newcastle upon Tyne NE20 9RW, Proposal: Construction of Single and two storey extensions to form garage, garden room, stores, study and fitness room.

Comment: The Planning Committee would like assurances that the removal of the trees are in line with the conditions of the tree Preservation Officer.

1.3 Application No: 16/03628/FUL, Location: Land on the Orchards, Callerton Lane, Ponteland, NE20 9EG, Proposal: Re-Submission of a residential development for 13 no apartments with car parking (as amended by plans received 21.12.18)

Objection: Whilst the Committee are not against the principal of sympathetic development of this site and acknowledge the partial reduction on the height of the buildings, the resubmission has not significantly altered to address the concerns that we raised in our previous objection dated 04 Nov 2016.

The committee believe that the proposal is an overdevelopment of the site and the situation of the proposed buildings so close to the riverbank causes the buildings to appear excessive and over bearing in a visually prominent position in the centre of the conservation area.

The amended proposal still presents an overwhelming frontage to Callerton lane. Despite the broken roofline, the height of the building still appears to be excessive and overbearing, when viewed from Callerton lane, thus having an adverse effect on the surrounding environment, which is directly adjacent to a designated protected open space and wildlife corridor; as per the neighbourhood plan.

For the reasons above the Committee consider that the proposed development detracts from the character and appearance of the Ponteland Conservation Area and that the application represents harm to the designated heritage asset and the degree of harm is significant.

It is understood by the Committee that in a case such as this, where a proposed development will lead to substantial harm to the significance of a designated heritage asset, it must be demonstrated that the substantial harm or loss are outweighed by public benefits provided by the scheme. The Committee consider the public benefits presented within the proposal are insubstantial, and do not outweigh the significant impact that the proposal will have on the Ponteland Conservation Area, which is contrary to paragraph 133 of the NPPF.

The Committee note that the proposal intends to introduce a One-Way access from the mini roundabout at the junction of Main Street and North Road and egress from the road exiting the car park of the former HSBC bank; we understand this is in order to overcome manoeuvrability issues for refuse wagons and emergency vehicles but wish to highlight our concerns for the workability of this system. We will however concede to the judgement of the Highways Authority in this matter.

The Committee made no comments about the other 4 applications considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 18/03836/FUL, East Town Farm Cottage, Ponteland, NE20 0EE. Proposed first floor extension over existing rear offshoot.

Permission **granted** under delegated powers on 13th Dec 2018. The Committee had made no comment about this application.

2.2 DECISION: 18/02687/FUL, 7 Broadway, Ponteland, NE20 9PW. Proposed installation of 2no external condenser units for new internal AC system within existing retail store as supplemented by condenser details received 2/8/18.

Permission **REFUSED** under delegated powers on 17th Dec 2018. The Committee had made no comment about this application.

2.3 DECISION: 18/02920/FUL, Penny Hill House, Ponteland, NE20 0JA. Proposal to reinstate original access to property.

Permission **granted** under delegated powers on 18th Dec 2018. The Committee had made no comment about this application.

2.4 DECISION: 18/03843/FUL, 33-35 Broadway, Darras Hall, Ponteland, NE20 9PW. Proposed removal of existing timber shop front and installation of new shop front.

Permission **granted** under delegated powers on 18th Dec 2018. The Committee had made no comment about this application.

2.5 DECISION: 18/03726/FUL, Waitrose, Main Street, Ponteland, NE20 9NH. Proposed installation of 2 no ANPR cameras and 1 no new camera column to Waitrose carp park and associated works.

Permission **granted** under delegated powers on 20th Dec 2018. The Committee had made no comment about this application.

2.6 DECISION: 18/03777/VARYCO, 104 Darras Road, Ponteland, NE20 9PG. Proposed variation of condition 2 (approved plans) pursuant to planning permission 16/01895/FUL to allow a revised design of extension to the rear of the property.

Permission **granted** under delegated powers on 20th Dec 2018. The Committee had made no comment about this application.

2.7 DECISION: 18/03789/VARYCO, 26 Avondale Road, Ponteland, NE20 9NA. Proposed removal of condition 3 (approved plans) pursuant to planning permission 18/00622/FUL to allow removal of the accommodation within the roof space and minor amendments to elevational treatment.

Permission **granted** under delegated powers on 20th Dec 2018. The Committee had made no comment about this application.

2.8 DECISION: 18/03805/FUL, 14 Eastern Way, Ponteland, NE20 9PE. Proposed alterations and extension to dwelling including changing brickwork to stone and render.

Permission **granted** under delegated powers on 21st Dec 2018. The Committee had made no comment about this application.

2.9 DECISION: 18/03823/FUL, Corneyhaugh, Kirkley, Ponteland, NE20 0BQ. Proposed single storey rear extension, loft conversion, internal alterations & detached garage.

Permission **granted** under delegated powers on 21st Dec 2018. The Committee had made no comment about this application.

2.10 DECISION: 18/03835/FUL, 222 Middle drive, Ponteland, NE20 9LU. Proposed part raising of ridge to provide additional bedrooms and bathroom within roof space, ground floor, hallway extension to front and internal alterations.

Permission **granted** under delegated powers on 21st Dec 2018. The Committee had made no comment about this application.

2.11 DECISION: 18/03926/FUL, 78 Woodside, Ponteland, NE20 9JB. Proposed single storey side extension.

Permission **granted** under delegated powers on 21st Dec 2018. The Committee had made no comment about this application.

2.12 DECISION: 18/03883/ADE, Land to the West of North Road, Ponteland, NE20. Proposed advertising consent for 2 x flag /poles and 1 x free standing board/hoarding.

Permission **granted** under delegated powers on 21st Dec 2018. The Committee had made no comment about this application.

2.13 DECISION: 18/03865/FUL, 82 Eastern Way, Ponteland, NE20 9RE. Proposed construction of rear extension for new kitchen, alterations and new bay window to front.

Permission **granted** under delegated powers on 21st Dec 2018. The Committee had made no comment about this application.

2.14 DECISION: 18/03708/FUL, Plot 6, Former nursery site, meadow court, Ponteland, NE20. Proposed erection of 2 storey dwelling with internal garage.

Permission **granted** under delegated powers on 11th Dec 2018. The Committee had made no comment about this application.

2.15 DECISION: 18/03682/FUL, Land East of the Glebe, Milbourne, Ponteland, NE20. Proposed timber chalet for holiday letting.

Permission **granted** under delegated powers on 19th Dec 2018. The Committee had made an objection about this application.

2.16 DECISION: 18/03089/FUL, Pine Lodge, 80 Western Way, Ponteland, NE20 9AW. Proposed new front garden wall with existing vehicle access.

Permission **granted** under delegated powers on 18th Dec 2018. The Committee had made a comment about this application.

2.17 DECISION: 18/03664/FUL, Kirkholme, Tilery cottages, Ponteland, NE20. Proposed construction of double garage to existing dwelling.

Permission **granted** under delegated powers on 14th Dec 2018. The Committee had made an objection about this application.

2.18 DECISION: 18/04185/FUL, 159 Middle Drive, Ponteland, NE20 9DU. Proposed ground floor rear extension, raising of ridge as to provide additional habitable accommodation within the roof space, and provision of new entrance gates/walls.

Permission **granted** under delegated powers on 4th Jan 2019. The Committee had made no comment about this application.

2.19 DECISION: 18/03981/FUL, 5 Eastern Way, Ponteland, NE20 9PE. Proposed internal alteration, two storey infill rear extension with kitchen, dining area and bedroom with en-suite.

Permission **granted** under delegated powers on 3rd Jan 2019. The Committee had made no comment about this application.

2.20 DECISION: 18/04057/FUL, 35 Avondale Road, Ponteland, NE20 9NA. Proposed single storey rear extension, bay window to front, flue to side and new entrance gates,

Permission **granted** under delegated powers on 3rd Jan 2019. The Committee had made no comment about this application.

2.21 DECISION: 18/04064/FUL, 242 Western Way, Ponteland, NE20 0ND. Proposed 2 storey side and rear extension.

Permission **granted** under delegated powers on 3rd Jan 2019. The Committee had made no comment about this application.

2.22 DECISION: 18/03913/FUL, 213 Western Way, Ponteland, NE20 9ND. Proposed internal/external alterations and front and rear extensions – dormer bungalow to two storeys.

Permission **granted** under delegated powers on 3rd Jan 2019. The Committee had made no comment about this application.

2.23 DECISION: 18/3612/FUL, Land South of Abbotswood, Ponteland. Proposed change of use of agricultural land to equestrian use with new equine stable block and grazing.

The Application was WITHDRAWN on 3rd Jan 2019. The Committee had made an objection about this application.

DATE OF NEXT MEETING: 22nd January 2019