

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 24th November 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: 20/03497/FUL, Location: 94 Western Way, Darras Hall, NE20 9Ly
Proposal: Proposed infill extension for utility, new porch to front, new roof over bathroom and dormers to front and rear, pitched roof to garage and new screen wall with ex flat roof decking.**

OBJECTION: The Planning Committee object to this proposal as it contrary to PNP Policy 2 and 4.

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:

e. Will not have an unacceptable adverse impact on the amenities of occupiers of nearby properties;

Policy PNP 4: Residential Development in Darras Hall Proposals for the development of new and replacement dwellings, as well as extensions to dwellings within the Darras Hall estate, as defined on the Policies Map, will be supported where they conform to the following criteria:

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;

b. The layout of the proposed dwelling or extension should demonstrate the necessity for any removal of existing boundary features of amenity value such as hedgerows, walls, fences or water courses.

The neighbours' concerns are also quite alarming regarding the guttering, water and drainage issues and also the fact that the neighbour does not give permission for any construction fall onto their property and with the proximity of this, it is a concern.

The first-floor dormer window is also a concern as it looks directly into the neighbour's windows, can this be altered to face the applicants own garden?

The Planning Committee would like to see some substantial conditions made if this is approved or see it refused.

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

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 20/01977/FUL, East Town Farm Cottage, NE20 0EE. Proposed first floor rear and front extensions with change of use of part of adjacent barn to create annex to amin dwelling.

Permission **granted** under delegated powers on 17th November 2020. The Committee had made no comment about this application.

2.2 DECISION: 20/03165/FUL, 3 Hawthorn Way, Ponteland, NE20 9RU. Proposed conservatory extension and change from flat to pitched roof over existing garage.

Permission **granted** under delegated powers on 18th November 2020. The Committee had made no comment about this application.

2.3 DECISION: 20/02934/REM, Land South East of 111 Runnymede Road, Ponteland, NE20. Proposed detached dwelling to the rear of 111 Runnymede Road.

Permission **granted** under delegated powers on 25th November 2020. The Committee had made no comment about this application.

2.4 DECISION: 20/03234/FUL, 24 High View, Darras Hall Ponteland, NE20 9ET.

Proposed two storey side extension; single storey rear conservatory extension; removal of existing car port.

Permission **granted** under delegated powers on 25th November 2020. The Committee had made no comment about this application.

2.5 DECISION: 20/03177/FUL, 64 Cheviot View, Ponteland, NE20 9BW. Proposed construction of a two storey side extension and single storey rear extension.

Permission **granted** under delegated powers on 23rd November 2020. The Committee had made no comment about this application.

2.5 WITHDRAWN 20/02960/FUL; 5 Eastern Way, Darras Hall, Ponteland NE20 9PE. Proposed construction of double garage (daytime Bat risk assessment received 02/11/2020)

NCC had advised that the application had been **withdrawn** on 25th November 2020. The Committee had made no comment about this application.

DATE OF NEXT MEETING: 8th December 2020