

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 22<sup>nd</sup> December 2020

Present: Councillor Mrs K Woodrow (in the Chair), Mr A Hall, Mr S Ahmed, Mrs K Overbury and Councillor Mr T Edwards-Clay

Apologies for absence were received from Councillors: Councillor Mrs S Johnson

### 1. PLANNING APPLICATIONS

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

1.1 Application No: 20/03945/FUL, Location: Land West of Meadow Court House, Plot 2 Runnymede Road, Darras Hall NE20 9HH. Proposal: Proposal for the development of a modern six bedroom home with associated outbuildings (garage and summer house).

**OBJECTION:** The Planning Committee wish to object to this application as it is contrary to Policy PNP 2.

"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."

The proposed property would very tall and the Planning Committee do not feel that the construction of a house four stories high would be appropriate in this residential area. It could set a precedence for future large homes in Ponteland and Darras Hall. The summer house alone would be the size of a small bungalow.

The design of this property is very commercial on style and although Darras Hall has a large array of different styles, this proposal is not in keeping with the appearance of other homes in the area. Should this proposal be granted the Planning Committee would seek as much green foliage be placed on the street scene as possible to mask the "concrete" look and feel of this property. Ideally the Planning Committee would prefer this inappropriate application be refused.

The Committee made no comments about the other 3 applications considered.

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 DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 **DECISION:** 20/03599/FUL, 213 Darras Road, Ponteland, NE20 9AF. Proposed Conversion of existing bungalow into a dormer bungalow ground floor single – storey extension to Ne corner.

Permission **granted** under delegated powers on 22<sup>nd</sup> December 2020. The Committee had made no comment about this application.

2.2 **DECISION:** 20/03275/FUL, Land west of meadow court house. Runnymede Road, Darras Hall, Ponteland, NE20. Proposed construction of 1 no residential unit – amendment

**to existing approved consent 19/04445/FUL. Site had been divided into two plots and application looks solely at plot 3, previously plot 4.**

Permission **granted** under delegated powers on 23<sup>rd</sup> December 2020. The Committee had made no comment about this application.

**2.3 DECISION: 20/03584/FUL, 12 Ridgely Drive, Ponteland, NE20 9BL. Proposed single storey front extension.**

Permission **granted** under delegated powers on 21<sup>st</sup> December 2020. The Committee had made no comment about this application.

**2.4 DECISION: 20/03212/FUL, Kirkley Hall, Kirkley, Ponteland, NE20 0BB. Proposed the creation of two soil bunds.**

Permission **granted** under delegated powers on 11<sup>th</sup> December 2020. The Committee had made no comment about this application.

**DATE OF NEXT MEETING: 5<sup>th</sup> January 2020**