

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 8th December 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: 20/03176/FUL, Location: Fratelli Restaurant Bell Villas Ponteland NE20 9BE, Proposal: Extension of existing first floor restaurant external terrace area with glass balustrading to perimeter. Formation of ground floor servery area and furniture store to front elevations adjacent to entrance.

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.**

Fratellis restaurant could be referred to as the largest restaurant in Ponteland in a prominent position in the centre of the village with a small outdoor balcony and almost opposite Yolo, another establishment with an outdoor seating area, and surrounded by residential housing. The Committee are concerned that the extension of the outdoor space and increase in the number of diners would increase noise levels and add to the very real concerns that Ponteland is being seen as a party village. The committee wish to avoid this culture becoming the norm in Ponteland. It should be stressed that the close proximity of large numbers of residential homes is of huge concern to the committee and the effect that increased noise levels will have on residents. Therefore, the Planning Committee would like to see this proposal refused.

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

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 **DECISION: 20/03042/FUL, 9 Longmeadows Ponteland, NE20. Proposed demolition of existing side and rear extension with pitched roof and dormer window and new gated entrance as amended by drawings received 20/11/2020**

Permission **granted** under delegated powers on 9th December 2020. The Committee had made no comment about this application.

2.2 **DECISION: 20/02301/FUL, 10 Linden Way, Darras Hall, Ponteland, NE20 9DP Proposed side and rear extensions and new roof to form 7m high dormer bungalow.**

Permission **granted** under delegated powers on 3rd December 2020. The Committee had made no comment about this application.

2.3 DECISION: 20/03331/FUL, 91 Middle Drive, Darras Hall, Ponteland, NE20 9DW. Proposed construction of a two-storey rear garage extension and a single storey orangery extension.

Permission **granted** under delegated powers on 3rd December 2020. The Committee had made no comment about this application.

2.4 DECISION: 20/03027/FUL, 11 Guardians Court, Ponteland, NE20 9UG. Proposed single storey rear kitchen extension.

Permission **granted** under delegated powers on 2nd December 2020. The Committee had made no comment about this application.

2.5 DECISION: 20/03240/FUL, 11 Runnymede Road, Darras Hall, Ponteland, NE20 9HE. Proposed demolition of an existing dormer bungalow and construction of a new two storey dwelling.

Permission **granted** under delegated powers on 27th November 2020. The Committee had made no comment about this application.

2.6 DECISION: 20/03016/FUL, 21 Western Way, Darras Hall, Ponteland, NE20 9AS. Proposed erection of 2 no dormer windows and conservatory to rear, installation of rooflight to rear, alterations to rear elevation.

Permission **granted** under delegated powers on 10th December 2020. The Committee had made no comment about this application.

DATE OF NEXT MEETING: 22nd December 2020