

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 16th February 2021

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: 20/03945/FUL, Location: Land West of Meadow Court House, Plot 2 Runnymede Road, Darras Hall, Ponteland NE20 9HH. Proposal: Proposal of the development of a modern six-bedroom home with associated outbuildings (garage and summer house) (as amended 02.02.2021).

Objection: The Planning Committee Would like to maintain their objection: -
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 areas 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.

1.2 Application No: 20/03497/FUL, Location: 94 Western Way, Darras Hall, Ponteland 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 decked.

Comment: After reviewing the revised plans the Planning Committee wish to withdraw their objection but request that the neighbours' concerns, and comments be taken into account when a decision is made on this application.

1.3 Application No: 20/03835/FUL, Location: 43 Ridgely Drive, Ponteland NE20 9BJ
Proposal: Addition of first floor balcony to the rear of the property, accessed by a bi-fold door which will replace an existing window.

Comment: The Planning Committee understand the applicants wish to take in the view from their property but feel the neighbours should also be able to enjoy their privacy without being looked upon. Therefor they request opaque sides or glazing be installed down both sides of the balcony.

1.4 Application No: 21/00231/FUL, Location: 11 Wentworth Court, Darras Hall, Ponteland NE20 9PR. Proposal: Change of first floor to show 2 peaks to front elevation and 3 peaks to rear elevation.

Comment: The Planning Committee request that greenery and foliage be placed on outside of the wall, to soften the street scene.

The Committee made no comments about the other 5 applications considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 20/04395/FUL, 17, Rowan Drive, Ponteland, NE20 9QJ. Proposed construction of ground floor front and rear extension and first floor extension over garage. Permission **granted** under delegated powers on 16th February 2021. The Committee had made no comment about this application.

2.2 DECISION: 20/03821/FUL, 10 Fellside, Darras Hall, Ponteland, NE20 9JW. Proposed dormer extension to existing dwelling and extension to existing double garage. Permission **granted** under delegated powers on 12th February 2021. The Committee had made no comment about this application.

2.3 DECISION: 20/04307/FUL, 4 Avondale Road, Darras Hall, Ponteland, NE20 9NA. Proposed demolition of existing pitched roof conservatory to rear and replacement with proposed pitched roof extension; proposed new pitched roof porch to front elevation, new windows and doors and internal alterations. Permission **granted** under delegated powers on 10th February 2021. The Committee had made no comment about this application.

2.4 DECISION: 20/03406/FUL, 229 Darras Road, Darras Hall, Ponteland, NE20 9AJ. Proposed new roof to existing dormer style house raising the ridge height from 7.1m to 7.30m to create first floor accommodation, including dormer windows and extension to form family room and double length garage. Construction of automated entrance gates and entrance walls as supplemented by ecology report and bat mitigation strategies received 08/01/2021. Permission **granted** under delegated powers on 10th February 2021. The Committee had made a comment about this application.

2.5 DECISION: 20/04288/VARYCO, 24 High View, Darras Hall, Ponteland, NE20 9ET. Proposed variation of condition 2 (approved plans) pursuant to planning permission 20/03234/FUL to reduce the width of the conservatory by 3.7m, change the position of rear sliding doors and increase the width of the side. Permission **granted** under delegated powers on 8th February 2021. The Committee had made no comment about this application.

2.6 DECISION: 20/04313/FUL, 51 Longmeadows, Darras Hall, Ponteland, NE20 9DX. Proposed single storey extension to rear for kitchen, sunroom and utility and wc. Permission **granted** under delegated powers on 11th February 2021. The Committee had made no comment about this application.

2.7 WITHDRAWN: 20/03480/FUL, 105 Runnymede Road, Darras Hall, Ponteland NE20 9HL. NCC had advised that the application had been **withdrawn** on 10th February 2021. The Committee had made a comment.

DATE OF NEXT MEETING: 2nd March 2021