

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 2<sup>nd</sup> 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: 20/04340/FUL, Location: 156 Western Way, Darras Hall, Ponteland NE20 9LY. Proposal: Demolition of an existing bungalow and construction of a two storey eco home.**

The Planning Committee object to this proposal as it is contrary to the PNP policy 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 design of this house is very "block" like and even though there are a number of unusual designed houses throughout Darras Hall, this one would not improve the distinctiveness of the area.

#### 1.2 **Application No: 20/04356/FUL, Location: Plot 3 Land North of 12 Windsor Place Darras Hall, Ponteland NE20. Proposal: Erection of single 4/5 bed 1.5 storey dwelling with associated parking, double garage and garden.**

The Planning Committee object to this proposal as it is contrary to PNP policies Policy PNP 1, 4, 10, 11, 13 and 14.

PNP1: Sustainable Development Principles,

Unless specifically addressed by other policies within the Development Plan, a presumption in favour of sustainable development will be exercised in the determination of all development proposals. In seeking to ensure development is sustainable it will be necessary to demonstrate how the development would:

- a. Minimise the impact and mitigate the likely effects of climate change particularly by using opportunities offered by that development to reduce the causes and impacts of flooding;
- b. Minimise its impact on amenity for new and existing residents, businesses and other land uses in the vicinity of the development;

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;
- c. The siting of the proposed dwelling or extension should reflect the strongly established and prominent building lines and frontages of adjacent dwellings; and

d. Development proposals must demonstrate the necessity for loss of any tree or hedgerow of significant local amenity value and, in those circumstances, include equivalent compensatory planting. Loss of aged or veteran trees will only exceptionally be supported where it is demonstrated the need for, and benefits of development clearly outweigh the loss.

Policy PNP 10: Green Infrastructure Development proposals should seek to protect and, where practical and viable, improve and extend green infrastructure using native species. When determining planning applications, consideration will be given to how development proposals:

- a. Protect and enhance green infrastructure assets, provide high quality links between existing assets and/ or provide additional uses for multi-functionality;
- b. Secure improved access to green infrastructure;
- c. Create a sense of place by protecting and/or fully integrating high quality, green infrastructure into the proposed development to reflect the character of the Neighbourhood Plan area;
- d. Integrate green infrastructure with sustainable drainage systems and the management of flood risk;
- e. Address the management and maintenance of new and existing green infrastructure throughout and beyond the plan period.

Proposals that would include the loss of part of the green infrastructure network will not be supported unless alternative provision, equivalent to or better than the green infrastructure proposed to be lost in terms of its quantity and quality, can be provided in equally accessible locations that maintain or create new green infrastructure connections.

Policy PNP 11: Landscape Development proposals should maintain and where appropriate enhance landscape character. In meeting this requirement, applicants should demonstrate how they have addressed and sought to maintain or enhance the condition and strengths of the Neighbourhood Plan Area's landscape as defined in the Ponteland Parish Landscape Character Assessment.

Policy PNP 13: Biodiversity All development proposals should conserve the biodiversity value of land, species, buildings and habitats, and maximise opportunities for creation, restoration, enhancement and management of biodiversity.

Proposals that are likely to cause unacceptable harm to nationally or locally designated sites, protected species, or priority species and habitats (as identified in the current Northumberland Biodiversity Action Plan) will only be supported where the applicant has demonstrated the proposal cannot be located on an alternative site with less harmful impacts and that benefits of the development in that location clearly and demonstrably outweigh any direct or indirect adverse impacts on biodiversity. All identified adverse impacts must be addressed through appropriate mitigation measures, reinstatement of features, or, as a last resort, compensation to enhance or create habitats should form part of the proposals on or off site.

Policy PNP 14: Wildlife Corridors To be supported, development proposals relating to land within the wildlife corridors identified on the Policies Map must demonstrate any significant harm to biodiversity quality and connectivity cannot be avoided through locating proposals to an alternative site; or will be adequately mitigated; or as a last resort, will be compensated for. All development proposals should demonstrate opportunities to create new links and habitats to reconnect isolated sites and facilitate species movement have either been incorporated in the design or are clearly shown to be not viable or deliverable.

The Planning Committee would like to see detailed reports on all wildlife in this area as a number of red squirrels have been reported. The loss of wildlife to this development would be extreme. The Committee are also concerned about flooding in this area and would like the LEAD flood authority to look into this application in depth. They would also like the neighbours comments and concerns addressed.

### **1.3 Application No: 20/04377/FUL, Location: Lakeside House, Ponteland, NE20 9HP, Proposal: Demolition of existing residential dwelling and various outbuildings and erection of a new family dwelling with outbuildings and landscaping.**

The Planning Committee would like to comment on this application and would like the concerns of the neighbours noted regarding the access road. The Committee is also hopeful that the small bridge over the river Pont will be strong enough to handle the additional weight and traffic this development will bring.

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

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

**2.1 DECISION: 20/03827/FUL, Haven Lodge, Prospect Farm, The Avenue, Medburn. Ponteland, NE20 0JD. Proposed excavation, steps and retaining walls to create basement access rear garden and proposed detached garden room with terrace and glazed balustrade.**

Permission **granted** under delegated powers on 2<sup>nd</sup> February 2021. The Committee had made no comment about this application.

**2.2 DECISION: 20/04157/FUL, 22 Montpellier Drive, Woodlands Manor, Medburn Ponteland, NE20 0EG. Proposed rear single storey extension and additional windows to existing house.**

Permission **granted** under delegated powers on 1<sup>st</sup> February 2021. The Committee had made no comment about this application.

**2.3 DECISION: 20/02513/VARYCO, Land South of Herdmans cottage, Kirkley, Ponteland, NE20. Proposed variation of condition 5 (approved plans) pursuant to planning permission 19/04357/FUL to include existing and proposed bund surrounding the existing outdoor area and proposed indoor arena as supplemented by drawings and photograph received 3/9/2020.**

Permission **granted** under delegated powers on 28<sup>th</sup> January 2021. The Committee had made no comment about this application.

**2.4 DECISION: 20/03663/VARYCO, 11 Wentworth Court, Darras Hall, Ponteland, NE20 9PR. Proposed variation of condition 3 (approved plans) pursuant to planning permission 20/01144/FUL to change first floor to show three peaks to the front and rear elevations.**

Application WITHDRAWN on the 26<sup>th</sup> January 2021.

**2.5 DECISION: 20/04044/FUL, 58 Edge Hill, Darras Hall, Ponteland, NE20 9RR. Proposed single storey garage extension to front; remove store door to front and replace with large window; amend opening sizes and locations to rear and add roof windows to existing rear extension; juliette balcony to rear and internal alterations.**

Permission **granted** under delegated powers on 25<sup>th</sup> January 2021. The Committee had made no comment about this application.

**DATE OF NEXT MEETING: 16<sup>th</sup> February 2021**