

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 2nd March 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: 21/00485/VARYCO

Location: Land North of 12 Darras Road, Darras Hall, Ponteland NE20 9PA

Proposal: Variations of conditions 2 (approved plans) and 5 (trees and hedges) pursuant to approved planning application 19/02229/FUL to allow a change in materials and to remove trees T17C and T20C.

Comment: The Planning Committee ask that the neighbour's concerns about the proposed removal of trees that would greatly lead to a loss of privacy in several rooms, including a bedroom, be taken into consideration.

1.2 Application No: 21/00312/FUL

Location: Land West of 20 Moor Lane, Moor Lane, Darras Hall, Ponteland.

Proposal: Construction of a 3-storey dwelling, detached double garage and boiler room to the rear of existing dwelling house.

Objection: The committee feels this is an over development of the land available and the scale of the properties is too large, and we refer to the Castle Morpeth District Local Plan policy H11 tandem and back land development policy H11 proposals for the residential development of land will be refused planning permission if they would result in the following:

i) unacceptable back land or tandem development which would cause a loss of amenity due to a poor relationship with existing dwellings or garden areas and which creates problems of overlooking, loss of privacy, poor access, difficult servicing, substandard parking and turning facilities, loss of trees or inadequate garden area.

Ponteland Planning Committee also objects to the proposal as they believe it is contrary to Policy PNP 2 of the Ponteland Neighbourhood plan.

Development will be supported where it demonstrates high quality and inclusive design.

All new development should make a positive contribution to their surroundings. Proposal will be supported where development:

b) Respect the character of the site and surroundings, in terms of its location, layout, proportion, form, massing, density, height, size, scale, materials and detailed design features

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

Ponteland planning committee believes the proposed houses would be disproportionately large for the site and have an adverse impact on neighbouring properties. The planning committee would also refer Northumberland County Council to Policy PNP 4.

Proposals for the development of new and replacement dwellings, as well as extensions to dwellings within the Darras Hall Estate, as defined by 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.

The Planning Committee previously received correspondence from Mr Haddon a neighbour at number 24 Moor Lane where he expressed his concerns this proposal would have on his daughter's health and they feel this will stay be the case regarding this new application.

The Planning Committee also received details correspondence from Dorothy and Peter Jenkins outlining their large number of concerns in particular the wildlife. The committee is saddened at all the dead wildlife found following the obliteration of this site. In a world where we should be protecting our environment and as much wildlife as we can, it feels like little regard has been taken so far. The size of this application is also a cause for concern as it is very large in relation to the plot and its surrounding neighbours.

The Panning Committee would like these concerns to be taken into consideration for this application and they request this application be refused.

1.3 Application No: 20/04356/FUL

**Location: Plot 3 Land North of 12 Windsor Place, Windsor Place, Darras Hall, Ponteland NE20.
Proposal: Erection of single 4/5 bed 1.5 storey dwelling with associated parking, double garage and garden (as amended)**

Objection: The amended plans do not address any of the concerns and objections from the Planning Committee or the neighbours. Therefore, the Planning Committee objects to this proposal still stands 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 Areas 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.

The Committee made no comments about the other 9 applications considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 20/04033/FUL, 24 Beech Court, Darras Hall, Ponteland, NE20 9NE.

Proposed erection of a first-floor side and the erection of a part two-storey, part single storey rear extension (amended description 12.02.2021)

Permission **granted** under delegated powers on 1st March 2021. The Committee had made no comment about this application.

2.2 DECISION: 20/04452/FUL, 89 Darras Road, Darras Hall, Ponteland, NE20 9PQ.

Proposed new entrance gates and piers to match existing with planting in front.

Permission **granted** under delegated powers on 1st March 2021. The Committee had made no comment about this application.

2.3 DECISION: 20/00185/REM, Land North East of Haven Lodge, The Avenue, Medburn Ponteland, NE20. Proposed reserved matters application for appearance, landscaping, layout and sale on approved planning application.

Permission **granted** under delegated powers on 24th February 2021. The Committee had made no comment about this application.

2.4 DECISION: 20/04187/PRUTPO, 89 Edge Hill, Darras Hall, Ponteland, NE20 9JQ. Proposed tree preservation order application. Ash, Oak, Lime Trees. Cut back branches overhanging towards the property and garden by around 2m (or as deemed a healthy amount by a tree surgeon)

Permission **refused** under delegated powers on 23rd February 2021. The Committee had made no comment about this application.

2.5 DECISION: 20/04412/FUL, 22 North Road, Ponteland, NE20 9UH. Proposed replacement of previous rear single storey extension.

Permission **granted** under delegated powers on 18th February 2021. The Committee had made no comment about this application.

2.6 DECISION: 20/03176/FUL, Fratelli restaurant, Bell Villas, Ponteland, NE20 9BE. Proposed 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 elevation adjacent to entrance.

Permission **granted** under delegated powers on 17th February 2021. The Committee had made an objection about this application.

DATE OF NEXT MEETING: 16th March 2021