

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 13th April 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: 21/000857/FUL**

Location: 68 & 70 Darras Road, Darras Hall, Ponteland NE20 9PG

Proposal: Demolition of two dwellings houses and construction of two replacement dwelling houses.

Objection: The Planning Committee objects to this proposal as it is contra to the Ponteland Neighbourhood plan policy PNP2, PNP4 and PNP13 as laid out below.

Policy PNP 2: High Quality and Inclusive Design 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 size of these properties are a concern especially the application at the rear as this property is not in proportion to its surroundings.

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

There is an alarming fact on this application and that is 29 windows will be overlooking surrounding properties and the Planning Committee find this fact shocking. There are also large balconies that reduce the privacy of neighbours.

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.

Surface water at this proposed development has always been an issue previously to this application and the fact that a lot of trees have been removed it is understood that this will cause further issues. Flooding is also a concern. There seems to be some conflict on the drainage situation and this needs addressing to prevent further issues.

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 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.

The Planning Committee is very concerned about the development of “tandem” builds on Darras Hall and the neighbours’ concerns and comments should be looked at closely by the officer responsible for this application. Safety has always been a concern when it comes to development on Darras Hall and this is another issue that needs addressing. Contractors and construction vehicles do not park on site and footpaths are constantly blocked and this is a worry for the Planning Committee as a lot of walkers have to walk on the busy roads and a development of this size will have this impact on footpaths and highways.

The Planning Committee would like the neighbour’s comments inspected closely as there are some worrying issues in their objection.

Application No: 21/00744/FUL

Location: 53 Eastern Way, Darras Hall, Ponteland NE20 9RE

Proposal: Demolition of existing dwelling, erection of detached dwelling and ancillary annex accommodation with associated external landscaping works.

Objection: The Planning Committee objects to this proposal as it is contra to the Ponteland Neighbourhood plan policy PNP2, PNP4 and PNP13 as laid out below.

Policy PNP 2: High Quality and Inclusive Design 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.
- e. Will not have an unacceptable adverse impact on the amenities of occupiers of nearby properties.

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.

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If this application be approved the Planning Committee would like the boundary trees, shrubs and hedges to remain to protect the privacy of neighbours and would like to see greenery planted outside the front wall/gates to soften the street scene.

The Committee made no comments about the other 1 application considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 21/00558/FUL, 24 Whinfell Road, Darras Hall, Ponteland, NE20 9EW. Proposed alterations to windows, doors and render to external walls.

Permission **granted** under delegated powers on 13th April 2021. The Committee had made no comment about this application.

2.2 DECISION: 20/04337/FUL, Pennylea, Stamfordham Road, Throckley, NE15 0AD. Proposed demolition of existing front porch and northern garden retaining wall, construction of new front porch, new front retaining wall and entrance gate. Alterations to the new dwelling including altered fenestration and addition of rendering.

Permission **granted** under delegated powers on 8th April 2021. The Committee had made no comment about this application.

2.3 DECISION: 21/00141/FUL, 38 Darras Road, Ponteland, NE20 9PA. Proposed two storey rear extension with lean to and front dormer window.

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

DATE OF NEXT MEETING: 27th April 2021