

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 27th 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: 21/01028/FUL, Location: Woodside A696 The Beeches to Belsay, Ponteland NE20 0DG. Proposal: Erect of a new 2 storey, 5 bed dwelling and once complete demolish existing.

Objection: The committee are concerned that the site layout doesn't appear to match the actual site. This proposal is in green belt and the committee request conditions are attached to this application, should it be approved, to ensure the original dwelling is demolished immediately upon completion and/or occupation of the new dwelling.

1.2 Application No: 21/00949/VARYCO, Location: Lake Lodge, Tilery Cottages, Kirkley Newcastle upon Tyne NE20 0BQ. Proposal: Variation of conditions 2 (approved plans) and condition 3 (permitted development) pursuant to approved planning application 16/03672/FUL.

Objection: The Planning Committee at Ponteland Town Council objected to this original application on the 5th May 2019 as this proposal would be contrary to the core planning principles within the National Planning Policy Framework Paragraph 145, sections (c) of Proposals affecting the Green Belt. Section (c) permits 'The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'.

The committee feel that the plans for this small lodge would create a much larger building in height and on a much larger footprint. This would be intrusive and unnecessary. Therefore, they wished to see the plans revised to a smaller-scale proposal on the existing footprint and height and requested then that the application be refused. It was Granted by authorities at Northumberland County Council and time was spent introducing conditions to this application. One being Condition 2. This variation is contrary to that condition and the Planning Committee would like to see this variation refused and the proposal be carried out as per the approved plans in 2019.

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

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 21/00247/FUL, 1 The Nursery, Medburn, Ponteland, NE20 0BN. Proposed extend the utility room and combine with existing kitchen to create one large kitchen/dining room.

Permission **granted** under delegated powers on 19th April 2021. The Committee had made no comment about this application.

2.2 DECISION: 20/03964/FUL, 2 West Thorn Farm, West Thorn Kirkely, Ponteland, NE20 0AG. Proposed porch addition to existing dwelling.

Permission **granted** under delegated powers on 21st April 2021. The Committee had made no comment about this application.

2.3 DECISION: 20/03895/FUL, 7 Darras Road, Darras Hall, Ponteland, NE20 9PD. Proposed removal of existing roof, raise height to create 2no additional bedrooms and replace with pitch configuration. Install large sliding door systems to rear and glazed roof to existing conservatory. 2 no Juliet balconies to rear elevation with toughened glass balustrade onto roof terrace. Remove and reposition existing part front elevation wall (right hand side) to increase living room size and symmetry of building.

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

2.4 DECISION: 21/00813/FUL, 28 Montpellier Drive, Woodlands Manor, Medburn Newcastle upon Tyne, NE20 0EG. Proposed single storey rear extension.

Permission **granted** under delegated powers on 26th April 2021. The Committee had made no comment about this application.

2.5 WITHDRAWN: 21/00260/FUL, 9 Cotehill Drive, Darras Hall, Ponteland NE20 9HW. Proposed two storey side extension. Single storey rear extension, single storey side extension with balcony, rear dormer and raising to facilitate attic conversion.

NCC had advised that the application had been **withdrawn** on 21st April 2021.

The Committee had made no comment about this application.

2.6 WITHDRAWN: 21/00225/FUL, 58 Willow Way, Darras Hall, Ponteland NE20 9RF. Partial demolition and extension of existing single storey 3 bed dwellings into a 2 storey 4 bed dwelling.

NCC had advised that the application had been **withdrawn** on 23rd April 2021.

The Committee had made a comment about this application.

2.7 WITHDRAWN: 21/00210/FUL, 133 Edge Hill, Darras Hall, Ponteland NE20 9JS.

Removal of existing main roof and raise roof to form new loft conversion with rear dormer.

NCC had advised that the application had been **withdrawn** on 26th April 2021.

The Committee had made no comment about this application.

DATE OF NEXT MEETING: 11th May 2021