

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 20th July 2021

Present: Councillor Mrs K Woodrow (in the Chair), Mr A Hall, Mrs K Overbury and Councillor Mr A Varley.

Apologies for absence were received from Councillors: Councillor Mrs S Johnson and Mr S Ahmed.

1. PLANNING APPLICATIONS

A list of planning applications received since the previous Committee meeting had been circulated

1.1 Application No: 21/02368/VARYCO, Location: Land West of Meadow Court House, Runnymede Road, Darras Hall, Proposal: Variation of condition 2 on approved application 20/03275/FUL in order to incorporate a number of changes to the original design of the main house and garage and addition of site bunding.

Objection: The Planning Committee object to this planning application on the grounds of the proposed bunding and large basement area. They have concerns about the proximity to the river and the risk of flooding. The Planning Committee are, therefore, objecting to the variation application pending information from the Environment Agency and Ecology Department on the likely effect of the proposed building on neighbouring properties and wildlife.

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

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 21/00765/FUL, 4 Ashbrooke Drive, Ponteland, NE20 9QG. Proposed ground floor side garage and front porch.

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

2.2 DECISION: 21/01336/FUL, 31 Meadow Court, Darras Hall, Ponteland, NE20 9RB. Proposed: Proposal to knock down existing conservatory and build a single storey extension, internally changing a bedroom into a dressing room.

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

2.3 DECISION: 21/01905/FUL, 14 Greenacres, Darras Hall, Ponteland, NE20 9RT. Proposed replacement of existing conservatory with single storey rear extension and terrace. Construction of dormer windows to East and West roof pitches to replace existing rooflights. Replacement windows. Rendering to external elevations.

Permission **granted** under delegated powers on 14th July 2021. The Committee had made no comment about this application.

2.4 DECISION: 21/01214/FUL, 2 Oaklands, Darras Hall, Ponteland, NE20 9PH. Proposed extension to existing dwelling to south east elevation on ground floor and first floors, with remodelling of first floor with formation of new dormers to north east elevation including new entrance porch, driveway and south perimeter timber fencing to boundary.

Permission **granted** under delegated powers on 14th July 2021. The Committee had made no comment about this application.

2.5 DECISION: 21/00104/FUL, 23 Pembroke Drive, Darras Hall, Ponteland, NE20 9HS. Proposed removal of dormer windows and reconstructing side roof to line in with main roof. Rear semi-enclosed balcony.

Permission **granted** under delegated powers on 14th July 2021. The Committee had made no comment about this application.

3. ANY OTHER BUSINESS

3.1 Licence application for Rialto, 1 Main Street, Ponteland NE20 9NH.

The Town Council arranged a meeting with the Licensing Officers, Police, Fire Service, The Applicants, Councillor Karen Overbury and the Administrator for Planning Caroline Thompson. This was attended on the 13th July 2021 at 11am via Teams. Councillor Overbury asked several questions regarding the application and they were all answered fully by the relevant representatives and the applicants.

Following this Ponteland Town Council made a notice of representation set out below.

The prevention of crime and disorder: Ponteland Town Council are pleased to learn that security will be on site 24 hours a day to help with the prevention of crime and disorder and adequate training to deal with any issues of disorder or crime on the premises.

Prevention of public nuisance: Ponteland Town Council have concerns about the potential for noise and disturbance to nearby residents. The Council are pleased to learn that an ongoing noise assessment would comply with the World Health organisation noise guidelines - permissible decibel limits in residential areas, during the day 55dB (A) and night time 45dB (A). The Council have noted the changes to the outdoor alcohol sales times within the application.

Public safety: Ponteland Town Council are aware that an increase of traffic in this area would be a planning issue. However, we believe it is a matter of **public safety** to other road users and pedestrians and would seek relevant action potentially including some signage to help to address this issue.

Ponteland Town Council have concerns regarding the emergency exit over the small bridge at the rear of the premises. The Council seeks reassurances that the bridge would be brought up to the appropriate safety standards and that the land on the far side be accessible at all times when the premises are open to the public. The premises are beside the River Pont and the Council seek reassurances that a full safety assessment be carried out with the relevant consultees and consideration be given to the installation of the correct safety measures to separate the river from the premises.

The protection of children from harm: Ponteland Town Council have concerns about the proximity of the premises to the River Pont. It is believed from the applicant that this would be a family-based environment and this raises concerns that children could be at risk due to this proximity. The Council seeks reassurances that a full safety assessment be carried out with the relevant consultees and consideration be given to the installation of the correct safety measures to separate the river from the premises. Any barriers or walls would be a planning issue and Ponteland Town Council remind the applicant that this is within the conservation area and relevant restrictions apply.

3.2 Information had been received from NCC that the application 21/00928/FUL 16 Lynwood close, Darras Hall, Ponteland NE20 9JG, Part first floor extension to existing bungalow which had been refused planning permission (on 22nd June 2021), was to go to appeal, to be decided on the basis of written representations and the appeal to be determined under the Householders Appeals Service.

The Council was invited to make comments or modify/withdraw its previous response. The Committee made the following: No Comment.

RESOLVED - The Committee's response to remain unchanged and go forward with NCC's submission.

DATE OF NEXT MEETING: 3rd August 2021