

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 6th 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: 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 21/01584/FUL Location: South Dissington Farm, Eachwick, Ponteland Newcastle upon Tyne NE18 0BN, Proposal: Demolition of agricultural buildings, replace and build on footprint 4 workers cottages and install solar panels.**

Comment: The Planning Committee request that a condition be placed on this application requiring that the purpose of the four workers' cottages be maintained and that the cottages remain as part of the farm development in perpetuity.

1.2 **Application 21/02204/FUL. Location: 38 Darras Road, Darras Hall, Ponteland NE20 9PA. Proposal: Construction of a new dwelling, demolition of existing dormer bungalow and new double garage.**

Objection: The Planning Committee object to this application on the grounds of the refusal for application 21/00141/FUL The proposed rear extension is considered to be unacceptable on design grounds by virtue of its proportion, form, massing, height, size and scale and design features failing to respect the character of the site and its surroundings. This would be contrary to policies PNP 2 and 4 of the Ponteland Neighbourhood Plan, Policy H14 of the Castle Morpeth District Local Plan and the National Planning Policy Framework. This new application is larger in scale to the application that was refused.

1.3 **Application 21/02225/FUL. Location 105 Runnymede Road, Darras Hall, Ponteland NE20 9HL. Proposal: Demolition of existing bungalow and construction of a two-storey dwellings.**

Comment: The Planning Committee would like to ask that the entrance gates and walls be softened to match in with the green nature of the area.

The Committee made no comments about the other 13 applications considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 **DECISION: 21/00949/VARYCO, Lake Lodge, Tilery Cottages, Kirkley Ponteland, NE20. Proposed variation of conditions 2 (approved plans) pursuant to approved planning application 19/03672/FUL**

Permission **granted** under delegated powers on 24th June 2021. The Committee had made an objection about this application.

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.

2.2 DECISION: 21/00331/FUL, 3 Elmwood Drive, Ponteland, NE20 9QQ. Proposed new porch to front of property (retrospective) and single storey side extension.

Permission **granted** under delegated powers on 25th June 2021. The Committee had made no comment about this application.

2.3 DECISION: 21/01474/FUL, 58 Willow Way, Darras Hall, Ponteland, NE20 9RF. Proposed Demolition of existing single storey 3 bed dwelling and proposed 2 storey 4 bed dwelling.

Permission **granted** under delegated powers on 28th June 2021. The Committee had made a comment about this application.

Comment: The Planning Committee would like the neighbours comments and concerns taken into consideration when this application is decided.

2.4 DECISION: 21/012797/FUL, 26 High View, Darras Hall, Ponteland, NE20 9ET. Proposed extension to front elevation and erection of first floor over existing garage and to include canopies over front/rear entrance/exit and new entrance gates (as amended 24.06.2021)

Permission **granted** under delegated powers on 30th June 2021. The Committee had made no comment about this application.

2.5 DECISION: 21/01898/FUL, 11 Pont View, Ponteland, NE20 9UZ. Proposed first floor side extension.

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

2.6 DECISION: 21/01028/FUL, Woodside, Ponteland, NE20 0DG. Proposed erect new 2 storey, 5 bed dwelling and once completed demolish existing house.

Permission **granted** under delegated powers on 2nd July 2021. The Committee had made no comment about this application.

2.7 DECISION: 21/01477/FUL, 5 Berwick Hill Cottages, Berwick Hill Ponteland, NE20 0JZ. Proposed single storey rear extension and porch (amended plans received 05/07/2021)

Permission **granted** under delegated powers on 6th July 2021. The Committee had made no comment about this application.

2.8 DECISION: 20/04381/FUL, 100 Edge Hill, Darras Hall, Ponteland, NE20 9JQ. Proposed demolition of existing bungalow and rebuild of new dwelling – Part retrospective (amended 24/05/2021).

Permission **granted** under delegated powers on 6th July 2021. The Committee had made no comment about this application.

3. ANY OTHER BUSINESS

3.1 Licence application: Rialtos restaurant 1 Main Street, Ponteland NE20 9NH. The Planning Committee moved this item to the top of the Agenda to accommodate the members of the public that attended. It was agreed by all that the planning administrator

arrange a meeting with licensing, all councillors, and the applicant along with their agent to discuss this application and find some clarification on queries raised from councillors and members of the public. This meeting will take place virtually on Tuesday 13th July at 11am and a report will be added to the next meetings minutes and will be made public.

3.2 Councillor Lyle Darwin joined the meeting to discuss Planning Application 20/04264/FUL, Location: Former garage South East of Kirkley Mill Farmhouse, Kirkley Mill. Proposal: Part -retrospective. Change of use of detached garage and preschool nursery to Granny Annexe. It was agreed by all the objection be amended to say The Planning Committee request that a condition is put in place where the proposal remain an annex in perpetuity and no further development can take place on this site instead of the original objection that read: The Planning Committee would like to see this application refused and object as there seems to be some planning enforcement issues that need addressing. If this application is approved the Planning Committee request that a condition is put in place where the proposal remain an annex in perpetuity and no further development can take place on this site.

3.3 Councillor Katrina Woodrow is attending the licensing hearing on Thursday 15th July 2021 for the “Flying gang” licence application. The result from this hearing will be added to the minutes of the next meeting.

DATE OF NEXT MEETING: 20th July 2021