

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 17<sup>th</sup> August 2021

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

Apologies for absence were received from Councillor Mrs S Johnson.

### 1. PLANNING APPLICATIONS

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

Councillor A Varley declared an interest on application 21/02972/FUL; 4 West Thorn Farm, West Thorn, Kirkley NE20 0AG, Proposal: Demolition of a garage and erection of 2 storey extension to include ground floor double garage and first floor accommodation. Councillor A Varley did not participate in any discussion regarding this application.

**1.1** Application No: 21/02972/FUL Location: 4 West Thorn Farm, West Thorn Kirkley NE20 0AG. Proposal: Demolition of a garage and erection of 2 storey extension to include ground floor double garage and first floor accommodation.

**Objection: The Planning Committee object to this application as it is contrary to the NPPF Policy 13. Proposals affecting the Green Belt 149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: c) 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 and Castle Morpeth District Local Plan policy h22 proposals to alter or extend residential properties in the open countryside will be permitted provided they meet all the following criteria: - i) extensions should be subordinate to the mass of the original dwelling. Two storey extensions to single storey dwellings will not be permitted. The Planning Committee have noted that the proposed extension would be two-storey and feel it would be disproportionate in size to the original building. Therefore, the Planning Committee requests this application be refused.**

**1.2** Application No: 21/03036/FUL, Location: 38 Linden Way, Darras Hall, Ponteland NE20 9DP. Proposal: Proposed construction of a single storey rear extension with roof terrace at first floor level with glazed glass balustrade and two single storey side extension with flat roof, remodelling of existing pitched roof to form new pitched roof.

**Objection: The Planning Committee would like more information on this application. Existing plans and images of the application are missing, and the Planning Committee cannot decide on 3 x 3D images of what this application will look like. Therefore, until all the relevant information is provided, they would like this application refused.**

The Committee made no comments about the other 7 applications considered.

### 2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

**2.1** **DECISION: 21/02311/FUL, 9 Cote Hill Drive, Darras Hall, Ponteland, NE20 9HW. Proposed extension over existing garage, raising of roof, creation of balcony, single storey sunroom extension to rear, ground floor extension to north elevation with covered terrace above and dormer extension to attic.**

Permission **granted** under delegated powers on 3<sup>rd</sup> August 2021. The Committee had made no comment about this application.

**2.2 DECISION: 20/02182/FUL, Bridge House, Fox Covert Lane Ponteland, NE20 9TA. Proposed single storey rear extension with room within roof including dormer window, proposed porch.**

Permission **granted** under delegated powers on 5<sup>th</sup> August 2021. The Committee had made no comment about this application.

**2.3 DECISION: 21/02356/VARYCO, 49 Runnymede Road, Darras Hall, Ponteland, NE20 9HG. Proposed variation of condition 2 on approved application 18/02212/VARYCO for a first-floor office with addition sash window to north elevation above garage.**

Permission **granted** under delegated powers on 5<sup>th</sup> August 2021. The Committee had made no comment about this application.

**2.4 DECISION: 21/01969/FUL, 3 Kirkley Drive, Ponteland, NE20 9QP. Proposed kitchen extension.**

Permission **granted** under delegated powers on 6<sup>th</sup> August 2021. The Committee had made no comment about this application.

**2.5 DECISION: 21/00744/FUL, 53 Eastern Way, Darras Hall, Ponteland, NE20 9RE. Proposed demolition of existing dwelling, erection of detached dwelling and ancillary annexe accommodation with associated external and landscaping works.**

Permission **granted** under delegated powers on 12<sup>th</sup> August 2021. The Committee had made an objection about this application.

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 areas 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. 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. 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.

**2.6 DECISION: Former Garage South East of Kirkley Mill Farmhouse, Kirkley Mill, Kirkley Northumberland. – Part Retrospective: change of use of detached garage and preschool nursery to granny Annexe (amended description).**

Permission **granted** under delegated powers on 13<sup>th</sup> August 2021. The Committee had made an objection about this application.

Objection: 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.

The following condition that was put in place:

Condition 3. The additional living accommodation hereby approved shall not be used other than for residential purposes ancillary to the existing dwelling house, Kirkley Mill Farmhouse, and shall not be occupied, sold or let as a separate dwelling. Reason: To avoid the creation of a separate residential dwelling and in the interests of amenity, in accordance with Policy H22 of the Castle Morpeth District Local Plan.

**2.7 DECISION: 21/01549/FUL, Eland Close Cottage, Eland Lane, Ponteland, NE20 9TP. Proposed demolition of existing doubler garage and construction of a new double garage.**

Permission **granted** under delegated powers on 13<sup>th</sup> August 2021. The Committee had made no comment about this application.

**2.8 DECISION: 21/02092/FUL, 49 Runnymede Road, Darras Hall, Ponteland, NE20 9HG. Proposed retrospective: construction of stone balustrade to rear first floor flat roof with roof lantern and access door for maintenance.**

Permission **granted** under delegated powers on 13<sup>th</sup> August 2021. The Committee had made no comment about this application.

**2.9 WITHDRAWN: 20/04034/FUL, Dissington Old Farm, Dissington Old Hall, Dissington NE18 0BW. Replacement windows.**

NCC had advised that the application had been **withdrawn** on 2<sup>nd</sup> August 2021. The Committee had made no comment about this application.

**3. ANY OTHER BUSINESS**

**3.1 Licence Application for Rialtos, 1 Main Street Ponteland NE20 9NH.**

Northumberland County Council have advised only one Councillor can attend the licensing hearing on Thursday 16<sup>th</sup> and 17<sup>th</sup> September 2021 at the Holiday Inn, Great North Road, Seaton Burn, Newcastle upon Tyne NE13 6BP. The full Town Council will decide separately on which Councillor will attend.

**3.2 Planning Committee Meeting location.**

It was agreed that the location of the Planning Meetings remain at Merton Hall and will be revised at the end of September.

**DATE OF NEXT MEETING: 31<sup>st</sup> August 2021**