

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 3rd August 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.

Councillor A Varley declared an interest on application 21/02628/FUL 185 Edgehill, Darras Hall Ponteland NE20 9JN.

Councillor K Overbury declared an interest on application 21/02810/FUL 82 The Rise, Darras Hall, Ponteland NE20 9LQ.

1.1 Application No: 21/02615/FUL, Location: 79 Whinell Road, Darras Hall, Ponteland NE20 9ER, Proposal: Proposed tiled roof to existing porch; tiled roofs to existing front dormers; extension to rear dormer; first floor bedroom extension over existing garage; front entrance gate.

Comment: The Planning Committee ask that the land around the new gates be softened with greenery or foliage to match in with the kerb appeal around Darras Hall Estate.

1.2 Application No: 21/02761/FUL

Location: Woodside, West Thorn, Kirkley Ponteland NE20 0AG. Proposal: Single Storey side extension with glazed link between the existing building and proposed side extension.

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.

1.3 Application No: 21/02722/FUL, Location: 4 Tudor Court, Darras Hall, Ponteland NE20 9PJ. Proposal: Proposed ground floor kitchen and garage extension; new bay window, new roof with 7m ridge height to include dormer windows to form first floor bedrooms.

Comment: The Planning Committee ask that the land around the new gates be softened with greenery or foliage to match in with the kerb appeal around Darras Hall Estate.

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

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 21/01650/FUL, 49 Longmeadows, Darras Hall, Ponteland, NE20 9DY. Proposed single storey extension to extend the garage and form new study bedroom room to rear.

Permission **granted** under delegated powers on 15th July 2021. The Committee had made no comment about this application.

2.2 DECISION: 21/02003/FUL, Meadow View, Prestwick, Ponteland, NE20 9TX. Proposed single storey side extension.

Permission **granted** under delegated powers on 15th July 2021. The Committee had made no comment about this application.

2.3 DECISION: 21/01655/FUL, 26 Collingwood Crescent, Darras Hall, Ponteland, NE20 9DZ. Proposed retrospective – construction of decking.

Permission **granted** under delegated powers on 15th July 2021. The Committee had made no comment about this application.

2.4 DECISION: 21/02151/VARYCO, 24 High View, Ponteland NE20 9ET. Proposed Variation of condition 2 (approved plans) pursuant to approved planning application 20/04288/VARYCO to vary material finishes on elevations, change the window sizes and vary canopy to include a side canopy.

This application was **WITHDRAWN** on 22nd July 2021. The Committee had made no comment about this application.

2.5 DECISION: 21/02142/FUL, Land South of Croft View, Milbourne Ponteland, NE20. Proposed erection of a steel portal framed agricultural building (extension)

Permission **granted** under delegated powers on 22nd July 2021. The Committee had made no comment about this application.

2.6 DECISION: 20/04377/FUL, Lakeside House, Ponteland, NE20 9HP. Proposed demolition of existing residential dwelling and various outbuildings and erection of a new family dwelling with outbuildings and landscaping.

Permission **granted** under delegated powers on 23rd July 2021. The Committee had made a comment about this application.

The Planning Committee would like to comment on this application and would like the concerns of the neighbours noted regarding the access road. The Committee is also hopeful that the small bridge over the river Pont will be strong enough to handle the additional weight and traffic this development will bring.

2.7 DECISION: 21/01401/FUL, 47 Edge Hill, Darras Hall, Ponteland, NE20 9RR. Proposed single storey extension to front and rear, plus loft conversion and first floor side extension above existing garage.

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

2.8 DECISION: 21/01545/ADE, 11a Main Street, Ponteland, NE20 9NH. Proposed advertisement consent for new lit projecting sign. Refurbishment of existing over window to fascia sign with projecting lit soffit and new lettering. Frosted vinyl to glazing.

Permission **granted** under delegated powers on 28th July 2021. The Committee had made no comment about this application.

2.9 DECISION: 21/02275/FUL, 87 Errington Road, Darras Hall, Ponteland, NE20 9LA. Proposed enlarged roofing of existing dormer bungalow and rear single storey extension.

Permission **granted** under delegated powers on 28th July 2021. The Committee had made no comment about this application.

2.10 DECISION: 21/01810/FUL, 71 Kirkley Drive, Ponteland, NE20 9QW. Proposed front entrance porch and front dormer window.

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

3. ANY OTHER BUSINESS

3.1 20/04264/FUL: 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) The Town Council had been invited to speak at the Local Area Council Committee Meeting on 9th August 2021 regarding the above application. The Town Council had made an objection about the proposal and Councillor Woodrow agreed to speak at the meeting. NCC planners were recommending approval subject to conditions, such as to ensure the annex is ancillary to the main dwelling.

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

The Planning Committee are requesting that two Councillors attend the licensing hearing on Thursday 16th and 17th September 2021 at the Holiday Inn, Great North Road, Seaton Burn, Newcastle upon Tyne NE13 6BP. They are awaiting a response.

DATE OF NEXT MEETING: 17th August 2021