

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 14<sup>th</sup> September 2021

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

Apologies for absence were received from Councillor Mr S Ahmed.

### 1. PLANNING APPLICATIONS

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

Councillors K Overbury and A Varley declared an interest on applications 21/03280/FUL East Town Farm Cottage, Milbourne, Northumberland NE20 0EE and 21/03311/FUL, The Vergers Cottage, Main Street, Ponteland NE20 9NR.

Councillors Varley and Overbury did not take part in any discussions about these two applications.

1.1 Application No: 21/03134/FUL, Location: The Farmhouse, Callerton Grange farm Stamfordham Road NE15 9RD, Proposal: Erection of dwelling house (retrospective)

**Comment: Ponteland Town Council Planning Committee feel there is insufficient information on this retrospective planning application and this application should be referred to the Legal Team at Northumberland County Council.**

**Ponteland Town Council were unaware of the situation relating to this application until it appeared on Northumberland County Councils Planning Portal.**

**The Committee made no comments about the other 11 applications considered.**

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 DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 **DECISION: 21/00312/FUL, Land west of 20 Moor Lane, Darras Hall, Ponteland, NE20. Proposed construction of a 3 storey dwelling, detached double garage and boiler room to the rear of existing dwelling house.**

Permission **granted** under delegated powers on 10<sup>th</sup> September 2021. The Committee had made an objection about this application.

Objection: The committee feels this is an over development of the land available and the scale of the properties is too large, and we refer to the Castle Morpeth District Local Plan policy H11 tandem and back land development policy H11 proposals for the residential development of land will be refused planning permission if they would result in the following:

i) unacceptable back land or tandem development which would cause a loss of amenity due to a poor relationship with existing dwellings or garden areas and which creates problems of overlooking, loss of privacy, poor access, difficult servicing, substandard parking and turning facilities, loss of trees or inadequate garden area.

Ponteland Planning Committee also objects to the proposal as they believe it is contrary to Policy PNP 2 of the Ponteland Neighbourhood plan.

Development will be supported where it demonstrates high quality and inclusive design.

All new development should make a positive contribution to their surroundings. Proposal will be supported where development:

- b) Respect the character of the site and 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 and nearby properties.

Ponteland planning committee believes the proposed houses would be disproportionately large for the site and have an adverse impact on neighbouring properties. The planning committee would also refer Northumberland County Council to Policy PNP 4.

Proposals for the development of new and replacement dwellings, as well as extensions to dwellings within the Darras Hall Estate, as defined by 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.

The Planning Committee previously received correspondence from Mr Haddon a neighbour at number 24 Moor Lane where he expressed his concerns this proposal would have on his daughter's health and they feel this will stay be the case regarding this new application.

The Planning Committee also received details correspondence from Dorothy and Peter Jenkins outlining their large number of concerns in particular the wildlife.

The committee is saddened at all the dead wildlife found following the obliteration of this site. In a world where we should be protecting our environment and as much wildlife as we can, it feels like little regard has been taken so far.

The size of this application is also a cause for concern as it is very large in relation to the plot and its surrounding neighbours.

The Planning Committee would like these concerns to be taken into consideration for this application and they request this application be refused.

## **2.2 DECISION: 21/01839/FUL, 9 Recency Way, Darras Hall, Ponteland, NE20 9AU.**

**Proposed extension to form front porch, study with canopy; rear extension to utility room and kitchen; tiled roof to existing dormer window in place of flat roof.**

Permission **granted** under delegated powers on 10<sup>th</sup> September 2021. The Committee had made no comment about this application.

## **2.3 DECISION: 21/02810/FUL, 82 The Rise, Darras Hall, Ponteland, NE20 9LQ. Proposed single storey extension and internal alterations.**

Permission **granted** under delegated powers on 10<sup>th</sup> September 2021. The Committee had made no comment about this application.

**DATE OF NEXT MEETING: 28<sup>th</sup> September 2021**