

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 12<sup>th</sup> October 2021

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

### 1. PLANNING APPLICATIONS

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

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

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 DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

#### 2.1 **DECISION: 21/03161/FUL, 6 Whin Bank, Darras Hall, Ponteland, NE20 9HX.**

**Proposed single storey rear extension and two storey side extension.**

Permission **granted** under delegated powers on 11<sup>th</sup> October 2021. The Committee had made no comment about this application.

#### 2.2 **DECISION: 21/03332/FUL, 14 Fellside, Darras Hall, Ponteland, NE20 9JP. Proposed single storey rear extension and application to render to all elevations following demolition of existing conservatory.**

Permission **granted** under delegated powers on 11<sup>th</sup> October 2021. The Committee had made no comment about this application.

#### 2.3 **DECISION: 21/01107/FUL, 25 Avondale Road, Darras Hall, Ponteland, NE20 9NA. Proposed new first floor extension over existing bungalow footprint and enlargement of garage.**

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

#### 2.4 **DECISION: 21/02706/FUL, Land East of Abbotswood, Ponteland, NE20. Proposed construction of single storey double garage (amended proposal 09/09/2021)**

Permission **granted** (with a condition in place) under delegated powers on 6<sup>th</sup> October 2021. The Committee had made an objection about this application. Objection: Ponteland Planning Committee object this is planning application as it is contrary to the NPPF policy 13.

Protecting Green Belt land.

147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

(a) buildings for agriculture and forestry;

The Committee believes that a substantial two-storey seasonal workers dwelling that will only be used for a few weeks per year is not acceptable in this case and is not classed as 'very special circumstances'

Morpeth district local plan Policy C17 development involving the construction of new buildings in the green belt will not be permitted, other than for the following purposes: a) agriculture

and forestry.

The Committee believes that a substantial two-storey seasonal worker dwelling that will only be for a few weeks per year is not acceptable in this case.

The Planning Committee have concerns that the proposed dwelling might not be solely used for seasonal workers. A building of this size and style could easily be converted into, and used as, a holiday let. These premises are prominently in the Green Belt and, therefore, subject to extra planning restrictions. Ponteland Town Council will aim to protect the Greenbelt wherever possible.

The Committee feel that the accommodation 'Abbotswood Lodge' would have the potential for use for seasonal workers, with the appropriate permissions, if accommodation is necessary. The Committee feel that the need for further, substantial accommodation to be built in the Greenbelt has not been proved.

The Planning Committee also seek clarity concerning the nature of this business as the application form states it is used as a paddock and then unknown. However, neighbours believe it is a fruit growing business.

The Committee believes that the applicant should provide further information about the work of the seasonal workers and why four garages would be required.

The concern for flooding is also an issue on this application and The Planning Committee would like this referred to the LLFA for their expertise and consultation.

Ponteland Town Council would like to see this application REFUSED.

After the revised plans were submitted the Planning Committee asked for a condition to be placed on this application should it be approved and the Planning Officer granted the condition.

**2.5 DECISION: 21/03211/FUL, 14 Avondale Road, Darras Hall, Ponteland, NE20 9NA. Proposed first floor extension above existing ground floor and a 3-metre extension wrap around to the ground floor.**

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

**2.6 DECISION: 21/03066/FUL, 19 Meadowvale, Darras Hall, Ponteland, NE20 9NF. Proposed single storey rear extension. First floor rear extension to north west corner. New entrance porch.**

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

**2.7 DECISION: 21/02053/FUL, 7 Longmeadows, Darras Hall, Ponteland, NE20 9DX. Proposed partial demolition of existing dwelling and erection of extensions comprising additions to front, side and rear enlargement including the provision former windows to front and rear Juliet balconies to rear.**

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

**2.8 DECISION: 21/02773/FUL, 2 Woodfield, Eland Haugh, Ponteland, NE20 9XP. Proposed erection of new boundary treatment to enclose part of garden.**

Permission **granted** under delegated powers on 1<sup>st</sup> October 2021. The Committee had made no comment about this application.

**2.9 DECISION: 21/03070/FUL, 15 Herbaceous Gardens, Woodlands Manor Medburn, Ponteland, NE20 0EN. Proposed single storey extension and front porch.**

Permission **granted** under delegated powers on 1<sup>st</sup> October 2021. The Committee had made no comment about this application.

**2.10 DECISION: 21/02820/FUL, 133 Edge Hill, Darras Hall, Ponteland, NE20 9JS.  
Proposed removal of existing main roof and raise roof to form new loft conversion with rear dormers (amended 29/09/2021)**

Permission **granted** under delegated powers on 30<sup>th</sup> September 2021. The Committee had made no comment about this application.

**DATE OF NEXT MEETING: 26<sup>th</sup> October 2021**