

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 26<sup>th</sup> October 2021

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

Apologies for absence were received from Councillors Mrs S Johnson, Mr S Ahmed and Mr A Varley.

### 1. PLANNING APPLICATIONS

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

1.1 Application No: 21/03887/ADE, Location: 19 Merton Road, Ponteland NE20 9PY.  
Proposal: Advertisement consent for 1 no hanging sign and 2 no fascia signs.

**Objection: Ponteland Town Council Planning Committee object to this proposal due what would be an excessive amount of exterior lighting. We request a modification to reduce the amount of illumination. We believe that 12 lights and two large illuminated fascia signs is excessive. We also request timing mechanisms to be fitted to the lights to ensure that they are switched off overnight and when not needed. There are residential properties above the shops and extreme lighting would be intrusive.**

The Planning Committee has also looked at the interior design and have concerns about the lack of toilets and hand washing facilities for patrons and a hand wash facility in the staff toilet, especially given that this is a food outlet.

The Committee would also raise the question of the ownership of the land outside the shop on which tables, chairs and street furniture is planned and would like to know if planning permission is needed and has been sought.

1.2 Application No: 21/04094/FUL, Location: Prospect Farm, Harshaw House, The Avenue, Medburn NE20 0JD. Proposal: Proposed detached garden room to rear.

**Objection: This application would lead to over-development of the site. The proposed garden room would be excessive in size and the Planning Committee is concerned that such a large space, which includes toilet facilities and a kitchen, would have the potential to be used as a resident dwelling - potentially as a small home or as an Airbnb. The Committee are aware that there are a growing number in this area. They therefore request that it be refused.**

The Committee made no comments about the other 6 applications considered.

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 DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 **DECISION: 21/03154/FUL, Lakeside House, Ponteland, NE20 9HP. Proposed**

Alterations to dwelling house to include: 1. Removal of existing bay windows to South elevation and construction of two-storey entrance lobby. 2. Creation of double-height entrance hall and associated internal alterations. 3. Amendments to window positions, replacement of rotten window frames with high-performance powder-coated metal-framed windows. 4. Repositioning of existing and introduction of new projecting eaves-style dormer windows with stone mullions and traditional rolled lead roofs. 5. Conversion of existing garage to create much-needed utility, laundry and boot rooms including in-filling of void to swimming pool below. 6. Construction of single-storey kitchen extension of circa 23sqm. 7. Alterations to existing stairwell, removal of catslide roof and construction of

flat roof with roof light with stone parapet to perimeter to improve headheight and natural light in stairwell. 8. Introduction of through-colour render to courtyard internal elevations. 9. Construction of new garage block, formation of parking courtyard to obscure cars and construction of stone connection building. 10. Demolition of existing timber outbuildings to facilitate construction of new equipment/tractor sheds due North of existing. 11. Alterations to driveway where it reaches house to create improved arrival sequence and guest parking.

Permission **granted** under delegated powers on 13th October 2021. The Committee had made a comment about this application.

Comment: 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.

**2.2 DECISION: 21/03134/FUL, The Farmhouse, Callerton Grange Farm, Stamfordham Road, Throckley, Ponteland, NE15 9RD. Proposed erection of dwelling house (retrospective)**

Permission **granted** under delegated powers on 14<sup>th</sup> October 2021. The Committee had made a comment about this application.

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.

**2.3 DECISION: 21/01848/FUL, 219 Darras Road, Darras Hall, Ponteland, NE20 9AF. Proposed single storey rear extension and porch alterations.**

Permission **granted** under delegated powers on 14<sup>th</sup> October 2021. The Committee had made no comment about this application.

**2.4 DECISION: 21/03239/FUL, Cairn House, Dalton, Ponteland, NE18 0AB. Proposed new garden room.**

Permission **granted** under delegated powers on 14<sup>th</sup> October 2021. The Committee had made no comment about this application.

**2.5 DECISION: 20/03665/FUL, Land to East of the bungalow, 1 Middle Coldcoats, Milbourne Ponteland, NE20. Proposed change of use from agricultural land residential land (C3) and new treatment plant for sewerage disposal (amended description)**

Permission **granted** under delegated powers on 14<sup>th</sup> October 2021. The Committee had made an objection about this application.

The Planning Committee wish to object to this proposal and would like to see this application refused as this is Greenbelt land. Ponteland Town Council and the Planning Committee are committed to protecting Ponteland's Greenbelt. Should this application be approved the Planning Committee would like a condition in place that states this land will always remain a residential garden in perpetuity to prevent development in the greenbelt.

**2.6 DECISION: 21/03165/FUL, 9 The Rise, Darras Hall, Ponteland, NE20 9LJ. Proposed single storey rear extension, dormer extension to rear and installation of rooflights to front and rear.**

Permission **granted** under delegated powers on 18<sup>th</sup> October 2021. The Committee had made no comment about this application.

**2.7 DECISION: 21/03256/FUL, The Diary, High Callerton, Ponteland, NE20 9TT. Proposed installation of roof light and first floor feature to existing detached garage to allow for domestic office and WC.**

Permission **granted** under delegated powers on 18<sup>th</sup> October 2021. The Committee had made no comment about this application.

**2.8 DECISION: 21/01584/FUL, South Dissington Farm, Eachwick, Ponteland, NE18 0BN. Proposed demolition of agricultural buildings. Replace and build on footprint 4 workers cottages and instal solar panels.**

Permission **refused** under delegated powers on 19<sup>th</sup> October 2021. The Committee had made a comment about this application.

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.

**2.9 DECISION: 21/02734/FUL, 23 The Beeches, Ponteland, NE20 9SZ. Proposed demolition of garage and erect two storey side extension and single storey flat roof rear extension.**

Permission **refused** under delegated powers on 19<sup>th</sup> October 2021. The Committee had made no comment about this application.

**2.10 DECISION: 21/02316/FUL, 116 Edge Hill, Darras Hall, Ponteland, NE20 9JQ. Proposed ground floor extension and formation of habitable accommodation within new roof space with front and rear dormers.**

Permission **granted** under delegated powers on 22<sup>nd</sup> October 2021. The Committee had made no comment about this application.

**2.11 DECISION: 21/03258/FUL, 181 Middle Drive, Darras Hall, Ponteland, NE20 9LU. Proposed two-storey extension featuring Juliet balcony with introduction of pitched roof to garage and alteration to fenestration on all elevations following demolition of existing rear extension.**

Permission **granted** under delegated powers on 25<sup>th</sup> October 2021. The Committee had made no comment about this application.

**2.12 DECISION: 21/02204/FUL, 38 Darras Road, Darras Hall, Ponteland, NE20 9PA. Proposed construction of new dwelling, demolition of existing dormer bungalow and new double garage.**

Permission **granted** under delegated powers on 25<sup>th</sup> October 2021. The Committee had made an objection about this application.

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

**2.13 DECISION: 21/03123/FUL, 64 Edge Hill, Darras Hall, Ponteland, NE20 9RR. Proposed new roof to existing dormer bungalow to form 7m high dormer bungalow with front, rear and side extensions.**

Permission **granted** under delegated powers on 25<sup>th</sup> October 2021. The Committee had made no comment about this application.

**DATE OF NEXT MEETING: 9<sup>th</sup> November 2021**