

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 28<sup>th</sup> September 2021

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

Apologies for absence were received from Councillors Mrs S Johnson, Mrs K Woodrow and Mr S Ahmed.

### 1. PLANNING APPLICATIONS

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

**1.1 Application No: 21/03445/OUT, Location: Land North of The Pines, The Avenue Medburn Newcastle Upon Tyne, Northumberland, NE20 0JD Proposal: Outline permission (all matters reserved) for the development of No.5 detached residential properties with primary access from The Avenue.**

Objection: Ponteland Town Council Planning Committee has raised many concerns about the over development of the Medburn Hamlet over many years.

We would seek to raise these again and we would also ask the Planning Officer to look at the other consultees' concerns regarding this application, especially regarding potential flooding and highways issues. We align ourselves to these objections and would like to see this application refused.

**1.2 Application No: 21/03279/FUL, Location: Grange Lea Rest Home, North Road, Ponteland NE20 9UT. Proposal: Change of use of existing grass verge into 5 no parking spaces for use by care home.**

Comment: Ponteland Town Council Planning Committee raises the matters of right of access and the land ownership for this application. The Committee would also seek to raise awareness of the proximity of the public footpath. And, with these concerns, would refer the application to the Highways Department at Northumberland County Council.

**1.3 Application No: 21/03533/FUL Location: 5 Dissington View, Medburn Park, Medburn. NE20 0BU, Proposal: Single Storey extension to rear of property (retrospective).**

Comment: Ponteland Town Council Planning Committee have no issues with the design and proposed plan for this application, but they are disappointed that this application is retrospective and could be seen as an attempt to bypass the planning process.

**The Committee made no comments about the other 12 applications considered.**

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 DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

**2.1 DECISION: 21/02302/FUL, 3 Fairney Close, Ponteland, NE20 9ED. Proposed single storey rear extension, removal of chimney and various internal alterations.**

Permission **granted** under delegated powers on 17<sup>th</sup> September 2021. The Committee had made no comment about this application.

**2.2 DECISION: 21/02761/FUL, Woodside West Thorn, Kirkley Ponteland, NE20 0AG. Proposed single storey side extension with glazed link between the existing building and proposed side extension.**

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

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.

**2.3 DECISION: 21/02628/FUL, 185 Edge Hill Darras Hall, Ponteland NE20 9JN. Proposed single storey rear extension and new two storey covered entrance/porch.**

Permission **granted** under delegated powers on 16<sup>th</sup> September 2021. The Committee had made no comment about this application.

**2.4 DECISION: 21/02935/FUL, 3 Twizel Place, Ponteland, NE20 9QH. Proposed conversion of garage to provide an additional bedroom.**

Permission **granted** under delegated powers on 16<sup>th</sup> September 2021. The Committee had made no comment about this application.

**2.5 DECISION: 21/01368/FUL, Auberne, Callerton Lane, Ponteland, NE20 9EG. Proposed removal of existing damaged roof and addition of additional level to provide 2 storey dwelling. Addition of single storey garage extension to side of existing building. All development on existing building footprint apart from new garage to side.**

Permission **granted** under delegated powers on 17<sup>th</sup> September 2021. The Committee had made no comment about this application.

**2.6 DECISION: 21/02302/FUL, 3 Fairney Close, Ponteland, NE20 9ED. Proposed single storey rear extension, removal of chimney and various internal alterations.**

Permission **granted** under delegated powers on 17<sup>th</sup> September 2021. The Committee had made no comment about this application.

**2.7 DECISION: 20/04340/FUL, 156 Western Way Ponteland, NE20 9LY. Proposed demolition of an existing bungalow and construction of a 2 storey eco-home.**

Permission **granted** under delegated powers on 20<sup>th</sup> September 2021. The Committee had made an objection about this application.

The Planning Committee object to this proposal as it is contrary to the PNP policy 2: 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 area's 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.
- The design of this house is very 'block' like and even though there are a number of unusual designed houses throughout Darras Hall, this one would not improve the distinctiveness of the area.

**2.8 DECISION: 21/02450/FUL, 109 Wester Way, Darras Hall, Ponteland, NE20 9LY. Proposed Construction of two storey extension and single storey ground orangey.**

New roof, comprising lifting wall plates and add blockwork to top of masonry walls to omit sloping ceilings internally. Form new attic truss roof with room in the roof. New external wall treatments, comprising: New external wall finishes in natural stone cladding and through coloured soft white render. New

charcoal-coloured external doors and windows

Permission **granted** under delegated powers on 21<sup>st</sup> September 2021. The Committee had made no comment about this application.

**2.9 DECISION: 21/02819/FUL, 20 Beechwood Place Ponteland, NE20 9QR. Proposed construction of detached garage and utility room in rear garden.**

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

**DATE OF NEXT MEETING: 12<sup>th</sup> October 2021**