

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 23<sup>rd</sup> November 2021

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

Apologies for absence were received from Councillors Mr A Hall and Mrs K Overbury.

Councillors S Johnson and A Varley declared an interest on application no: 21/04349/FUL, Location: 125 Thornhill Road, Ponteland Newcastle upon Tyne NE20 9QE, Proposal: Loft conversion with dormer windows to front and rear. Therefor to make the meeting quorate Councillor C Greenwell joined the meeting.

Councillor S Johnson declared an interest on application no: 21/04439/FUL, 20 Runnymede Road, Darras Hall, Ponteland NE20 9HE. Demolition of existing bungalow and new replacement dwelling house.

### **1. PLANNING APPLICATIONS**

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

1.1 Application No: 21/04349/FUL, Location: 125 Thornhill Road, Ponteland Newcastle upon Tyne NE20 9QE, Proposal: Loft conversion with dormer windows to front and rear. Ponteland Town Council Planning Committee wish to comment on this application. They are concerned about the altered street scene on this small row of terraced properties. The house will change from a pitched roof to a large flat roof, and this will cosmetically change the look of this area. The location of this proposal is also in Greenbelt.

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

### **Application Correspondence**

An email was received from the Planning Officer regarding application 21/02368/VARYCO Land West of Meadow Court House, Runnymede Road. Proposal: Variation of condition 2 on approved application 20/03275/FUL in order to incorporate a number of changes to the original design of the main house and garage and addition of site bunding. To which the Planning Committee made the following objection: -

Objection: The Planning Committee object to this planning application on the grounds of the proposed bunding and large basement area. They have concerns about the proximity to the river and the risk of flooding. The Planning Committee are, therefore, objecting to the variation application pending information from the Environment Agency and Ecology Department on the likely effect of the proposed building on neighbouring properties and wildlife.

The Planning Officer had received no objections from The Environment Agency and Ecology team other than the conditions they have placed on this application. The Planning Officer asked if the objection can now be removed. The Planning Committee agreed to remove the objection.

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

2.1 DECISION: 21/03249/FUL, South Dissington Farm, Eachwick, Ponteland, NE18 0BN. Proposed change of use of approx. 1200m<sup>2</sup> of horse paddock to canter circle which will involve digging out 3m wide x 450mm deep x 400m long circle. The

circle will then be backfilled with 300mm of hardcore and 150mm of woodchip. There will also be a central drain installed under hardcore which will soakaway into adjoining woodland. New surface will have post and rail fencing erected on either side along with 2 access gates. Some existing paddock fences will be realigned to enable circle to fit on site, any areas unable to be used for grazing will be planted with native woodland. Surplus topsoil will be spread on adjoining agricultural fields for their benefit.

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

2.2 DECISION: 21/01507/FUL, 39 Edge Hill, Darras Hall, Ponteland, NE20 9RW. Proposed demolition of existing house and the construction of replacement dwelling.

Permission **granted** under delegated powers on 11<sup>th</sup> November 2021. The Committee had made a comment about this application. The Planning Committee would like the neighbour's comments and concerns taken in account when a decision is made on this application.

2.3 DECISION: 21/03556/FUL, 91 Edge Hill, Darras Hall, Ponteland, NE20 9JQ. Proposed new build dormer style house with the same footprint, ridge height and elevations s previously approved for extensions to the house.

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

2.4 DECISION: 21/03347/FUL, 91 Middle Drive, Darras Hall, Ponteland, NE20 9DW.

Proposed construction of a two-storey side extension for enclosing a disabled person lift.

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

2.5 DECISION: 21/03634/FUL, 28 Eland Edge, Ponteland, NE20 9AY. Proposed single storey extension to rear incorporating existing garage to side.

Permission **granted** under delegated powers on 15<sup>th</sup> November 2021. The Committee had made no comment about this application.

2.6 DECISION: 21/03528/VARYCO, Land North West of 8 West Road, Ponteland, NE20 9SR. Proposed variation of condition 2 on approved application 19/03947/VARYCO, in order to make a change in rooflight arrangement and add an additional roof light, stone cladding omitted in lieu of timber cladding to north elevation.

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

2.7 DECISION: 21/03747/FUL, 45 Ladywell Way, Ponteland, NE20 9TE. Proposed side and rear extensions of existing two storey semi-detached property. Construction of games room to rear garden.

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

2.8 DECISION: 21/03391/FUL, 2 Richmond fields, Darras Hall, Ponteland, NE20 9XJ. Proposed formation of new single-storey rear extension opening onto raised platform and alterations to existing single-storey front projection following part demolition of existing rear extension.

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

2.9 DECISION: 21/03280/FUL, East Town Farm cottage, Milbourne, Ponteland, NE20 0EE. Proposed demolition of existing dwelling and rebuilding of farmhouse as new dwelling in stone with minor alterations to footprint.

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

2.10 DECISION: 21/03328/FUL, 107 Middle Drive, Ponteland, NE20 9DS. Proposed construction of second storey on existing building, proposed, extension to front elevation, single storey extension to rear elevation, installation of front gate and replacement/changes to existing window fenestration.

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

2.11 DECISION: 21/02000/FUL, Land North of 82 Runnymede Road, Darras Hall, Ponteland, NE20 9HH. Proposed construction of a new storey detached dwelling and detached garage.

Permission **granted** under delegated powers on 19<sup>th</sup> November 2021. The Committee had made a comment about this application. Comment: The Planning Committee seeks information and comment on this application from the Environment Agency and The Local Lead Flood authority as they have concerns about the close proximity to the river and the implications this may cause. The committee seeks information on the flood risk and the potential for environmental damage.

2.12 DECISION: 21/03787/FUL, 132 Runnymede Road, Darras Hall, Ponteland, NE20 9HN.

Proposed construction of detached dwelling and detached three car garage.

Permission **granted** under delegated powers on 23<sup>rd</sup> November 2021. The Committee had made no comment about this application.

2.13 DECISION: 21/03709/FUL, 26 North Road, Ponteland, NE20 9UH. Proposed construction of first floor rear extension over ground floor living area,

Permission **granted** under delegated powers on 23<sup>rd</sup> November 2021. The Committee had made no comment about this application.

**DATE OF NEXT MEETING: 7<sup>th</sup> December 2021**