

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 9th November 2021

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

Apologies for absence were received from Councillors Mr A Hall 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: 21/03361/FUL, Location: The Old Police House, 20 Bell Villas, Ponteland NE20 9BE. Proposal: Change of use from office A3/A4 Bar and restaurant, including internal and external alterations.

COMMENT: The Planning Committee is concerned about the position of the establishment within the centre of the town, and should the application be granted request that conditions are applied to ensure all deliveries be made off road and to the rear of the building. It is the view of the Committee that Ponteland struggles to accommodate roadside deliveries on this small stretch of road as it can cause chaos at peak and other times. The precedent has been set by existing businesses (some of whom have conditions applied which are being ignored) however it is thought to be an appropriate time to reverse this situation. The committee also has concerns over the very limited amount of car parking available for the large number of covers and the anticipated volume of taxi pick up and drop offs on the main street, with the potential for traffic chaos and danger to public safety.

1.2 Application No: 21/03886/FUL, Location: 19 Merton Way, Ponteland NE20 9PY. Proposal: Remove existing kitchen extraction ducts and replace with new ducts to rear elevation and roof, demolish part of gable wall to form new openings for new shopfront and signage. Change of use of existing public highway to front and rear end pavement areas to create new pavement café area.

OBJECTION: The Planning Committee object to this proposal on a number of grounds. The proposed removal of the bollard raises concerns over public and shop safety. The Committee believe that the planned outdoor tables, chairs, and screening would make the footpath unsafe by severely restricting the width of footpath and access to the shops in the precinct, raising concerns for the safety of pedestrians. Committee members further seek clarification on the ownership of this footpath. It is believed that the proposed area for outside seating is above the utilities for the area.

The Planning Committee is concerned that the plans show no accessible facilities and no wash hand basin in the staff facilities

It further asks Northumberland County Council Planning Committee to note that the proposal is contrary to the Local Plan's PNP1, which urges adherence to Sustainable Development Principles, and PNP2 which stresses that development should not have (e) "an unacceptable adverse impact on the occupiers of nearby properties".

The Planning Committee would ask that this application be refused.

The Committee made no comments about the other 7 applications considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 21/00857/FUL, 68 & 70 Darras Road, Darras Hall, Ponteland, NE209PG. Proposed demolition of two dwelling houses and construction of two replacement dwelling houses.

Permission **granted** under delegated powers on 27th October 2021. The Committee had made an objection about this application.

Objection: The Planning Committee objects to this proposal as it is contra to the Ponteland Neighbourhood plan policy PNP2, PNP4 and PNP13 as laid out below.

Policy PNP 2: High Quality and Inclusive Design 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 size of these properties are a concern especially the application at the rear as this property is not in proportion to its surroundings.
- e. Will not have an unacceptable adverse impact on the amenities of occupiers of nearby properties.

There is an alarming fact on this application and that is 29 windows will be overlooking surrounding properties and the Planning Committee find this fact shocking. There are also large balconies that reduce the privacy of neighbours.

Policy PNP 4: Residential Development in Darras Hall Proposals for the development of new and replacement dwellings, as well as extensions to dwellings within the Darras Hall estate, as defined on 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, particularly in relation to the frontage of the application site to the highway.
- b. The layout of the proposed dwelling or extension should demonstrate the necessity for any removal of existing boundary features of amenity value such as hedgerows, walls, fences or water courses.

Surface water at this proposed development has always been an issue previously to this application and the fact that a lot of trees have been removed it is understood that this will cause further issues. Flooding is also a concern. There seems to be some conflict on the drainage situation and this need addressing to prevent further issues.

- c. The siting of the proposed dwelling or extension should reflect the strongly established and prominent building lines and frontages of adjacent dwellings; and d. Development proposals must demonstrate the necessity for loss of any tree or hedgerow of significant local amenity value and, in those circumstances, include equivalent compensatory planting. Loss of aged or veteran trees will only exceptionally be supported where it is demonstrated the need for, and benefits of development clearly outweigh the loss.

Policy PNP 13: Biodiversity All development proposals should conserve the biodiversity value of land, species, buildings and habitats, and maximise opportunities for creation, restoration, enhancement and management of biodiversity. Proposals that are likely to cause unacceptable harm to nationally or locally designated sites, protected species, or priority species and habitats (as identified in the current Northumberland Biodiversity Action Plan) will only be supported where the applicant has demonstrated the proposal cannot be located on an alternative site with less harmful impacts and that benefits of the development in that location clearly and demonstrably outweigh any direct or indirect adverse impacts on biodiversity. All identified adverse impacts must be addressed through appropriate mitigation measures, reinstatement of features, or, as a last resort, compensation to enhance or create habitats should form part of the proposals on or off site.

The Planning Committee is very concerned about the development of 'tandem' builds on Darras Hall and the neighbours' concerns and comments should be looked at closely by the officer responsible for this application. Safety has always been a concern when it comes to development on Darras Hall and this is another issue that needs addressing. Contractors and construction vehicles do not park on site and footpaths are constantly blocked and this is a worry for the Planning Committee as a lot of walkers have to walk on the busy roads and a development of this size will have this impact on footpaths and highways.

The Planning Committee would like the neighbours comments inspected closely as there are some worrying issues in their objection.

2.2 DECISION: 21/03517/FUL, 9 Chester Close, Darras Hall, Ponteland, NE20 9AG. Proposed single storey rear extension and side extensions on both north and south elevations with alterations to fenestration on front elevation.

Permission **granted** under delegated powers on 27th October 2021. The Committee had made no comment about this application.

2.3 DECISION: 21/03368/FUL, 55 Willow Way, Darras Hall, Ponteland, NE20 9RF. Proposed single storey side extension with alterations to fenestration and application of render to rear elevation.

Permission **granted** under delegated powers on 27th October 2021. The Committee had made no comment about this application.

2.4 DECISION: 21/03511/FUL, 5 Whinfell Road, Darras Hall, Ponteland, NE20 9EP. Proposed extension to replace existing orangery style dining room. Conversion of Annex to Games Room and Home Gym.

Permission **granted** under delegated powers on 29th October 2021. The Committee had made no comment about this application.

2.5 DECISION: 21/03566/FUL, 44 Runnymede Road, Darras Hall, Ponteland, NE20 9HG. Proposed single storey side and rear extension following demolition of existing single storey side and rear extension.

Permission **granted** under delegated powers on 3rd November 2021. The Committee had made no comment about this application.

2.6 DECISION: 21/02972/FUL, 4 West Thorn Farm, West Thorn Kirkley, Ponteland, NE20 0AG. Proposed demolition of garage and erection of two storey extension to include ground floor double garage and first floor accommodation.

Permission **granted** under delegated powers on 3rd November 2021. The Committee had made an objection 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. The Planning Committee have noted that the proposed extension would be two-storey and feel it would be disproportionate in size to the original building. Therefore, the Planning Committee requests this application be refused.

2.7 DECISION: 21/03424/FUL, 71 Eastern Way, Darras Hall, Ponteland, NE20 9RE. Proposed extension to first floor over existing ground floor with an additional rooflight to rear roof slope.

Permission **granted** under delegated powers on 4th November 2021. The Committee had made no comment about this application.

2.8 DECISION: 21/03036/FUL, 38 Linden Way, Darras Hall, Ponteland, NE20 9DP. Proposed construction of a single storey rear extension with roof terrace at first floor level with glazed glass balustrade and two storey side extension with flat roof, remodelling of existing flat and pitched roof to form new pitched roof.

Permission **granted** under delegated powers on 4th November 2021. The Committee had made no comment about this application.

2.9 DECISION: 21/03533/FUL, 5 Dissington View, Medburn, Ponteland, NE20 0BU. Proposed single storey extension to rear of property (retrospective).

Permission **granted** under delegated powers on 5th November 2021. The Committee had made a comment about this application.

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.

2.10 DECISION: 21/03376/FUL, 96 Errington Road, Ponteland, NE20 9LA. Proposed rear first floor extension and addition of front gate.

Permission **granted** under delegated powers on 5th November 2021. The Committee had made no comment about this application.

DATE OF NEXT MEETING: 23rd November 2021