

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 18th January 2022

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

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

1. PLANNING APPLICATIONS

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

The Committee made no comments about the 7 applications considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 **DECISION: 21/04435/FUL, 50 Darras Road, Darras Hall, Ponteland, NE20 9PA. Proposed rear extension and garage alterations.**

Permission **granted** under delegated powers on 7th January 2022. The Committee had made no comment about this application.

2.2 **DECISION: 21/04202/FUL, 22 Middle Drive, Darras Hall, Ponteland, NE20 9DH. Proposed single storey rear extension, new front porch and extension of rear dormer window.**

Permission **granted** under delegated powers on 12th January 2022. The Committee had made no comment about this application.

2.3 **DECISION: 21/04270/FUL, 39 Woodside, Darras Hall, Ponteland, NE20 9JA. Proposed family room and garage extension with new entrance, hallway and first floor bedroom extension.**

Permission **granted** under delegated powers on 13th January 2022. The Committee had made no comment about this application.

2.4 **DECISION: 21/04439/FUL, 20 Runnymede Road, Darras Hall, Ponteland, NE20 9HE. Proposed demolition of existing bungalow and building of new replacement dwelling house.**

Permission **granted** under delegated powers on 13th January 2022. The Committee had made no comment about this application.

2.5 **DECISION: 21/04361/VARYCO, Land South of 101 Eastern Way, Darras Hall, Ponteland, NE20. Proposed Variation of condition 2 (Approved Plans) for the retention of sycamore tree and Discharge of conditions 3 (Materials), 5 (Vehicular Access), 6 (Surface Water Drainage), 7 (Construction Method Statement), 8 (Refuse Storage) and 12 (Landscape) pursuant to planning permission 18/03751/FUL.**

Permission **granted** under delegated powers on 14th January 2022. The Committee had made no comment about this application.

3. ANY OTHER BUSINESS

3.1 A email had been received from the Planning Officer for Planning Application 21/03886/FUL, Gills Fish & Chips, 19 Merton Road, Ponteland.

The initial proposal was for various works to the external elevations of the shopfront along with change of use of the footpath, removal of an existing bollard and the siting of tables and chairs for outdoor seating. Following expiration of the consultation period and comments from yourselves and our highways team, the applicant has removed the outdoor seating element from the proposals therefore the proposal is now solely for:

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 (amended plans recd 13/01/22)

Ponteland Town Council were asked if they wish to retain their object on file or remove it? The Planning Committee advised the Planning Officer that their objection will remain and responded with: -

Although this application has been amended it still raises concerns.

The number of lights outside the proposal are still too many and this number of pendant style lighting needs reducing significantly. This was also mentioned in the Advertisement application submitted before this application from the same applicant.

There are also still no facilities for customers shown on the plan and still no handwash facilities in the staff toilet.

The "canopies and lights" shown on the plans make the Committee believe that the applicant could still possibly use this outside space/footpath for temporary seating arrangements which could then possibly become a permanent feature, otherwise what is the purpose of the two very large canopies on both sides of the building. If this were to happen the Committee have an additional concern about the uneven surface surrounding this building and safety concerns for footpath users and members of the public.

It is also unclear if they still plan to remove the bollard.

All the applicant has done is remove the table and chairs from this application. Therefore, unless some significant changes are made to this application their objection still stands

DATE OF NEXT MEETING: 1st February 2022