

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 1<sup>st</sup> February 2022

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

Apologies for absence were received from Councillor Mrs S Johnson.

**Councillor Ahmed declared an interest on application No: 22/00186/FUL Location: Land on the Orchards, Callerton Lane, Ponteland, NE20 9EG.**

**Proposal: Change of use: vacant land to mixed use development of a market square known as “The Orchard” comprising market stall, street food vendors and retail units, with revised access arrangements and associated parking, landscaping and servicing. He left the room when this application was discussed and took no part in the discussions.**

### 1. PLANNING APPLICATIONS

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

**1.1** Application No: 22/00082/VARYCO Location: 100 Edge Hill, Darras Hall, Ponteland NE20 9JQ. Proposal: Variation of condition 2 (approved plans) on approved application 20/04381/FUL in order to make alterations to approved plans.

**An email was sent to the planning officer for this application stating that the Committee believes this should be dealt with as a new planning application due to the considerable amount of new information included**

**1.2** Application No: 22/00186/FUL, Location: Land on the Orchards, Callerton Lane, Ponteland, NE20 9EG. Proposal: Change of use: vacant land to mixed use development of a market square known as “The Orchard” comprising of market stall, street food vendors and retail units, with revised access arrangements and associated parking, landscaping and servicing. **Ponteland Town Council has engaged an independent planning consultant to assist with this application. This will be therefore be considered at a later date.**

**1.3** Application No: 22/00233/FUL, Location: 13 Fellside, Darras Hall, Ponteland NE20 9JW Proposal: Loft conversion to create 2 no bedrooms with associated internal and external alterations.

**Objection: The Planning Committee believe the proposed loft conversion would constitute an unduly prominent, incongruous, and poorly designed addition to the application property which would result in a negative impact upon the character of the local area. The Planning Committee consider that the proposal constitutes poor design and is therefore contrary to the visual amenity aims of Policy PNP 2 of the Ponteland Neighbourhood Plan, Policy H14 of the Castle Morpeth Local Plan, and the NPPF.**

**The Committee made no comments about the other 1 application considered.**

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

**2.1** **DECISION: 21/03275/FUL, 5 Berwick Hill Cottages, Berwick Hill, Ponteland, NE20 0JZ. Proposed single storey rear extension and porch.**

Permission **granted** under delegated powers on 19<sup>th</sup> January 2022. The Committee had made no comment about this application.

**2.2 DECISION: 21/03387/FUL, 193 Edge Hill, Darras Hall, Ponteland, NE20 9JN. Proposed dormer extensions to front and rear, removal of chimney, installation of rooflights to front and alterations to fenestration to front and side elevations.**

Permission **refused** under delegated powers on 20<sup>th</sup> January 2022. The Committee had made no comment about this application.

**2.3 DECISION: 21/04216/FUL, 117 Western Way, Darras Hall, Ponteland, NE20 9LY. Proposed rear extensions comprising of first floor bedroom over existing kitchen area, single storey rear extension, reconfiguration of internal spaces and new porch and amendments to principal elevation.**

Permission **granted** under delegated powers on 21<sup>st</sup> January 2022. The Committee had made no comment about this application.

**2.4 DECISION: 21/03758/FUL, 33 Beech Court, Darras Hall, Ponteland, NE20 9NE. Proposed ground floor family room, entrance porch extension and first floor bedroom extension.**

Permission **granted** under delegated powers on 21<sup>st</sup> January 2022. The Committee had made no comment about this application.

**2.5 DECISION: 21/04279/FUL, 71 Cheviot View, Ponteland, NE20 9BH. Proposed single storey rear extension.**

Permission **granted** under delegated powers on 25<sup>th</sup> January 2022. The Committee had made no comment about this application.

**2.6 DECISION: 21/03970/FUL, 92 Darras Road, Darras Hall, Ponteland, NE20 9PG. Proposed two storey extension to rear of property. New entrance porch.**

Permission **granted** under delegated powers on 26<sup>th</sup> January 2022. The Committee had made no comment about this application.

**2.7 DECISION: 21/02959/ADE, Barclays 4-6 Main Street, Ponteland, NE20 9SS. Proposed advertisement consent for 1no acrylic formed 3d lettering wrapped in black vinyl with clear 10mm edge detail to allow halo illumination form LED lighting from within.**

Permission **granted** under delegated powers on 27<sup>th</sup> January 2022. The Committee had made no comment about this application.

**2.8 DECISION: 21/02958/FUL, Barclays 4-6 Main Street, Ponteland, NE20 9SS. Proposed change of use from bank to restaurant at ground and first floor area. Construction of new 42m2 single storey extension at rear of the building with flat roof for kitchen. Replacement of windows to front of building and new fire escape to the left of the building. Creation of 3no mobility car parking bays with electric charging ports. Creation of terrace to exterior with dwarf wall.**

Permission **granted** under delegated powers on 27<sup>th</sup> January 2022. The Committee had made no comment about this application.

**2.9 DECISION: 21/02368/VARYCO, Land West of Meadow Court House, Runnymede Road, Darras Hall, Ponteland, NE20. Proposed 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 site bunding.**

Permission **granted** under delegated powers on 31<sup>st</sup> January 2022. The Committee had made an objection about this application.

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.

**3. ANY OTHER BUSINESS**

**3.1 Councillor Varley asked for this item to be considered as AOB and taken up with planning enforcement. He is concerned about the disused table and chairs that have been abandoned at the side of Fratelli's restaurant (in the narrow alleyway adjacent to Cecil Court) The assistant clerk agreed to contact planning enforcement direct once photographs from Councillor Varley have been received.**

**DATE OF NEXT MEETING: 15<sup>th</sup> February 2022**