

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 12<sup>th</sup> April 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

**1.1 Application No: 22/00972/FUL, Location: Lemon Grass Deli, 40 Merton Road, Ponteland NE20 9PS. Proposal: Installation of external kitchen extract ductwork to rear elevation.**

Comment: Ponteland Town Council Planning Committee support the areas of concern from the Public Protection department at Northumberland County Council.

**1.2 Application No: 22/01000/VARYCO, Location: Old Ponteland Leisure Centre, Callerton Lane, Ponteland NE20 9EG. Proposal: Variation of condition 22 (trees) on approved application 17/03729/CCD in order to enable the removal of trees, subject to ecological reports and arboriculture assessments.**

Councillor A Varley declared an interest on this application and took no part in discussions.

Comment: Ponteland Town Council Planning Committee are concerned about the loss of 16 trees in this area and would like a condition in place that all 16 trees be replaced one for one within the site area.

**1.3 Application No: 22/01004/FUL. Location: 1 Dene Park, Darras Hall, Ponteland NE20 9AH Proposal: Proposed first floor extension to provide 3 bedrooms and study; front single storey extension and side entrance porch extension.**

Objection: Ponteland Town Council Planning Committee object to this proposal as this street is a unusual area of mostly all bungalows. If this application should go ahead, it would damage the whole street scene and create a whole new roofline.

This application is also contrary to Policy PNP 2: High Quality and Inclusive Design 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 and e. Will not have an unacceptable adverse impact on the amenities of occupiers of nearby properties.

Also, Policy PNP 4: Residential Development in Darras Hall, 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.

Also, NPPF policy 12. Achieving well-designed places c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). Therefore the Committee ask this application be refused.

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

### Other Application Correspondence

Ponteland Town Council were advised that the Licence Hearing for Application No: 22/00019/LIC Location: The Old Police Station, 20 Bell Villas, Ponteland NE20 9BE has been postponed.

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

**2.1 DECISION: 21/04013/FUL, 3 Willow Place, Darras Hall, Ponteland, NE20 9RL. Proposed extend front elevation of property to be in line with front of attached garage, create utility room behind garage and replace garage roof.**

Permission **granted** under delegated powers on 6<sup>th</sup> April 2022. The Committee had made no comment about this application.

**2.2 DECISION: 22/00352/FUL, 14 The Crescent, Darras Hall, Ponteland, NE20 9AL. Proposed garage extension, kitchen extension and first floor bedroom extension.**

Permission **granted** under delegated powers on 6<sup>th</sup> April 2022. The Committee had made no comment about this application.

**2.3 DECISION: 21/04583/FUL, 113 Runnymede Road, Darras Hall, Ponteland, NE20 9HL. Proposed construction of extensions to front sides and rear elevations, creation of second floor and new access.**

Permission **granted** under delegated powers on 6<sup>th</sup> April 2022. The Committee had made no comment about this application.

**2.4 DECISION: 21/04709/FUL, 88 The Rise, Darras Hall, Ponteland, NE20 9LQ. Proposed demolition of existing dwelling and garage and construction of new dwelling, garage and rear garden room.**

Permission **granted** under delegated powers on 7<sup>th</sup> April 2022. The Committee had made no comment about this application.

**2.5 DECISION: 21/04182/FUL, Land and building west of Willowbrook, Kirkley Ponteland, NE20. Proposed conversion and change of use of existing outbuildings to create a single residential dwelling.**

Permission **granted** under delegated powers on 7<sup>th</sup> April 2022. The Committee had made no comment about this application.

**DATE OF NEXT MEETING: 26<sup>th</sup> April 2022**