

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 21st June 2022

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

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

1. PLANNING APPLICATIONS

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

1.1 Application No: 22/01927/FUL, Location: Unit 8, Meadowfield Industrial Estate, Ponteland NE20 9SD. Proposal: Change of use from workshop to 80no self-storage containers. Demolition of existing industrial workshop, levelling of site, new security fence and gate and placement of 80no self-storage containers (retrospective)

OBJECTION: Ponteland Town Council Planning Committee believes this proposal is inappropriate even though it is on an industrial estate it is very close to a residential area with many young families.

The increase in traffic to and from these metal containers is a concern as Meadowfield Industrial Estate is a relatively small industrial estate. The noise from the opening and closing of these large metal containers could also cause a disturbance to the nearby neighbours and the 24-hour access could also cause light pollution and activity during the night. The Planning Committee also feel that the number of containers is extreme and would prefer to see this proposal scaled down.

It is also contrary to the neighbourhood plan 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.
- e. Will not have an unacceptable adverse impact on the amenities of occupiers of nearby properties.

Should this application be approved, it could have a significant negative impact on surrounding neighbours. The Planning Committee feel that this is not the correct place for a business of this sort. Therefore, The Planning Committee would like to see this application refused.

The Committee made no comments about the other 10 applications considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 **DECISION:** 22/01144/FUL, 35 Ladywell Way, Ponteland, NE20 9TE. Proposed construction of new pitched roof to replace existing failing flat roof.

Permission **granted** under delegated powers on 15th June 2022. The Committee had made no comment about this application.

2.2 DECISION: 21/04973/COU, Dobbies Garden Centre, Street Houses, Ponteland, NE20 9BT. Proposed change of use to veterinary practice and external alterations.

Permission **granted** under delegated powers on 15th June 2022. The Committee had made no comment about this application.

2.3 DECISION: 21/04323/FUL, 135 Western Way, Darras Hall, Ponteland, NE20 9LY. Proposed loft conversion and extension.

Permission **granted** under delegated powers on 17th June 2022. The Committee had made no comment about this application.

2.4 DECISION: 21/04617/FUL, Land North of Pine Dene Lodge, Dissington Lane, Ponteland, NE20. Proposed construction of an agricultural building to house agricultural machinery, and associated equipment.

Permission **granted** under delegated powers on 21st June 2022. The Committee had made an objection about this application. The requested condition on this application was granted.

Objection: The Planning Committee object to this proposal as there is already an agricultural shed on this small agricultural plot of land, and this seems to be a very substantial second agricultural storage building.

They question the need for a second building on such a small plot. Also, the building is brick with a tiled roof, windows and shuttered doors and could easily be converted into a residential dwelling.

Should this application be successful the Committee request a condition be placed on this application that the building remain an agricultural building in perpetuity.

2.5 DECISION: 22/01702/VARYCO, 116 Edge Hill, Darras Hall, Ponteland, NE20 9JQ. Proposed variation of condition 3 (approved plans) on approved application 21/02316/FUL to allow reduction in size of proposed development.

Permission **granted** under delegated powers on 23rd June 2022. The Committee had made no comment about this application.

2.6 DECISION: 22/00706/FUL, 27 Main Street, Ponteland, NE20 9NH. Proposed replacement extension, new canopy to main entrance, dormer for safe roof access, creation 2no click and collect and 2no van bays in carpark, relocation of cycle rack and trolley bay as well as external works including resurfacing (and pin kerb installation) near warehouse access and repainting of elevations, doors and canopy frames.

Permission **granted** under delegated powers on 23rd June 2022. The Committee had made no comment about this application.

DATE OF NEXT MEETING: 5th July 2022