

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 7th June 2022

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

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

1. PLANNING APPLICATIONS

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

**1.1 Application No: 22/00896/FUL, Location: 7 Jackson Avenue, Ponteland NE20 9UY
Proposal: Change of use of existing portal frame shed from agricultural use to commercial mechanical workshop and construction of new store alongside for agricultural vehicles and equipment.**

OBJECTION: Ponteland Town Council Planning Committee believes this proposal is inappropriate in a residential area with a large number of young families. The area has narrow roads unsuitable for anticipated agricultural vehicles. 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.
- c. Takes account of the potential users of the development, ensuring safe, convenient, and attractive links are provided within the development and to existing networks for people and that the development is accessible to all.
- d. Where required, ensures that servicing and delivery arrangements meet the reasonable needs of business through off-street servicing and loading facilities.
- e. Will not have an unacceptable adverse impact on the amenities of occupiers of nearby properties.
- f. Where feasible, incorporates sustainable design and construction techniques and renewable and low carbon energy technology.
- h. Helps to create a safe and secure environment.

Where a Design and Access Statement is required as part of a planning application the above matters must be fully addressed within it. No details have been provided within the Design and Access statement addressing business hours, potential vehicles that will use this business or what the business is for?

Should this application be approved, it would have a significant negative impact on surrounding neighbours. Noise and fuel odours could affect the nearby residents. 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.

1.2 Application No: 22/01849/FUL, Location: 48 Longmeadows, Darras Hall, Ponteland NE20 9DY. Proposal: Proposed first floor and rear extension to create Dormer bungalow, existing rear conservatory demolished.

This application has been deferred to the next meeting.

The Committee made no comments about the other 4 applications considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 22/00990/FUL, 100 Edge Hill, Darras Hall, Ponteland, NE20 9JQ. Proposed rebuild of new dwelling.

Permission **granted** under delegated powers on 24th May 2022. The Committee had made no comment about this application.

2.2 DECISION: 22/00654/FUL, Woodside, Ponteland, NE20 0DG. Proposed single storey leisure building.

Permission **granted** under delegated powers on 26th May 2022. The Committee had made no comment about this application.

2.3 DECISION: 21/04440/FUL, Land North of of 20 Runnymede Road, Ponteland, NE20. Proposed construction of a new dwelling house.

Permission **granted** under delegated powers on 27th May 2022. The Committee had made no comment about this application.

2.4 DECISION: 22/00843/FUL, 1 The Close, Darras Hall, Ponteland, NE20 9PB. Proposed refurbishment and reconfiguration including proposed first floor level with gable end and dormers.

Permission **granted** under delegated powers on 27th May 2022. The Committee had made no comment about this application.

2.5 DECISION: 21/04759/VARYCO, 28 Montpellier Drive, Woodlands Manor, Medburn, Ponteland, NE20 0EG. Proposed variation of condition 2 (approved plans) on approved application 21/00813/FUL to replace flat roof on proposed extension with low pitch lean-to-roof.

Permission **granted** under delegated powers on 1st June 2022. The Committee had made no comment about this application.

2.6 DECISION: 22/01232/FUL, 26 Fellside, Darras Hall, Ponteland, NE20 9JP. Proposed two storey front extension, dormers to front and rear rendering.

Permission **granted** under delegated powers on 1st June 2022. The Committee had made no comment about this application.

2.7 DECISION: 21/04744/FUL, 26 Eastern Way, Darras Hall, Ponteland, NE20 9PF. Proposed single storey extension to front porch and single and 2 storey extension to rear of property.

Permission **granted** under delegated powers on 6th June 2022. The Committee had made no comment about this application.

2.8 DECISION: 22/00578/FUL, 160 Edge Hill, Darras Hall, Ponteland, NE20 9JN. Proposed vehicular and pedestrian access.

Permission **granted** under delegated powers on 8th June 2022. The Committee had made no comment about this application.

2.9 DECISION: 21/03582/FUL, Land adjacent, Woodside, C358 Lodge, Plantation to Kirkely sawmill, NE20 0BD. Proposed change of use of the land and existing buildings from agricultural and equestrian use into a commercial dog training business with ancillary activities.

Permission **granted** under delegated powers on 8th June 2022. The Committee had made no comment about this application.

DATE OF NEXT MEETING: 21st June 2022