

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 5th July 2022

Present: Councillors Mrs S Johnson (in the Chair), Mrs K Woodrow, Mr A Hall, Mr S Ahmed, Mrs K Overbury 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: 22/02078/VARYCO, Location: Woodside, Ponteland Northumberland NE20 0DG, Proposal: Variation of condition 2 (approved plans) on approved planning application 21/01028/FUL in order to relocate position of garage.

Comment: Ponteland Town Council Planning Committee would like to support the objection from Northumberland County Councils Ecology Department. The Committee also ask for a condition to be placed on this proposal that this building remain a garage in perpetuity should it be approved.

1.2 Application No: 22/01500/FUL, Location: 2 The Rise, Darras Hall, Ponteland, NE20 9LJ Proposal: Demolish existing bungalow and constructing of steel frame 3 storey property with integral garage (self-build).

Objection: Ponteland Town Council Planning Committee object to this planning application as it is contrary to PNP 1 b. Minimise its impact on amenity for new and existing residents, businesses and other land uses in the vicinity of the development, PNP 2 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.

The balconies on the third floor of this proposal are a concern as it could have a negative impact to neighbours and a significant loss of privacy. The Planning Committee feel they are an unwelcomed addition and excessive to a third floor and would like to see them changed or removed. Ponteland Town Council supports the concerns from neighbours and The Ecology department and Highways department at Northumberland County Council.

The Committee made no comments about the other 7 applications considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 21/03445/OUT, Land North of the Pines, The Avenue, Medburn, Ponteland, NE20 0JD. Proposed Outline planning permission (all matters reserved) for the development of 3no detached residential properties with primary access from The Avenue (amended 0/06/2022)

Permission **REFUSED** under delegated powers on 29th June 2022. The Committee had made an objection about this application: Ponteland Town Council Planning Committee has raised many concerns about the over development of the Medburn Hamlet over many years.

We would seek to raise these again and we would also ask the Planning Officer to look at the other consultees' concerns regarding this application, especially regarding potential flooding and highways issues. We align ourselves to these objections and would like to see this application refused.

2.2 DECISION: 22/00972/FUL, Lemon Grass Deli, 40 Merton Road, Ponteland, NE20 9PS. Proposed Installation of external kitchen extract, ductwork to rear elevation.

Permission **GRANTED** under delegated powers on 1st July 2022. The Committee had made a comment about this application. Comment: Ponteland Town Council Planning Committee support the areas of concern from the Public Protection department at Northumberland County Council.

2.3 DECISION: 22/01644/FUL, 5 Richmond Way, Darras Hall, Ponteland, NE20 9HU. Proposed single storey side extension.

Permission **GRANTED** under delegated powers on 4th July 2022. The Committee had made no comment about this application.

2.4 DECISION: 21/04368/FUL, 114 Runnymede Road, Darras Hall, Ponteland, NE20 9HL. Proposed front and rear ground floor infill extensions, new rooflights to south facing bedrooms, alteration and replacement of first floor rear window with new windows (amended description 21.06.2022)

Permission **GRANTED** under delegated powers on 5th July 2022. The Committee had made no comment about this application.

3. ANY OTHER BUSINESS

3.1 Application: 22/01086/FUL, Full Planning application for change of use to existing agricultural field for forestry and community uses including creation of planting amphitheatre and associated infrastructure. The Town Council had been invited to speak at the Local Area Planning Committee Meeting on Monday 11th July 2022 regarding the above application.

The Town Council had made an objection about the proposal, but no Members were available to speak at the meeting.

Objection: The Council has concerns over access; parking on a narrow country lane; blocking a road that is used regularly by the neighbouring farm and residents; litter; safety with such a proximity to the river; vandalism; the risk of antisocial behaviour; the remoteness of this facility and the risk that it could become a 'hangout' area for youths resulting in antisocial behaviour.

DATE OF NEXT MEETING: 19th July 2022