

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 30<sup>th</sup> August 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: 22/02815/FELTPO, Location: Louisville, North Road, Ponteland NE20 9SH. Proposal: Tree preservation order application to fell conifer hedge at rear of carpark as close to ground level as possible.**

Comment: Ponteland Town Council Planning Committee request that this be referred to the Tree Officer at Northumberland County Council. The Committee also ask if neighbours on Jackson Avenue who back on to this hedge have been notified of the possible removal, as this could have an impact on their gardens and privacy.

The Planning Committee also request that the Tree Officer considers a dialogue with the tree contractor to see if a robust trimming of the hedge might enable easier parking for vehicles whilst maintaining the conifer hedge & affording the immediate neighbours in Jackson Avenue a lower level conifer hedge.

The Committee made no comments about the other 2 applications considered.

### **Other Application Correspondence**

An email had been received from Mrs E Storey regarding application 22/01909/CCMEIA Proposed extraction of 4 million tonnes of dolerite, importation of inert material and associated highway and landscape works. Land at Northside Harle Kirkwhelpington. This was circulated to the Planning Committee for their information.

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 DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS**

#### **2.1 DECISION: 22/01960/FUL, Old Barns, Berwick Hill, Seaton Burn, NE13 6BX. Proposed single storey rear extension.**

Permission **granted** under delegated powers on 3<sup>rd</sup> August 2022. The Committee had made no comment about this application.

#### **2.2 DECISION: 22/01513/FUL, 23 The Beeches, Ponteland, NE20 9SZ. Proposed demolition and reconstruction of existing ground floor attached utility/storage/outhouse on existing footprint, and construction of rear single storey extension with new pitched/hipped slate roof in a style to match the existing property, and 4no pitched roof windows.**

Permission **granted** under delegated powers on 4<sup>th</sup> August 2022. The Committee had made no comment about this application.

#### **2.3 DECISION: 22/01770/FUL, 34 Callerton Court, Darras Hall, Ponteland, NE20 9EN. Proposed single storey garage and bedroom extension.**

Permission **granted** under delegated powers on 4<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.4 DECISION: 22/00172/FUL, 39 North Road, Ponteland, NE20 9UN. Proposed construction of two storey side and rear extension.**

Permission **granted** under delegated powers on 10<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.5 DECISION: 22/01875/FUL, 1 Dalglish Road, Jameson Manor, Ponteland, NE20 0FH. Proposed conversion of existing detached single garage to a summer house; construction of new single garage at side of house.**

Permission **granted** under delegated powers on 11<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.6 DECISION: 22/02070/FUL, 29 Avondale Road, Darras Hall, Ponteland, NE20 9NA. Proposed single and two storey rear extensions, front porch extension, upgrading and renovating existing external materials, with new proposed drive gates.**

Permission **granted** under delegated powers on 11<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.7 DECISION: 22/02340/FUL, 90 Errington Road, Darras Hall, Ponteland, NE20 9LA. Proposed alterations and extensions to form first floor including 2no dormers upon rear elevation.**

Permission **granted** under delegated powers on 11<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.8 DECISION: 21/04706/FUL, 4 The Close, Darras Hall, Ponteland, NE20 9PB. Proposal for the renovation of existing property into two storey dwelling, raising of ridge height, reduction of footprint.**

Permission **granted** under delegated powers on 12<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.9 DECISION: 21/04141/FUL, 5 Deyncourt, Darras Hall, Ponteland, NE20 9RP. Proposed ground floor extensions to existing bungalow, alterations, and increased terrace area. (Amended proposal)**

Permission **granted** under delegated powers on 12<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.10 DECISION: 21/04614/FUL, 53 Whinfell Road, Darras Hall, Ponteland, NE20 9EW. Proposed refurbishment of the existing dwelling, rear extension; conversion and extension of the loft space to provide a 4 bed 1.5 storey family home.**

Permission **granted** under delegated powers on 15<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.11 DECISION: 22/01139/FUL, 3 Edge Hill, Darras Hall, Ponteland, NE20 9RN. Proposed family room extension, internal alterations and new roof with 7m high ridge line to form first floor bedrooms (amended plans).**

Permission **granted** under delegated powers on 15<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.12 DECISION: 22/01623/FUL, 5 ATM Main Street, Ponteland, NE20 9NJ. Proposed change the partial use of the commercial space from Class E to class F1 non-residential institutions education. To split ground floor space into two separate areas, one will remain class E a small coffee shop and the second area will become class F1 Kumon centre.**

Permission **granted** under delegated powers on 16<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.13 DECISION: 22/01004/FUL, 1 Dene Park, Darras Hall, Ponteland, NE20 9AH. Proposed first floor extension to provide 3 bedrooms and study; front single storey extension and side entrance porch extension.**

Permission **granted** under delegated powers on 16<sup>th</sup> August 2022. The Committee had made an objection about this application.

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.

**2.14 DECISION: 22/01243/COU, 2 Darras Road, Ponteland, NE20 9HA. Proposed change of use from disused bank (class E) to clinic (sui generis) (ground floor only).**

Permission **granted** under delegated powers on 18<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.15 DECISION: 22/01587/FUL, 61 Whinfell Road, Darras Hall, Ponteland, NE20 9EW. Proposed conversion of garage to cinema room and new detached garage with extended dropped kerb and road crossing.**

Permission **granted** under delegated powers on 18<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.16 DECISION: 22/02071/FUL, 71 North Road, Ponteland, NE20 9UR. Proposed front and rear dormer windows and loft conversion. Removal of rear conservatory roof and replace with flat roof and lantern.**

Permission **granted** under delegated powers on 18<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.17 DECISION: 22/00291/FUL, 110 Middle Drive, Darras Hall, Ponteland, NE20 9DW. Proposed first floor layout amendments and total re roof with 8 dormer windows.**

Permission **granted** under delegated powers on 18<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.18 DECISION: 22/02040/VARYCO, Fratelli restaurant, Bell Villas, Ponteland, NE20 9BE. Proposed variation of condition 2 (approved plans) on approved application 20/03176/FUL in order to reduce external balcony to East elevation.**

Permission **granted** under delegated powers on 18<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.19 DECISION: 22/01025/CLPROP, 2 Fellside, Darras Hall, Ponteland, NE20 9JW. Proposed certificate of lawful development – proposed use for rear flat roof dormer.**

Permission **granted** under delegated powers on 18<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.20 DECISION: 22/01265/CCD, Richard Coates C of E Middle School, Thornhill Road, Ponteland, NE20 9QB. Proposed Retrospective: Proposed new boundary fencing. New mini-bus drop-off, laybys and tarmac wearing course to vehicular access and parking areas. Formation of new pupil entrance, demolition of existing temporary classrooms. Modification of existing 3 court MUGA into 2 courts with new 2 court MUGA to adjacent Richard Coates Primary School. Minor external improvement works to building comprising**

**replacement upvc windows, new PPC aluminium doors and glazed screens, anti-climb protection and new through coloured render entrance and canopy.**

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

**2.21 DECISION: 22/00606/FUL, 26 Darras Road, Darras Hall, Ponteland, NE20 9PA. Proposed alterations including new roof dormer, extended driveway and site access treatment, with new entrance walls, piers and gates.**

Permission **granted** under delegated powers on 24<sup>th</sup> August 2022. The Committee had made no comment about this application.

**2.22 DECISION: 22/01124/FUL, Paddock House, Medburn, Ponteland, NE20 0JS. Proposed garage conversion, first floor master bedroom extension, two storey glass link extension to create a new lobby entrance and connect existing property with the new master bedroom, internal and external alterations.**

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

**2.23 DECISION: 21/03475/FUL, 28 Crossfell, Darras Hall, Ponteland, NE20 9EA. Proposed addition of bay windows and porch to the front elevation; extension of pitched roof over existing flat roof garage; erection of rear extension and associated landscaping, boundary treatments.**

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

**2.24 WITHDRAWN: 22/02078/VARYCO, Woodside, Ponteland NE20 0DG. Variation of condition 2 (approved plans) on approved planning application 21/01028/FUL in order to relocate position of garage.**

NCC had advised that the application had been **withdrawn** on 10<sup>th</sup> August 2022.

**2.25 WITHDRAWN: 22/01993/FUL, 15 Church Flat, Eland Haugh, Ponteland NE20 9XQ. Single storey rear extension to form enlarged kitchen/dining areas including internal modifications.**

NCC had advised that the application had been **withdrawn** on 19<sup>th</sup> August 2022.

**DATE OF NEXT MEETING: 13<sup>th</sup> September 2022**