

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 20th September 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: 22/02956/ADE**

Location: Lloyds Bank 5 Main Street Ponteland Newcastle Upon Tyne
Northumberland NE20 9NJ

Proposal: Advertisement Consent for external signs positioned at front elevation. Proposed external signs to be white 3D metal letters with distressed effect

Comment: *The Town Council have no comments to make on the signage itself. However, they wish to reiterate that there should be no illuminated signage within the Conservation area which is disregarded in some instances and which we understand is in the hands of planning enforcement.*

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 **DECISION: 22/02345/FUL, 12 Beech Court, Darras Hall, NE20 9NE. Proposed single storey rear extension and minor alterations to front elevation.**

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

2.2 **DECISION: 22/02513/FUL, 64 Darras Road, Darras Hall, NE20 9PG. Demolition of existing garage at rear of property and construction of a new single storey pool house as an extension to the existing house, construction of a new first floor to the existing single storey part of the existing property at the rear and construction of a new garage to the front of the property.**

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

2.3 **DECISION: 22/02454/FUL, 106 Runnymede Road, Darras Hall NE20 9HL. Proposed single storey extension at rear.**

Permission **granted** under delegated powers on 14th September 2022.
The Committee had made no comment about this application.

2.4 **DECISION: 22/01000/VARYCO, Ponteland Leisure Centre, Callerton Lane Ponteland Northumberland NE20 9EG**

Variation of condition 22 (Trees) on approved application 17/03729/CCD in order to enable the removal of trees

Permission **refused** on 15th September 2022.

The Committee had made a comment about this application.

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.

2.5 DECISION: 22/00314/FUL 22A Moor Lane Darras Hall Ponteland Newcastle Upon Tyne Northumberland NE20 9AD

Erection of a residential dwelling, with associated garage and infrastructure

Permission **granted** on 15th September 2022.

The Committee had made an objection to this application.

The committee feels this is an over development of the land available and the scale of the properties is too large, and we refer to the Castle Morpeth District Local Plan policy H11 tandem and back land development policy H11 proposals for the residential development of land will be refused planning permission if they would result in the following:

i) unacceptable back land or tandem development which would cause a loss of amenity due to a poor relationship with existing dwellings or garden areas and which creates problems of overlooking, loss of privacy, poor access, difficult servicing, substandard parking and turning facilities, loss of trees or inadequate garden area.

Ponteland Planning Committee also objects to the proposal as they believe it is contrary to Policy PNP 2 of the Ponteland Neighbourhood plan.

Development will be supported where it demonstrates high quality and inclusive design.

All new development should make a positive contribution to their surroundings. Proposal will be supported where development:

b) Respect the character of the site and 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 and nearby properties.

Ponteland planning committee believes the proposed houses would be disproportionately large for the site and have an adverse impact on neighbouring properties. The planning committee would also refer Northumberland County Council to Policy PNP 4.

Proposals for the development of new and replacement dwellings, as well as extensions to dwellings within the Darras Hall Estate, as defined by the Policies map, will be supported where they conform to the following criteria:

a) The proposed dwelling or extension should be respectful of the scale and massing and separation of adjacent dwellings and the street scene.

The Planning Committee are concerned about the accumulative effect of this proposal This site has gone from two houses to four within a very short space of time. The Planning Committee are also concerned about the impact this development will have on the wildlife and ecology of this particular area as it is flourished with wildlife and a high density of trees.

The Planning Committee request this application be refused

2.6 DECISION: 22/01849/FUL 48 Longmeadows Darras Hall Ponteland Newcastle Upon Tyne Northumberland NE20 9DY

Proposed first floor and rear extension to create Dormer bungalow, existing rear conservatory demolished

Permission **granted** under delegated powers on 15th September 2022.

The Committee had made no comment about this application.

3. ANY OTHER BUSINESS

DATE OF NEXT MEETING: 27th September 2022