

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 25th October 2022

Present: Councillors Mrs S Johnson (in the chair) Mrs K Woodrow, Mrs K Overbury, Mr A Hall and Mr A Varley

1. PLANNING APPLICATIONS

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

Application No: 22/03478/FUL

Location: 35 Woodside, Darras Hall, Ponteland, NE20 9JA

Proposal: Proposed dwelling and detached garage (self build)

Councillor A Hall declared an interest on this application and took no part in discussions.

Objection: The committee feels this is an over development of the site and the scale of the property is too large. Balconies and windows will overlook neighbouring properties on the boundaries to the south and east. They are also concerned about the environmental impact of clearing the trees and pond from the site. It is clear that a precedent for this type of development within Darras Hall was set a number of years ago but looking at the wildlife corridors around the estate that are being decimated and the consequential damage to the environment maybe it is time to call a halt to further developments of this nature. 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 Town Council 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. A 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 Town Council 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 Committee also feels that this application is contrary to Policy PNP 10 of the Ponteland Neighbourhood Plan. *Development proposals shall seek to protect and where practical and viable, improve and extend green infrastructure using native species. When determining planning applications, consideration will be given to how development proposals: a) Protect and enhance green infrastructure assets, provide high quality links between existing assets and/or provide additional uses for multi-functionality; b) Secure improved access to green infrastructure; c) Create a sense of place by protecting and/or fully integrating high quality, green infrastructure into the proposed development to reflect the character of the Neighbourhood Plan area; d) Integrate green*

infrastructure with sustainable drainage systems and the management of flood risk; e) Address the management and maintenance of new and existing green infrastructure throughout and beyond the plan period; and f) Impact on airfield safeguarding from increased risk of bird strike through the construction and lifetime of the development. Proposals that would include the loss of part of the green infrastructure network will not be supported unless alternative provision, equivalent to or better than the green infrastructure proposed to be lost in terms of its quantity and quality can be provided in equally accessible locations that maintain or create new green infrastructure connections.

The Planning Committee note that no environmental reports are included in the application and are disappointed that the site has been cleared of a number of trees, prior to the application for redevelopment. They also note that there appears to be a small lake/pond on the site, directly where the proposed property is to be built, which raises concern for loss of wildlife and possible flooding to the site.

The Planning Committee wish to support residents in neighbouring properties who have objected to this planning application and would like all of these concerns to be taken into consideration for this application and they request this application be refused.

Application No: 22/06503/COU

Location: Ponteland Private Nursery, Fairney House, Bell Villas, Ponteland NE20 9BD

Proposal: Change of use of existing children's day nursery to veterinary practice with associated surgery and consulting rooms

Comment: The Planning Committee have no comment but would like to note inaccuracies in the Planning Statement which refers to a recent residential development at Belville House. This is a neighbouring property but has not yet been developed.

Application No: 22/03606/FUL

Location: 124 Runnymede Road, Ponteland, NE20 9HL

Proposal: Proposed alterations and extensions: new roof with 8.5m ridge height and rear dormer

Comment: The Planning Committee request that the hedge which fronts the property be retained.

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

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 22/02046/FUL, 3 Longmeadows, Darras Hall, Ponteland, NE20 9DX.

Proposed hallway extension at front, proposed kitchen and bathroom extension at rear and new tiled roof to replace felted roof over existing garden room at side.

Permission **granted** under delegated powers on 10th October 2022. The Committee had made no comment about this application.

2.2 DECISION: 22/02648/FUL, 46 Runnymede Road, Darras Hall, NE20 9HG. Demolition of existing 1.5 storey residential dwelling. Construction of new build 1.5 storey dwelling (replacement dwelling) and associated drainage and external works.

Permission **granted** under delegated powers on 5th October 2022. The Committee had requested that Heras fencing be erected due to the proximity to the River Pont. Although this is not a condition of the approval, the applicant has agreed to this.

2.3 DECISION: 22/02815/FELTPO, Louisville, North Road, Ponteland NE20 9SH.

Tree preservation order application to fell conifer hedge at rear of carpark as close to ground level as possible.

The application was **withdrawn** on 29th September 2022. The Committee had made no comment about this application.

2.4 DECISION: 22/05005/FUL, 124 Runnymede Road, Darras Hall, NE20 9HL. Proposed alterations and extension, new roof with 8.5m ridge height and rear dormer window, detached garage and widening of entrance. Permission **refused** on 27th September 2022. The Committee had made no comment about this application.

2.5 DECISION: 21/02891/FUL, Land West of Kirkley Sawmill, Kirkley. Construction of storage shed, subdivided into 2 including and office and WC in each unit. Permission **granted** under delegated powers on 17th October 2022. The Committee had made no comment about this application.

2.6 DECISION: 22/02771/VARYCO, Land South of 101 Eastern Way, Darras Hall, NE20 9RQ Variation of condition 3 (materials) on approve application to allow for change of materials on side elevations from stone to block and render. Permission **granted** under delegated powers on 13th October 2022. The Committee had made no comment about this application.

2.7 DECISION: 22/00735/FUL, 10 The Crescent, Darras Hall, NE20 9AL. Two storey extension, single storey rear extension. Permission **granted** under delegated powers on 11th October 2022. The Committee had made no comment about this application.

2.8 DECISION: 22/00434/FUL, 8 Meadow Court, Darras Hall, NE20 9RB. Proposed front and rear extensions: new dormers to the front; general material changes to the existing building. Permission **granted** under delegated powers on 24th October 2022. The Committee had made no comment about this application.

3. ANY OTHER BUSINESS

Agricultural Building Medburn

The Committee are awaiting an update from the Planning Enforcement Team on the situation regarding the construction of an agricultural building on Land South of Holmfield, Medburn. The Planning Enforcement Officer has confirmed that a Planning Contravention Notice (PCN) has been served in respect of the land, requiring information in relation to the agricultural business being run and requiring justification for the building works. This expired on 14th September, and the committee are now awaiting details of what further action is to be taken.

The Planning Committee have requested that this matter be raised with the County Councillor for the area and the Director of Planning.

DATE OF NEXT MEETING: 8th November 2022