

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 22nd November 2022

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

Apologies: Councillors Mrs S Johnson

1. PLANNING APPLICATIONS

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

The Committee made no comments about the 6 applications considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 **DECISION: Application No: 20/01812/FUL**

Location: Eland Close, Eland Lane, Ponteland NE20 9TP

Proposed detached single storey garage and store with associated formation of driveway.

The application was **REFUSED permission** on 18th November 2022. The Committee had made no comment about this application.

2.2 **DECISION: 21/012615/FUL, 79 Whinfell Road, Darras Hall, NE20 9ER.**

Proposed tiled roof to existing porch; tiled roofs to existing front dormers; extension to rear dormer; first floor bedroom extension over existing garage; front entrance gate.

The application was **REFUSED permission** on 11th November 2022. The Committee had requested that the land around the new gates be softened with greenery or foliage to match in with the kerb appeal around Darras Hall Estate.

2.3 **DECISION: 21/04211/OUT, 132 Runnymede Road, Ponteland NE20 9HN.**

Outline application with all matters reserved to form 1 residential building plot.

The application was **GRANTED** on 10th November 2022. The Committee had made no comment about this application.

2.4 **DECISION: 22/02376/FUL, 18 Sandringham Way, Ponteland, NE20 9AE.**

Single Storey extension to side and 1st floor extension to rear over existing flat roof.

The application was **GRANTED** on 16th November 2022. The Committee had made no comment about this application.

2.5 **DECISION: 22/03133/FUL, 30 Errington Road, Ponteland, NE20 9LD.**

Formation of double pitched dormer to front elevation, with mono pitched dormer to rear elevation, including new roof lights to the front and side elevations. Internal modifications to the first-floor layout.

Permission **granted** under delegated powers on 16th November 2022. The Committee had made no comment about this application.

2.6 DECISION: 22/01927, Unit 8 Meadowfield Industrial Estate, Ponteland, NE20 9SD
Change of use from workshop, levelling of site, new security fence and gate and placement of 80no self storage containers (retrospective).

The application was withdrawn on 15th November 2022

The Committee objected to this application: **Ponteland Town Council Planning Committee believes this proposal is inappropriate even though it is on an industrial estate it is very close to a residential area with many young families. The increase in traffic to and from these metal containers is a concern as Meadowfield Industrial Estate is a relatively small industrial estate. The noise from the opening and closing of these large metal containers could also cause a disturbance to the nearby neighbours and the 24-hour access could also cause light pollution and activity during the night. The Planning Committee also feel that the number of containers is extreme and would prefer to see this proposal scaled down.**

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.
- e. Will not have an unacceptable adverse impact on the amenities of occupiers of nearby properties.

Should this application be approved, it could have a significant negative impact on surrounding neighbours. 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.

3. ANY OTHER BUSINESS

There was no other business.

DATE OF NEXT MEETING: Tuesday 6th December 2022