

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 8<sup>th</sup> November 2022

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

### 1. PLANNING APPLICATIONS

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

**Application No:** 22/03788/FUL

Location: Woodside, Ponteland, Northumberland NE20 0DG

Proposal: Replacement new build dwelling including demolition of existing house

**Objection:** The Planning Committee are concerned that the site layout doesn't appear to match the actual site. This proposal is in greenbelt and the committee are concerned that the plans in this application are substantially larger than the ones already approved (21/01028/FUL), and they request that the Planning Officer take account of this. The Committee request that conditions are attached to this application, should it be approved, to ensure that the original dwelling is demolished immediately upon completion and/or occupation.

**Application No:** 22/03783/FUL

Location: The Dairy, Callerton Hall Drive, High Callerton, Ponteland Northumberland NE20 9TT

Proposal: Extension to existing detached garage building to create a 'pool house'

**Objection:** The Planning Committee feel that this application, adjoining a previously approved development, will now display excessive development in a greenbelt area and in addition the property sits within a designated conservation area. The Committee request that conditions are attached to this application, should it be approved, that it remains a Pool House and Office in perpetuity.

**Application No:** 22/03509/FUL

Location: 101 Eastern Way, Darras Hall, Ponteland, Northumberland NE20 9RQ

Proposal: Existing dwellinghouse to be fully demolished and replaced by new build dwellinghouse and detached garden room

**Comment:** The Planning Committee request that the Planning Officer note the neighbours concerns regarding the lack of parking provision and garage, and they also wish to support their request for obscured glazing. The Committee are also asking the Planning Officer to have regard to the height of the building and its position on an elevated site, leading to an overlooking situation over neighbouring properties and those opposite.

**The Committee made no comments about the other 4 applications considered.**

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 DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

**2.1 DECISION: Application No: 20/02398/FUL Location: 29 North Road, Ponteland NE20 9UN** Proposed loft conversion with rear dormer to form bedroom and ensuite.

The Planning Committee wish to object to this proposal as it is contrary to PNP1 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. The Committee feel

this is a very large dormer extension to a house inadequate for its size, including the doors with Juliet balcony. The loss of privacy to both neighbours especially the houses on either side and to users of the school field behind, is also a great concern as they will lose a good deal of privacy. The Planning Committee suggests a site visit from the Planning Officer to the neighbours so they can access the loss to these residents and the enormity of the proposal in ratio to the existing house.

The application was **WITHDRAWN** on 31<sup>st</sup> October 2022.

**2.2 DECISION: 22/01490/FUL, 4 King John's Court, Darras Hall, NE20 9HG.**

Proposed 2 storey side extension, bedroom over garage extension, stone facing to existing front elevations and render finish to new walls.

The application was **WITHDRAWN** on 26<sup>th</sup> October 2022. The Committee had made no comment about this application.

**2.3 DECISION: 22/1988/FUL, 45 Linden Way, Ponteland NE20 9DP.**

Proposed 2 storey side extension consisting of sitting room, bedrooms, rear conservatory and side porch

The application was **GRANTED** on 26<sup>th</sup> October 2022. The Committee had made no comment about this application.

**2.4 DECISION: 22/01954/FUL, 7 Pont View, Ponteland, NE20 9UZ.**

Two Storey side extension and single storey porch and rear extension.

The application was **WITHDRAWN** on 1<sup>st</sup> November 2022. The Committee had made no comment about this application.

**2.5 DECISION: 21/02908/FUL, 35 Rowan Drive, Ponteland, NE20 9QJ.**

Erection of single storey extension to rear of property to create a garden room

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

**2.6 DECISION: 22/03354/FUL, 7 Woodlands, Darras Hall, NE20 9EU**

First floor extension, double garage and entrance gates

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

**2.7 DECISION: 22/01788/FUL, 30 Dunsgreen, Ponteland NE20 9EH.**

Proposed single storey front extension and second storey rear extension above existing ground floor extension.

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

**2.8 DECISION: 22/03121/FUL, 4 The Close, Darras Hall, NE20 9PB.**

Renovation of existing property into two storey dwelling, raising of ridge height and reduction of footprint.

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

**2.9 DECISION: 22/03401/FUL, Holly House, Medburn, NE20 0JE.**

Proposed 2 storey front and side extension. Proposed single storey rear extension.

Permission **granted** under delegated powers on 7<sup>th</sup> November 2022. The Committee had made no comment about this application.

### **3. ANY OTHER BUSINESS**

#### **Agricultural Building Medburn**

The Committee have received 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 the landowner maintains that the building under construction is for agricultural purposes.

The Planning Enforcement Officer has advised that as the LPA have determined that the siting, design and appearance of the building are considered acceptable, they are unable to take enforcement action with regards to the building works being undertaken at this time, as works are progressing in accordance with the plans provided in the application determined. They note the concerns of the Town Council and residents regarding the intended use of the building upon completion and will continue to monitor the building works undertaken to ensure compliance with the details provided.

**DATE OF NEXT MEETING: 22nd November 2022**