

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 31<sup>st</sup> January 2023

Present: Councillors Mrs S Johnson (in the chair) 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

#### 1.1 **23/00227/FUL, Land On The Orchards Callerton Lane Ponteland Northumberland NE20 9EG**

Change of use of vacant land and construction of mixed-use development of market square (incorporating food and drink servery, florist, artisan bakery, coffee stall and three street food stands) known as 'The Orchard' comprising of market stalls, street food vendors and retail units, with revised access arrangements and associated parking, landscaping and servicing (resubmission).

An extension had been granted by Northumberland County Council Planning Department for comments to be submitted by 17<sup>th</sup> February 2023. The Committee deferred the discussions until the next meeting of the Planning Committee on 14<sup>th</sup> February 2023.

#### 1.2 **23/00258/FUL, Land South of Holmfield, Medburn, Northumberland**

Junction access and a driveway to allow agricultural and private vehicles access to barn building, reference 21/01882/AGRGDO

**Objection:** The Planning Committee object to the application for new junction access on land South of Holmfield, Medburn, as they feel it unnecessary to have 2 access points from the classified road into the same field. The previously approved access (Reference Number: 19/04636/FUL Description: Private drive and junction access as amended by drawings received 17/01/20) which was granted planning permission on 9/4/2020, is less than 220m from the point of this new request. The Committee feel this is appropriate access to the agricultural building and they feel that this further application would cause unnecessary disturbance to the Highway.

The Committee would have liked to ascertain the number and type of vehicles that will be using this proposed access point, but this information is not provided. They have studied the Officers report for application 21/01883/AGRGDO where the access point was discussed and note that there were several queries raised by the Planning Officer to the applicant's Planning Consultant which were never supplied with regard to the permission granted for the agricultural barn. They continue to question the need for the building in view of these unanswered questions.

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

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

### **2.1 DECISION: 22/00186/FUL**

#### **Land On The Orchards Callerton Lane Ponteland Northumberland NE20 9EG**

Proposed: Change of use: Vacant land to mixed use development of a market square known as 'The Orchard' comprising of market stalls, street food vendors and retail units, with revised access arrangements and associated parking, landscaping and servicing. The application was **WITHDRAWN** on 19<sup>th</sup> January 2023.

### **2.2 DECISION: 22/03509/FUL**

#### **101 Eastern Way, Darras Hall, Ponteland, NE20 9RQ**

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

The application was **GRANTED** on 17<sup>th</sup> January 2023.

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..

### **2.3 DECISION: 22/04464/FUL**

#### **6 Church Flatt, Eland Haugh, Ponteland NE20 9XQ**

Demolition of rear conservatory and replacement kitchen, living, dining extension.

The application was **GRANTED** on 30<sup>th</sup> January 2023.

The Committee had made no comment about this application.

### **2.4 DECISION: 22/04393/FUL**

#### **27 Montpellier Drive Woodlands Manor Medburn Newcastle Upon Tyne**

#### **Northumberland NE20 0EG**

Conversion of garage to work space and construction of a detached garage

The application was **GRANTED** on 30<sup>th</sup> January 2023.

Comment: The Planning Committee feel that the Environment Agency should be consulted for their views due to the proximity of the SUDS/Balancing Pool and to consider the impact on drainage because of the location of the proposed garage.

### **2.5 DECISION: 22/04595/FUL**

#### **Arch House, 7a Wentworth Court, Darras Hall NE20 9PR**

Demolition of existing conservatory and kitchen extension and erection of new single storey extension.

The application was **GRANTED** on 31<sup>st</sup> January 2023.

The Committee had made no comment about this application.

### **2.6 DECISION: 22/04500/FUL**

#### **155 Runnymede Road, Darras Hall, Ponteland NE20 9NH**

Single storey extension to rear; two-storey extension to front of property comprising a garage at ground floor and bedrooms above.

The application was **GRANTED** on 31<sup>st</sup> January 2023.

The Committee had made no comment about this application.

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

**1.1** Notification of Meeting of Strategic Planning Committee to consider application 22/01000/VARYCO Ponteland Leisure Centre, Callerton Lane, Ponteland, NE20 9EG

**Proposal:** Variation of condition 22 (trees and hedgerows) pursuant to planning permission 17/03729/CCD to allow removal of trees subject to ecological reports and arboricultural assessments.

Cllr S Johnson will attend on 7<sup>th</sup> February 2023 at County Hall, Morpeth, Northumberland.

**DATE OF NEXT MEETING: Tuesday 14<sup>th</sup> February 2023**