

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

9th May 2023

Present: Councillors Mrs K Overbury (in the chair), Mr A Hall & Mr A Varley.

1. **PLANNING APPLICATIONS**

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

Application No: 23/01175/FUL

Location: 8-10 Runnymede Road, Darras Hall, Ponteland, Newcastle upon Tyne. NE20 9HE

Demolition of 2no semi-detached bungalows and construction of three storey dwelling with Garage & landscaping

Comment: The Committee note that the two properties which are to be demolished are surrounded by similar-style bungalows and they have concerns that the proposed three-storey building would dominate the landscape, so would therefore like consideration of the profile of the neighbouring properties to be taken into account and the height of the proposed new build be reduced. The Committee also regret that in a time when the housing shortage is at the forefront of many planning considerations, one residential property would disappear entirely. Should the application be approved, the Planning Committee wish to support local residents and request that all construction vehicles are kept within the site. The Committee request that a condition be included as part of any approval given.

Application No: 23/01386/FUL

Location: 9 Cote Hill Drive, Darras Hall, Ponteland. NE20 9HW

Extension of existing dwelling comprising; extension over existing garage; single storey sunroom extension to rear; two storey extension to north elevation.

Comment: Should the application be approved; the Planning Committee wish to support residents and request that all construction vehicles are kept within the site. The Committee request that a condition be included as part of any approval given.

Application No: 23/01316/FUL

Location: 96 Eastern Way, Darras Hall, Ponteland, Northumberland. NE20 9RQ

Proposed conversion to bungalow into a 2-storey house retaining extension ground floor single storey extension to rear, two storey extension to existing north east bedroom and dressing room

Applicant Mrs Rebecca Bunting

Comment: Should the application be approved; the Planning Committee wish to support residents and request that all construction vehicles are kept within the site. The Committee request that a condition be included as part of any approval given.

Application No: 23/01416/FUL

Location: 5 Moor Lane, Darras Hall, Ponteland, Northumberland. NE20 9AD

Proposed conservatory conversion and internal alterations.

Applicant Mr Dennis Webb

Comment: Should the application be approved, the Planning Committee wish to support residents and request that all construction vehicles are kept within the site. The Committee request that a condition be included as part of any approval given.

Application No: 23/01472/FUL

Location: 117 Western Way, Darras Hall, Ponteland, Northumberland. NE20 9LY

Proposed rear extensions comprising first floor bedroom over existing kitchen area; single storey rear extension to create additional living space; reconfiguration of internal spaces; new porch and amendments to principal elevation

Applicant Mr Ben Cox

Comment: Should the application be approved, the Planning Committee wish to support residents and request that all construction vehicles are kept within the site. The Committee request that a condition be included as part of any approval given.

The Committee made no comments about the other application considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

2.1 DECISION: 23/00160/FUL 8 Whinfell Road, Darras Hall, Ponteland, Northumberland, NE20 9EP

Proposed first floor bedroom extension over existing ground floor family room

The application was **GRANTED** on 5th April 2023.

The Committee made no comment about this application.

2.2 DECISION: 23/00224/FUL 117 Western Way, Darras Hall, Ponteland, Northumberland, NE20 9LY

Rear extensions comprising; First floor bedroom over existing kitchen area, single storey rear extension to create additional living space, reconfiguration of internal spaces and new porch and amendments to principal elevation.

The application was **REFUSED** 6th April 2023.

The Committee made no comment about this application.

2.3 DECISION: 23/00306/FUL 159 Middle Drive, Darras Hall, Ponteland, Northumberland, NE20 9DU

Proposed rear 2 storey extension; Portico entrance to front; Garage extension to side; New roof, comprising lifting wall plates and add blockwork to top of masonry walls; New windows and doors throughout with new stone heads, cills, and string course within brick external walls; New internal floor plan layouts to suit, new extensions and external treatments.

The application has now been **WITHDRAWN** at the Applicants request

The Committee made no comment about this application.

2.4 DECISION: 22/03524/LBC The Seven Stars, 21 Main Street, Ponteland Northumberland NE20 9NH

Listed Building Consent to Repair and refurbishment work to all windows in the building & replace existing ground floor side entrance door.

The application was **GRANTED** 20th April 2023

The Committee made no comment about this application.

2.5 DECISION: 21/03361/FUL The Old Police House, 20 Bell Villas Ponteland, NE20 9BE

Change of use from Office to A3/A4 Bar and restaurant, including internal and external alterations.

The application was **GRANTED** 20th April 2023

COMMENT: The Planning Committee is concerned about the position of the establishment within the centre of the town, and should the application be granted request that conditions are applied to ensure all deliveries be made off road and to the rear of the building. It is the view of the

Committee that Ponteland struggles to accommodate roadside deliveries on this small stretch of road as it can cause chaos at peak and other times. The precedent has been set by existing businesses (some of whom have conditions applied which are being ignored) however it is thought to be an appropriate time to reverse this situation. The committee also has concerns over the very limited amount of car parking available for the large number of covers and the anticipated volume of taxi pick up and drop offs on the main street, with the potential for traffic chaos and danger to public safety.

2.6 DECISION: 22/00082/VARYCO 100 Edge Hill, Darras Hall, Newcastle upon Tyne NE20 9JQ

An email was sent to the planning officer for this application stating that the committee believes that it should be dealt with as a new planning application due to the considerable amount of new information included.

This application has been **WITHDRAWN** 20TH April 2023

An email was sent to the planning officer for this application stating that the committee believes that it should be dealt with as a new planning application due to the considerable amount of new information included.

2.7 DECISION: 22/03598/FUL Northumbria Police Mounted Services Facilities, Kirkley Hall Stables, Kirkley, Newcastle upon Tyne. NE20 0BB

Provision of disabled WC and indoor mounting platform for disabled riders. Recovering of existing stables and disabled parking bays and wheelchair access to new WC (amended description 03.02.23)

This application was **GRANTED** 25th April 2023

The Committee made no comment about this application.

3. ANY OTHER BUSINESS

3.1 Building Work at Streethouses, Ponteland. Planning enforcement updated the Committee on the current situation. They have started the first stage of enforcement action by serving a Planning Contravention Notice (PCN). A PCN is a fact finding process where the LPA ask questions relevant to the alleged breach, the owner has 3 weeks to reply. On receipt of the PCN form the LPA will consider the information provided and will determine whether an Enforcement Notice should be served. They will then update us of the next step.

DATE OF NEXT MEETING: Tuesday 23rd May 2023