

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 20<sup>th</sup> June 2023

Present: Councillors Mrs K Woodrow (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

#### 1.1 **Application No: 23/01830/VARYCO**

**Location:** Athol House, Callerton Lane, Ponteland. NE20 9EG

**Proposal:** Variation of condition 2 on approved application 19/01223/FUL to allow for incorporation of air source heat pump system into proposal.

**Comment:** The Planning Committee wish to support the concerns of the neighbours with this variation to introduce an air source heat pump to the proposed application. We invite the Planning Officer to have a dialogue with the Developer about noise levels and ask the Planning officer to consider requesting that the developer relocate the heat pump fans to minimise the impact on neighbouring properties.

#### 1.2 **Application No: 23/01889FUL**

**Location:** Land North of West House, Dissington Lane, Ponteland N/Land NE15 OAE

**Proposal:** Proposed New Self Build Dwelling.

**Objection:** Ponteland Town Council object to the application for the proposed New Self Build dwelling. They regard this development as an isolated residential development in open countryside contrary to policy HOU8 of the Northumberland Local Plan which specifies the following:

***Policy HOU 8. Isolated residential development in the open countryside 1. The development of isolated homes in the open countryside will only be supported where: a. There is an essential and clearly established need for a full-time rural worker necessary to meet the operational needs of a rural business to live permanently at or near their place of work in the countryside, and where it can be demonstrated that: i. The business is financially sound and viable with a clear prospect of remaining so, the activity and landholding units concerned having been established for at least three years and been profitable for at least one of those last three years; and ii. The functional need could not be fulfilled by any existing dwelling on the landholding unit or any other existing accommodation in the immediate area, which is suitable (including by means of refurbishment or appropriate extension) and potentially available for occupation by the workers concerned; or b. It represents the optimal viable use of a heritage asset, or represents appropriate enabling development to secure the future of a heritage asset(s); or c. It re-uses redundant or disused buildings and enhances its immediate setting; or d. It involves the appropriate sub-division of an existing residential dwelling; or e. The design is of exceptional quality, in that it is truly outstanding or innovative, reflecting the highest standards of architecture, and would help to raise the standards of design in rural areas, and it would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.***

The Committee have considered the proposal but cannot find any basis for this development within the above policy HOU8.

The Agent states that there have been previous buildings on the site and previous use of site in the application form, the Planning Committee find no evidence of this. To substantiate this the

design and access statement provides an image of a pile of stones, which may or may not have been a previous building.

Ponteland Town Council Planning Committee have also considered the National Planning Policy Framework, in particular the Proposals affecting the Green Belt. Sections 147 and 148 read as follows:

*147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

*148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*

In conclusion, the Planning Committee wish to object to this proposal as they cannot see any evidence of a need for a dwelling at the site, and that no special circumstances have been demonstrated that outweigh potential harm to the Green Belt.

**The Committee made no comments about the other 7 applications considered.**

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

### **2.1 DECISION: 23/00702/FUL Pine Dene, Dissington Lane, Ponteland, Northumberland. NE15 0AE**

Proposed extension of dilapidated garden room.

**Comment:** The application was **GRANTED** on 7<sup>th</sup> June 2023.

The Committee made no comment about this application.

### **2.2 DECISION: 23/00739/FUL Land North East of Herdmans Cottage, Kirkley, Northumberland.**

The proposal includes the cladding of the existing vehicle store; construction of a second vehicle store and timber agricultural store, for use by the college

**Comment:** The Application was **GRANTED** on 16<sup>th</sup> June 2023

The Committee made no comment about this application.

### **2.3 DECISION: 23/00443/FUL 29 Willow Way Darras Hall Ponteland Northumberland. NE20 9RF**

Single storey rear extension. Revised entrance on principal elevation. Conversion of second floor to additional living accommodation.

**Comment:** The Application was **GRANTED** 15<sup>th</sup> June 2023

The Committee made no comment about this application.

### **2.3 DECISION: 23/00870/FUL 23 Avondale Road Darras Hall Ponteland Northumberland NE20 9NA**

Proposed First Floor extension to principal elevation (East)

**Comment:** The Application was **GRANTED** 19<sup>th</sup> June 2023

The Committee made no comment about this application.

## **3. ANY OTHER BUSINESS**

**DATE OF NEXT MEETING: Tuesday 4<sup>th</sup> July 2023**