

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 4<sup>th</sup> July 2023

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

### 1. PLANNING APPLICATIONS

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

#### 1.1 **Application No: 23/02047/FUL**

**Location: Unit 8 Meadowfield Industrial Estate, Meadowfield, Ponteland. NE20 9SD**

Proposal: Demolition of existing industrial workshop, levelling of site (retrospective). New security fence and gate and placement of self-storage containers.

**Objection:** Ponteland Town Council Planning Committee believes this proposal is inappropriate. The concern is that it is located 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 also a concern as Meadowfield Industrial Estate is relatively small. 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.

The Planning Committee have considered the latest documents including the Traffic Statement. Within this document (appendix 2) there are several diagrams indicating how the traffic for this development would gain access to the site. They are concerned that these illustrations do **not** show 4 public parking spaces opposite the site entrance, which if occupied, will prevent the large vehicles from gaining access. The Planning Officer has been asked to advise Highways of this omission.

Should this application be approved, it could have a significant negative impact on surrounding neighbours unless the hours of opening are limited to a 12-hour window rather than the 24-hour access proposed. Opening hours of between 8am and 8pm would be more appropriate.

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.

### **1.2. Application No: 23/02102/FUL**

**Location: 105 Runnymede Road, Darras Hall, Ponteland, Northumberland. NE20 9HL**

Proposal: New front boundary wall and gates

**Objection:** The Planning Committee would like to object to this application. The original application 21/02225/FUL for the demolition of the existing bungalow and construction of a 2-storey house was granted on 4<sup>th</sup> August 2021. The delegated report dated 2<sup>nd</sup> August 2021 from the Planning Officer contained the following statement: *The existing building line along Runnymede Road would be retained with the retention of soft landscaping to the site frontage ensuring the dwelling would be partially screened within the public domain whilst also retaining the rural aspect within this section of Darras Hall as recognised by Ponteland Town Council within their consultee comments. There would be no adverse impact caused upon the street scene.* Ponteland Town Council maintain that this soft landscaping should be retained in this stretch of Runnymede Road, as included in the recommendations from the original Planning Officer and wish to object to the proposal to replace the hedging with a boundary wall and gates.

### **1.3 Application No: 23/02133/ADE**

**Location: 25 Main Street, Ponteland, Northumberland. NE20 9NH**

**Comment:** The Planning Committee would like to request that the projection sign be only illuminated during working hours. The have no objection to the plans as they are in keeping with the Ponteland Conservation Area.

**The Committee made no comments about the other 6 applications considered.**

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

### **2.1 DECISION: 23/01416/FUL, 5 Moor Lane, Darras Hall, Ponteland, Northumberland. NE20 9AD**

Proposed: Conservatory conversion and internal alterations

**Comment:** The application was **GRANTED** on 21<sup>st</sup> June 2023.

The Committee made no comment about this application.

### **2.2 DECISION: 23/00613/FUL 120 Runnymede Road, Darras Hall, Ponteland, Northumberland. NE20 9HL**

Proposed: Internal and External remodelling, which encompasses new windows/doors, roof coverings, new dormers, rendering and adaptations to gable and bedroom above garage.

**Comment:** The application was **GRANTED** on 22<sup>nd</sup> June 2023

The Committee made no comment about this application.

### **2.3 DECISION: 23/01316/FUL 96 Eastern Way, Darras Hall, Ponteland, Northumberland. NE20 9RQ**

Proposed: Conversion of bungalow into a 2-storey house retaining existing ground floor single storey extension to rear. Two storey extension to existing north east bedroom and dressing room.

**Comment:** The application was **GRANTED** on 23<sup>rd</sup> June 2023

The Committee made no comment about this application.

### **2.4 DECISION: 23/01660/FUL 27 North Road, Ponteland, Northumberland. NE20 9UH**

Proposed: Rear Kitchen and Dining area extension

**Comment:** The application was **GRANTED** on 4<sup>th</sup> July 2023

The Committee made no comment about this application.

**3. ANY OTHER BUSINESS**

There was no other business to discuss.

**DATE OF NEXT MEETING: Tuesday 18<sup>th</sup> July 2023**