

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 12<sup>th</sup> September 2023

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

### 1. PLANNING APPLICATIONS

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

Application No: **23/03210/FUL**

Location: **Land West of West Thorn West Thorn Kirkley Northumberland.**

Proposal: Erection of farm worker's dwelling

Applicant: Mr F Alder

**Comment:** The Planning Committee are aware of the history of planning applications on this site. They have concerns about building in the Greenbelt. They feel that this new application is in a slightly different location than previous ones and ask the Planning Officer to consider any implications.

**The Committee made no comments about the other 3 applications considered.**

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 DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

#### 2.1 **DECISION: 23/01350/FUL South Dissington Farm Eachwick Newcastle Upon Tyne Northumberland NE18 0BN.**

Proposed: Provision of a portal frame building to be used for equestrian purposes and as a riding arena.

**Comment:** The Application was **WITHDRAWN** 29<sup>th</sup> August 2023.

The committee made no comment about this application.

#### 2.2 **DECISION: 22/02956/ADE Lloyds Bank 5 Main Street Ponteland, Northumberland. NE20 9NJ.**

Proposed: Advertisement Consent for external signs positioned at front elevation. external signs to be white 3D metal letters with distressed effect.

**Comment:** This application was **GRANTED** on 29<sup>th</sup> August 2023.

The Town Council have no comments to make on the signage itself. However, they wish to reiterate that there should be no illuminated signage within the Conservation area which is disregarded in some instances.

#### 2.3 **DECISION: 23/02393/FUL 3 Larchlea, Darras Hall, Ponteland, NE20 9LG.**

Proposed: pitched roof to property; render finish to frontage and removal of existing chimney.

**Comment:** This application was **GRANTED** on 30<sup>TH</sup> August 2023.

The Committee made no comment about this application.

**2.4 DECISION: 23/02107/FUL 101 Eastern Way, Darras Hall, Ponteland, Northumberland. NE20 FUL.**

Proposed: Existing dwellinghouse to be fully demolished and replaced by newbuild dwellinghouse.

**Comment:** This application was **GRANTED** on 31<sup>st</sup> August 2023.

The Committee made no comment about this application.

**2.5 DECISION: 23/02899/FUL 9 Hawthorn Way, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9RU.**

Proposed: Construction of Detached garage.

**Comment:** This application was **WITHDRAWN** on 1<sup>st</sup> September 2023.

The Committee made no comment about this application.

**2.6 DECISION: 23/02268/FUL 82 Errington Road, Darras Hall, Ponteland, Northumberland. NE20 9LA.**

Proposed: Proposed bedroom over garage; single storey rear extension and entrance gates and piers.

**Comment:** This application was **GRANTED** on 4<sup>th</sup> September 2023

The Committee made no comment about this application.

**2.7 DECISION: 23/02437/FUL 17 Langton Court, Darras Hall, Ponteland, Northumberland. NE20 9AT**

Proposed: Single storey extension to rear to form family room and kitchen, with porch extension to side of garage at front and new pitched roof over existing garage.

**Comment:** This application was **WITHDRAWN** on 4<sup>th</sup> September 2023

The Committee made no comment about this application.

**2.8 DECISION: 23/01472/FUL 117 Western Way, Darras Hall, Ponteland, NE20 9LY.**

Proposed: 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.

**Comment:** This application was **GRANTED** on 4<sup>th</sup> September 2023

The Committee made no comment about this application.

**2.9 DECISION: 23/02081/FUL 30 Beech Court, Darras Hall, Ponteland Northumberland. NE20 9NE**

Proposed: garage extension with new tiled roof over, proposed front porch and extended driveway.

**Comment:** This application was **GRANTED** on 8<sup>th</sup> September 2023

The Committee made no comment about this application.

**2.10 DECISION: 23/02599/VARYCO 38 Ashdale, Darras Hall, Ponteland, Northumberland, NE20 9DR**

Proposed: Variation of Condition 3 (Approved plans) to allow an increase in size to the front ground floor extension to include a home office.

**Comment:** This application was granted on 8<sup>th</sup> September 2023

The Committee made no comment about this application.

**2.11 DECISION: 23/02102/FUL 105 Runnymede Road, Darras Hall, Ponteland, Northumberland. NE20 9HL**

Proposed: New front boundary wall and gates.

**Comment:** This application was **GRANTED** on 8<sup>th</sup> September 2023

The Committee objected to this application: 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 4th August 2021. The delegated report dated 2nd 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.

**2.12 DECISION: 23/02220/FUL 15 Callerton Court, Darras Hall, Ponteland, Northumberland. NE20 9EN.**

Proposed single storey first floor extension to the rear, link extension between dwelling and garage, internal reconfiguration works, demolition of front extension and replace with single storey extension with balcony above.

**Comment** This application was **REFUSED** on 11<sup>th</sup> September 2023

The Committee made no comment about this application.

**3. ANY OTHER BUSINESS**

The Committee deferred a decision from the previous meeting as they were awaiting further information and have subsequently submitted the following objection:

Application No: **23/02275/FUL**

Location: **Land at Higham Dykes Milbourne, Newcastle upon Tyne, Northumberland. NE20 0DH**

Proposal: Proposed new vehicular entrance from land directly onto A696 crossing grass verge

Applicant: Mr David Marc Dixon

**OBJECTION** - The Planning Committee is concerned at the proximity of a new access road proposed at this fast section of the A696. There is dense hedging and mature trees at this point as well as narrow steep verges. There have been a number of fatalities in the past close to this section of the A696 and the Committee request that the Planning Authority take this into account when considering the application. The application makes no mention of the reason for the new entrance to the field or to the area blocked in red which is green belt and the Planning Committee hope that this is not for the erection of a residential property in the future.

**DATE OF NEXT MEETING: Tuesday 26<sup>th</sup> September 2023**