

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 10th October 2023

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

1. Ponteland Neighbourhood Plan

The Chair reported that the Council had stated that there was a need to update the Ponteland Neighbourhood Plan to coincide with the Northumberland Local Plan.

The Clerk had contacted the Council's Planning Consultant who had provided a brief for this work up to the point of preparation of a final scoping report. The planning consultant and Mr Will Moses (a former member of the Ponteland Neighbourhood plan SG) were in attendance at the meeting to discuss this issue. Mr Moses had offered to assist on a voluntary basis with some of the work if needed.

The planning consultant went through the brief she had supplied and outlined the work that was required. She also offered to talk to the planning department at NCC to see if they had any information that would assist with updating neighbourhood plans. She also reported that grants were available for the work, and she offered to assist with signposting the Council towards this funding.

The next stage was to submit a report to the Town Council in November to seek approval to proceed and for the funding.

Both parties were thanked for their attendance at the meeting.

2. PLANNING APPLICATIONS

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

Application No: **23/03462/FUL**

Location: **Auberne, Callerton Lane, Ponteland, Northumberland, NE20 9EG.**

Proposal: Demolition of existing dwelling and construction of dwelling and detached garage

Applicant: Mrs Li Xing Stephenson

Objection: The Committee welcome the development of this neglected site but feel that the proposals are overbearing within the confines of the plot and its proximity to Ponteland Village and the Conservation Area, which it is adjacent to. The application contravenes Policy PNP2 (b) of The Ponteland Neighbourhood Plan: *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.*

In addition, the Committee are concerned about flood risk to the proposed site due to its location next to the river Pont.

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

3 . DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

3.1 DECISION: 23/01175/FUL 8-10 Runnymede Road, Darras Hall, Ponteland, NE20 9HE

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

The application was **Refused** on 26th September 2023

Comment: The Committee feel that the 2 existing properties which are to be demolished are surrounded by similar style bungalows and they have concerns that the proposed 3 storey building will dominate the landscape, so would therefore like consideration of the profile of the neighbouring properties to be taken into account. The Committee also regret to see one residential property disappearing in its entirety. 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.

3.2 DECISION: 23/02200/FUL

238 Western Way, Darras Hall, Ponteland, Northumberland. NE20 9ND.

Proposed: Loft conversion of main house with first floor extension to rear and dormer windows to front and side elevations, construction of flat over existing detached garage that will be ancillary to the main residential dwelling and used for this purpose. Garage roof to be converted from flat to pitched.

This application was **Refused** on 29th September 2023

The committee made no comment about this application.

3.3 DECISION: 23/02504/VARYCO

Northumbria Police Mounted Services Facilities Kirkley Hall Stables Kirkley Newcastle Upon Tyne Northumberland NE20 0BB.

Proposed: Variation of Conditions 2(Approve plans), 3 (Mitigation Strategy) & 4 (Ecological Appraisal) on approved application 22/03598/FUL to reflect the correct ecology survey.

This application was **Granted** on 29th September 2023.

The committee made no comment about this application.

3.4 DECISION: 23/02952/FUL

167A Runnymede Road, Darras Hall, Ponteland Northumberland. NE20 9HR.

Proposed: 2 Storey front extension, single storey rear extension with balcony and screening, new entrance portico, new roof and entrance gate set 5m back from highway.

This application was **Granted** on 5th October 2023.

The committee made no comment about this application.

3.5 DECISION: 23/01878/FUL

4 Pembroke Drive, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9HS.

Proposed: Demolition of rear conservatory and replace with bi-folding doors and an access door, concrete roof tiles to be replaced with slate roof covering, white PVCu windows to be replaced with dark grey PVCu window frames

This application was **Granted** on 5th October 2023.

The committee made no comment about this application.

3.6 DECISION: 23/02972/FUL

18 Rowan Drive, Ponteland, Northumberland. NE20 9QL.

Proposed: Extension at first floor over garage for bedroom.

This application was **Granted** on 5th October 2023.

The committee made no comment about this application.

3.7 DECISION: 23/03011/FUL

94 Darras Road, Darras Hall, Ponteland, Northumberland. NE20 9PG.

Proposed: Single storey extension.

This application was **Granted** on 5th October 2023.

The committee made no comment about this application.

3.8 DECISION: 23/02935/VARYCO

39 Edge Hill, Darras Hall, Ponteland, Northumberland NE20 9RW.

Proposed: Variation of condition 2 (Approved plans) and also discharge of conditions 6 (Car parking), 7 (Access) & 11 (Ground gas) on approved application 21/01507/FUL

This application was **Granted** on 5th October 2023.

The committee made no comment about this application.

3.9 DECISION: 23/02400/FUL

33 West Road, Ponteland, Northumberland. NE20 9SX.

Proposed: Construction of a detached garage with two bedrooms, shower/wc Lounge diner and kitchen over (Self Build)

This application was **Granted** 9th October 2023.

The Committee made no comment about this application.

3.10 DECISION: 23/02987/FUL

28 Pembroke Drive, Darras Hall, Ponteland Northumberland. NE20 9HS.

Proposed: Demolish existing garage, construct side, rear and front single storey extension.

Construct new front garden walls with gate. Render existing external walls.

This application was **Refused** on 9th October 2023

Comment: The Committee request that a condition can be attached to any approval for some foliage to be planted to soften the aspect which will ensure the property is more in keeping with the current street scene.

3.11 DECISION: 23/02275/FUL

Land at Highham Dykes Milbourne, Newcastle upon Tyne, Northumberland. NE20 0DH.

Proposed: New vehicular entrance from land directly onto A696 crossing grass verge.

This application was **REFUSED** on 9th October 2023.

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. **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.

4. ANY OTHER BUSINESS

There was no other business.

DATE OF NEXT MEETING: Tuesday 24th October 2023