

# PONTELAND TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING 24th October 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.

Application No: **23/03671/VARYCO**

Location: **92 Errington Road, Darras Hall, Ponteland. NE20 9LA.**

Proposal: Variation of condition 2 (Approved plans) pursuant to planning permission 22/03331/FUL to provide an additional window to provide fire escape access to the approved dormer at first floor on the south elevation.

**Comment:** The Committee support this application; however they note that the previous application (22/03331/FUL) was approved only when this window was removed.

Application No: **22/1909/CCMEIA**

Location: **Land at Northside, Harle, Kirkwhelpington**

Proposal: Proposed extraction of 3 million tonnes of dolerite, importation of inert infill material and associated highway and landscape works (amended description 16<sup>th</sup> May 2023).

**Objection:** The Committee wish to maintain their objection to the application as submitted on 3<sup>rd</sup> August 2022.

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

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 DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

#### 2.1 **23/02432/FUL 36 LADYWELL WAY, PONTELAND, NORTHUMBERLAND. NE20 9TE.**

Demolition of existing porch to side, garage, and single storey sunroom to rear. Construction of new porch and bay window to front, two storey extension to side and single storey extension to rear.

This application was **GRANTED** on 13th October 2023.

The Committee made no comment about this application.

- 2.2**            **23/02427/FUL 9, LINDEN WAY, DARRAS HALL, PONTELAND, NORTHUMBERLAND. NE20 9DP.**  
Pitched roof over existing garage and forming windows to rear elevation & kitchen.  
This application was **GRANTED** on 13th October 2023.  
The Committee made no comment about this application.
- 2.3**            **23/01912/FUL 63 Middle Drive, Darras Hall, Ponteland, Northumberland. NE20 9DN.**  
Ground floor infill extension to west elevation and raising of roof ridge to create rooms within roof space.  
This application was **GRANTED** on 11th October 2023.  
The Committee made no comment about this application.
- 2.4**            **23/03059/FUL 93 Darras Road, Darras Hall, Ponteland, Northumberland. NE20 9PQ.**  
Front and rear extensions and internal alterations with lower ridge height of 8.15m  
The application was **GRANTED** on 16th October 2023  
The Committee made no comment about this application.
- 2.5**            **23/03441/FUL 9 Tudor Court, Darras Hall, Ponteland, NE20 9PJ**  
Convert loft space to living accommodation, install 2 front and 1 rear dormer window.  
The application was **GRANTED** on 17th October 2023  
The Committee made no comment about this application.
- 2.6**            **23/03143/FUL 2 Grenville Court, Darras Hall, Ponteland, NE20 9HT**  
Single storey sun room extension to rear.  
The application was **GRANTED** on 18th October 2023  
The Committee made no comment about this application.
- 2.7**            **22/03478/FUL 35 Woodside, Darras Hall, Ponteland, NE20 9JA**  
Proposed dwelling and detached garage (self-build)  
The application was **GRANTED** on 19th October 2023  
**Objection:** The committee feels this is an over development of the site and the scale of the property is too large. Balconies and windows will overlook neighbouring properties on the boundaries to the south and east. They are also concerned about the environmental impact of clearing the trees and pond from the site. It is clear that a precedent for this type of development within Darras Hall was set a number of years ago but looking at the wildlife corridors around the estate that are being decimated and the consequential damage to the environment maybe it is time to call a halt to further developments of this nature. We refer to the Castle Morpeth District Local Plan policy H11 tandem and back land development policy H11 proposals for the residential development of land will be refused planning permission if they would result in the following: i) unacceptable back land or tandem development which would cause a loss of amenity due to a poor

relationship with existing dwellings or garden areas and which creates problems of overlooking, loss of privacy, poor access, difficult servicing, substandard parking and turning facilities, loss of trees or inadequate garden area.

- 2.8            23/02589/FUL   Smallburn house, Ponteland, NE20 0AD.**  
Proposed 2 storey side extension to provide gym & home office.  
The application was **GRANTED** on 23rd October 2023  
The committee made no comment about this application.

- 2.9            23/03056/FUL   5 Frost Grove, Jameson Manor, Ponteland  
Northumberland, NE20 0FD.**  
Pitched roof dormer to front elevation of garage.  
The application was GRANTED on 23rd October 2023  
The committee made no comment about this application

### **3.        ANY OTHER BUSINESS**

There was no other business.

**DATE OF NEXT MEETING:   Tuesday 7th November 2023**