

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING 21st November 2023

Present: Councillors Mrs S Johnson (in the chair), Mrs K Woodrow, 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: **23/04017/FUL**

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

Proposal: Demolish existing garage; Construct single storey side and rear extension.

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.

Application No: **23/03930/FUL**

Location: **Land East of Clickemin Farm Cottage Ponteland Northumberland.**

Proposal: Removal of existing agricultural building. Construction of 1 no residential dwelling on same footprint.

Comment: The Committee have considered this application and they wish to stress the importance of protecting the greenbelt and assume NCC will undertake a full assessment of the proposal to ensure there will be no harm to the greenbelt.

Application No: **23/03718/FUL**

Location: **119 Middle Drive, Darras Hall, Ponteland, Northumberland. NE20 9DS.**

Proposal: Demolish existing dwelling and construct 1 no detached dwelling and separate garage.

Objection: The Committee feels this is an overdevelopment of the land available and the proposed plans for the property are too large in scale and mass and are out of synch with the existing street scene. The committee refer to the Ponteland Neighbourhood Plan Policy PNP 4: Residential Development in Darras Hall.

Proposals for the development of new and replacement dwellings, as well as extensions to dwellings within the Darras Hall estate, as defined on the Policies Map, will be supported where they conform to the following criteria:

- a. The curtilage of the proposed dwelling shall be defined so that space and privacy standards reflect the size and quality of the proposed dwelling and adjacent dwellings;
- b. Extensions to dwellings should ensure that the remaining outdoor space of the property provides space and privacy standards that reflect the size and quality of the dwelling and adjacent dwellings;
- c. The proposed dwelling or extension should be respectful of the scale and massing of adjacent dwellings and the street scene, particularly in relation to the frontage of the application site to the highway;
- d. The layout of the proposed dwelling or extension should maintain the continuation of existing boundary features of amenity value such as hedgerows, walls, fences or water courses;
- e. The siting of the proposed dwelling or extension should reflect the strongly established and prominent building lines and frontages of adjacent dwellings; and
- f. Development should avoid the felling of trees and hedgerows of significant local amenity value.

Ponteland Planning Committee also objects to the proposal as they believe it is contrary to Policy PNP 2 of the Ponteland Neighbourhood plan.

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.
- c. Takes account of the potential users of the development, ensuring safe, convenient and attractive links are provided within the development and to existing networks for people and that the development is accessible to all;
- d. Where required, ensures that servicing and delivery arrangements meet the reasonable needs of business through off-street servicing and loading facilities.
- e. Will not have an unacceptable adverse impact on the amenities of occupiers of nearby properties.
- f. Where feasible, incorporates sustainable design and construction techniques and renewable and low carbon energy technology.
- g. Includes appropriate provision for the storage of waste and recyclable materials.
- h. Helps to create a safe and secure environment.

Where a Design and Access Statement is required as part of a planning application the above matters must be fully addressed within it.

The Planning Committee would like these concerns to be taken into consideration for this application and they request this application be **refused**.

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

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

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| 2.1 | DECISION: 23/03397/LBC
Proposed: Aurora House, 6 Gideon Walk, Jameson Manor, Ponteland, Northumberland. NE20 0FT.
Comment: This application was REFUSED on 13th November 2023.
The Committee made no comment about this application. |
| 2.2 | DECISION: 23/02145/OUT
Proposed: Land West of Pine Dene Lodge, Dissington lane, Ponteland, NE15 0AE.
Comment: This application was WITHDRAWN on 9th November 2023.
The Committee had objected to this application. |
| 2.3 | DECISION: 23/02747/REM
Proposed: Land South of Meadow View, The Avenue, Medburn, Northumberland.
Comment: This application was GRANTED on 10th November 2023.
The Committee made no comment about this application. |
| 2.4 | DECISION: 23/03014/FUL
Proposed: 2 Marian Way, Darras Hall, Ponteland, Northumberland, NE20 9LE.
Comment: This application was GRANTED on 9th November 2023.
The Committee had objected to this application. |

DATE OF NEXT MEETING: Tuesday 5th December 2023