

PONTELAND TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

9th January 2024

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.

1.1 **Application No: 23/04634/FUL**

Location: 213b Western Way, Darras Hall, Ponteland NE20 9ND

Proposal: Demolition of existing bungalow and garage. Erection of 2no. Detached dwellings on separate plots. Existing access road retained, and certain trees pruned or removed when required.

Objection: The Planning Committee are concerned with the proposed overdevelopment of this site. They feel that the proposals (in particular plot 2) are contrary to Policy PNP4 (Residential development in Darras Hall) which specifies that proposed dwellings should be respectful of the scale and massing of adjacent dwellings and that the curtilage should be defined so that space and privacy standard reflect the size and quality of the proposed dwelling and adjacent dwellings. They feel that replacing 1 x single storey building with 1 x 2 storey and 1 x 3 storey property constitutes overdevelopment.

The planning committee wish the planning officer to consider the noise and disruption for residents during the construction of these properties. In addition they have an overriding concern about the narrow access lane which will be servicing 3 properties should this application be approved.

The Committee made no comments about the other 2 applications considered.

2. DECISIONS: APPLICATIONS AND APPEALS; WITHDRAWN APPLICATIONS

- 2.1 **DECISION: 23/03880/FUL 16 Rowan Drive, Ponteland Northumberland. NE20 9QL.**
Proposed: First floor extension over garage for bedroom/en-suite and extension to garage
This application was **GRANTED** on 15th December 2023
The Committee made no comment about this application.
- 2.2 **DECISION 23/01830/VARYCO Athol House, Callerton Lane, Ponteland. NE20 9EG.**
Proposed: Variation of condition 2 on approved application 19/01223/FUL to allow for incorporation of air source heat pump system into proposal.
This application was **GRANTED** on 18th December 2023
- 2.3 **DECISION: 23/03867/FUL 5 Dissington View, Medburn Park, Medburn, Newcastle upon Tyne NE20 0BU**
Proposed: Single storey extension with flat roof to side of property. Single storey extension with pitched roof to front of property.
This application was **GRANTED** on 18th December 2023
The Committee made no comment about this application.

- 2.4 DECISION: 23/03932/FUL 14 Collingwood Crescent, Darras Hall, Ponteland, Northumberland. NE20 9DZ**
Proposed: Retain front timber fence and planting, gate piers and automated gate, driveway and drainage as constructed with falls to surface water pump and existing surface water drainage (retrospective).
This application was **GRANTED** on 19th December 2023
The Committee made no comment about this application.
- 2.5 DECISION: 23/03833/FUL 78 Dunsgreen, Ponteland NE20 9EJ.**
Proposed: Proposed single storey extension to rear.
This application was **GRANTED** on 20th December 2023.
The Committee made no comment about this application.
- 2.6 DECISION: 23/04040/FUL 102 Western Way Darras Hall, Ponteland. Northumberland.**
Proposed: Replace existing conservatory with orangery to the rear of the property.
This application was **GRANTED** on 21st December 2023.
The Committee made no comment about this application.
- 2.7 DECISION: 23/04033/FUL 47 Linden Way, Darras Hall, Ponteland, Northumberland. NE20 9DP.**
Proposed: Proposed first floor extension; garage extension; 2 storey bay window to front elevation; utility room extension; new roof to existing kitchen; conservatory rebuilt with insulated roof and walls.
This application was **GRANTED** on 22nd December 2023.
The Committee made no comment about this application.
- 2.8 DECISION: 23/04092/FUL 236 Western Way, Darras Hall, Ponteland, Northumberland. NE20 9ND.**
Proposed: Rear dormer and two front facing dormers with internal alterations.
This application was **GRANTED** on 22nd December 2023.
The Committee made no comment about this application.
- 2.9 DECISION: 23/04017/FUL 28 Pembroke Drive, Darras Hall, Ponteland, Northumberland. NE20 9HS.**
Proposed: 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.
This application was **GRANTED** on 22nd December 2023.

3. ANY OTHER BUSINESS

23/001175/FUL 8-10 Runnymede Road, Darras Hall, Ponteland, NE20 9HE
Demolition of 2no semi detached bungalows and construction of three storey dwelling with
Garage + landscaping

The above planning application has been refused by Northumberland County Council and the applicant has made an appeal to the Secretary of State against this decision. PTC have been asked to make a written representation for consideration by the Inspector.

The Committee submitted the following response:

Ponteland Town Council were encouraged to note that the original application was refused by NCC. In looking at the appeal that is being considered, they wish to maintain their objection on the same grounds.

The Planning Committee note that the two properties which are to be demolished are surrounded by similar-style bungalows and they have concerns that the proposed three-storey building would dominate the landscape, so would therefore like consideration of the profile of the neighbouring properties to be taken into account and the height of the proposed new build be reduced. They wish to draw attention to the Ponteland Neighbourhood Plan policies and in particular policy PNP2; (High Quality and Inclusive Design) which specifies that the proposed property should respect 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; Also PNP4 (Residential Development in Darras Hall) which specifies that 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. The Committee feel that the proposal meets neither of these criteria.

The Committee particularly wish to emphasise that in a time when there is a housing shortage, that one residential property would disappear completely to create this proposed single dwelling.

DATE OF NEXT MEETING: Tuesday 23rd January 2024