

# Ponteland Neighbourhood Plan - Subgroup Report

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**Topic Group Built Environment**

**Meeting date 16.08.16**

## **Attendees:**

- **Planning Consultant**
- **Alma Dunigan**
- **Will Moses**

## **Items discussed**

- To consider the Darras Hall Estate as a heritage “Garden Village” as part of the character of Ponteland refer to previous notes 26.08.16
- The Darras Hall policy could only relate to new dwellings as most extensions that are currently not permitted under byelaws would fall under planning permitted development rights. If the byelaws were removed an Article 4(1) could be pursued (only with resident, NCC’s and the Secretary of State’s support) that would remove PD rights. If this were to happen, a revised NP could provide detailed design guidelines for extensions etc.
- Need for a general policy that looks for good practice to cover conservation area
- Explore a policy for heritage assets that takes the specific policies from CMLP – C28, 29, 30, 31, 34, 37. Could 34 and 47 be combined along with “ and other appendages and such like”, e.g. satellite dishes, pv cells, alarm boxes.....?
- Projects preparation of a local list by Civic Society on heritage assets, A boards, signage, awnings and street furniture.
- The need of special character areas to include Darras Hall and green approaches to Ponteland adding special character. Policies for these need to be backed – up with evidence about their special character and they would need defining on the Policies Map
- Landscape policy – discussion regarding how a generic policy is unlikely to be an option, as those landscapes of sensitive would require identification. This would require some sound evidence in the form of a Landscape Character Assessment, carried out by a suitable person.

## **Decisions**

1. WM to work on all of the areas discussed to include any review.

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<b>Action agreed</b>	<b>Date by</b>	<b>Name</b>
1. Identified above	ASAP	WM
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