

RAVENSHEAD PARISH COUNCIL

Minutes of a Planning Meeting of the above mentioned Parish Council held at the Council Office, Ravenshead Leisure Centre, Longdale Lane, Ravenshead on **Monday 4th April 2016** commencing at 7.30pm.

Present: Joe Lonergan, Bruce Andrews, Amelia Murray, Martin Smith, Carol Wright, Tracey Barnfather, Sarah Peacock.

- 1) Apologies – None
- 2) Declarations of Interest – Joe Lonergan declared a Non-pecuniary interest in application 2016/0264

Sarah Peacock declared a pecuniary interest in application 2016/0264 and Sarah left the meeting for this planning application.

- 3) Planning Applications.

**2016/0264 Longdale Craft Centre, Longdale Lane.
Planning and Design Group.**

Ravenshead Parish Council strongly opposes this Planning Application.

The Applicant's assertion that this is a Brown-Field site is refuted. The site is the location of a Rural Craft Centre, housed in rudimentary huts which have deteriorated over many years. Examination of a site aerial photograph presents a massively rural location of trees set adjacent to a Local Wildlife Site called Longdale Plantation – and the provided Ecology Report clearly itemises the abundance of vulnerable wild-life on the site. The inevitable loss of trees would also be deplored

The Applicant relies on a 20% suggested permissible escalation of the claimed existing building footprint to achieve the 600M3 required to justify three houses – unimplemented outcomes of previous planning applications should surely not be used to justify subsequent applications. And, this Application significantly cites the "number of bedrooms" in the paperwork as "unknown". So, there is no indication of the size of the desired houses or their floor-space – bearing in mind that existing floor-space is the claimed 500M3 in the existing single story buildings against a potential 1,200M3 for the three new houses proposed.

The building of these three houses would have a serious impact on the openness of the Green Belt and the proposed buildings themselves would be obtrusive and

disproportionate in size, bearing in mind the very low level vertical aspect of the existing huts, which are set back from the road.

Ravenshead Parish Council believes that our Planning Authority has recently accepted the Aligned Core Strategy's future limitation of housing development within existing Village defensible boundaries and approval of this Application would breach this ruling and would provide a precedent to encourage further lateral housing development sprawl along the southern end of Longdale Lane, beyond the Kighill Lane defensible boundary.

**2016/0232 75 Sheepwalk Lane, Ravenshead.
Detached garage.**

Ravenshead Parish Council object to this application, as they feel the height of the garage would be intrusive to the street scene.

Any request that any trees removed be replaced particularly native species.

To specify that it is not to be classified as a separate residence, therefore the property must not be sold as a separate dwelling.

Also object retrospectively as planning already started.

**2016/0236 43 Vernon Crescent, Ravenshead.
To extend the bungalow to make a prayer room.**

Ravenshead Parish Council have no objections to this application subject to the prayer room being used for personal use only.

**2016/0246 80 Church Drive, Ravenshead.
Erection of two storey side extension replacing existing
car Port, garage and single storey side extension.**

Ravenshead Parish Council object to this application due to it being an over development site without adequate parking for a 5 bedroom property with no garage.

**2016/0260 103 Longdale Lane, Ravenshead.
Single storey extensions to both side and rear of the
dwelling boundary wall to side elevation of garden
affronting Quarry Road.**

Ravenshead Parish Council object to this application due to the changes in the building line and street scene, and also being in the Special Character Area.

2016/0305

22 Longdale Lane, Ravenshead.

Demolition of existing house and erection of a new dwelling.

Ravenshead Parish Council have no objections to this application, but noted that this property is in the Special Character Area.

2016/0333TPO

24 Church Drive, Ravenshead.

Works to pine and larch trees.

Ravenshead Parish Council have no objections subject to arboricultural officer's report, and the replacement of trees.

2016/0307TPO

Gunthorpe Lodge, Newstead Abbey Park.

Works to trees

Ravenshead Parish Council have no objections subject to arboricultural officer's report, and the replacement of three trees.

2016/0261

96 Sheepwalk Lane, Ravenshead.

Proposed pool conversion to provide ancillary accommodation to the main dwelling in the form of an additional lounge/kitchen area including bedrooms and bathing facilities.

Ravenshead Parish Council have no objections but wish to specify that this is not to be classified as a separate residence, therefore the property must not be sold as a separate dwelling.

Ravenshead Parish Council has received concerns to the following application;

2015/1142

225 Longdale Lane, Ravenshead

Demolition of existing dwelling and out-building.

Construction of a new dwelling.

Contradictions to the plans submitted, the Clerk would contact GBC to ask them to investigate.

Meeting Closed at 8.20pm

Belinda Kalka

Ravenshead Parish Council-Clerk.