

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 6th June 2016** commencing at 7.30pm.

Present:- Bruce Andrews (Chairman), Joe Lonergan, Tracey Barnfather, Martin Smith and Amelia Murray
Belinda Kalka

Prior to the commencement of the Meeting three members of the public spoke of their concerns relating to Application 2016/0558

Apologies –Carol Wright, Sarah Peacock

- 1) Declarations of Interest – Tracey Barnfather, Amelia Murray, and Martin Smith declared a Non-pecuniary interest in application 2016/0558
- 2) Planning Applications.

2016/0558 **11 Milton Crescent, Ravenshead.**
New build dwelling.

Ravenshead Parish Council objects to this application on the following grounds:

1. Whilst there is site space for the development proposed, building right up to the boundaries of the plot is unacceptable and considered unnecessary. Building without neighbour access provision will prevent execution.
2. Proposed dwelling designed too close to neighbouring properties, which would block out light and cause unacceptable loss of amenity.
3. Inappropriate plans as those presented do not show the location of neighbouring properties.
4. The height of the proposed structure would be out of character with the existing street scene.

2016/0531 TPO **Land to rear of Pendlewood, Newstead Abbey Park.**
T1 Sycamore, fell due to decay in main stem.
T2 Sycamore, fell due to decay in main stem.

Ravenshead Parish Council have no objections to this application subject to an arboricultural officers report.

2016/0454

Land at Woodlands Farm, Ricket Lane.

Change of use- Paddock of residential
(Ancillary to dwelling) construction of menage and stables

Ravenshead Parish Council could not reach a decision on this application since there appears to be no clarity about the desired outcome. The plans provided did not make clear the difference between the current and proposed situation on site and the reference to residential changes are not clear. We suggest that re-application is necessary.

2016/0600

Land off Ricket Lane, Ravenshead.

Proposed change of use to two holiday lets.

Ravenshead Parish Council object strongly to this application due to inappropriate change of usage from agriculture to holiday lets, and in breach of Green Belt Regulations.

2016/0577-TPO

Sherwood Croft, Newstead Abbey Park.

Fell to stump three dead birch and one other snapped birch;
fell declining birch to allow young rowan to grown and fell 7
no. beech trees adjacent to boundary but growing in
Glenwood.

Ravenshead Parish Council discussed this application and feels there is insufficient information to make a decision.

Clarification as to the exact ownership of these trees, and whether necessary consultation on this application has been carried out. The provided plans do not show the proximity of the seven Beech trees to the adjoining property. It was also suggested an independent report would be required, with an arboricultural officers report overall. Felled Beech trees should also be replaced wherever possible

2016/0597

104 Chapel Lane, Ravenshead.

Two storey side extension, single storey rear extension, new
garage to front.

Ravenshead Parish Council has no objections in principle to the two storey side extension, and single storey rear extension.

However Ravenshead Parish Council **objects** to the existing garage being re-located to the front of the property as this would be unacceptable to the existing street scene.

2016/0534 19 Kighill Lane, Ravenshead.
Residential development on land to south-east of Kighill
Lane to provide 16 No. 2 bedroom retirement bungalows.

Ravenshead Parish Council objects to this application on the following grounds:

1. Inappropriate, inadequate and limited access onto Kighill Lane for the large number of residents and visitors cars predicted.
2. In breach of Green Belt Regulations
3. This application would breach the Ravenshead southern defensible boundary and would be contrary to the approved Aligned Core Strategy and would also be in breach of the New Local Planning Document.

2016/0615 47 Ashford Drive, Ravenshead.
Proposed two storey side extension, single storey rear
extension and associated works.

Ravenshead Parish Council have no objections to this application.

Meeting Closed at 9.00pm
Belinda Kalka
Ravenshead Parish Council-Clerk.