

RAVENSHEAD PARISH COUNCIL

Minutes of a Planning Meeting of the Ravenshead Parish Council held at the Council Office, Ravenshead Leisure Centre, Longdale Lane, Ravenshead on **Wednesday 25th October 2017** commencing 9.00am.

Present: Councillors'- Bruce Andrews, Carol Wright, Martin Smith, Tracey Barnfather
Belinda Kalka

Apologies –Amelia Murray

- 1) Declarations of Interest- None
- 2) Planning Applications

2017/1164 Land Cornwater Fields, Longdale Lane
Consent is sought for the following reserved matters in accordance with condition 2 of the outline permission, as qualified by conditions 5, 6, 7, and 8

Ravenshead Parish Council have the following observations;

1. Density- The outline planning permission (Ref: 2013/0836) which was granted was for a larger site than this application.
The current application must be subject to the same density of houses required for the whole plot as delineated in the approved outlined plan.
The density must comply with local plan policy for Ravenshead and Gedling Borough Council.
2. Public Amenity Space- It was also agreed in the outline planning that a 10% allocation for a public amenity space (equipped play area) would be provided. There is no mention of this.
3. Bat and Bird Boxes- Concerns were raised that the bat and bird boxes are sited next to the Main Road - Longdale Lane, bordering the site.
It was queried whether this is an appropriate location.
There is no provision on any other part of the site and request an independent report to be undertaken.
Does the landscaping list of trees/plants etc need an independent report?

Maintenance- Concerns were raised regarding the maintenance of the verges/shrubs/open spaces after the 10-year plan expires. Who would eventually take on this responsibility of the landscaping?

Safety concerns were also raised about the accessibility of the ponds, and again concerns regarding post 10-year plan maintenance.

4. It is not clear whether the removed groups of trees highlighted pink on the plan are the 'Grey Alder' species required to be removed by the outlined conditions- Please clarify
5. Parish Councillors welcomed the inclusion of the proposed bungalows given the high local demand. However, concerns were raised as they don't appear to have garages and sufficient areas for off street parking.
6. Site access- Concerns were raised that the site only has a single access road. Previous objections have been logged in relation to this. Potentially 100 plus vehicles could be coming in and out of the site, with the addition of delivery as well as emergency service vehicles, therefore concerns that the access road is wide enough to allow for on street parking.

The access is situated between the Quarry Road entrances. These entrances have potentially 200 plus vehicle movements daily. A pedestrian refuge is required to be installed for the safety of pedestrians.

7. Ravenshead Parish Council would object strongly if the access road was not constructed to adoptable highway standards and adopted by the local highway authority.
8. Application must comply with Green Belt Regulations.

Meeting closed 9.50am