

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 30th August 2017** commencing at 7.00pm.

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

Apologies – Amelia Murray, Patricia Andrews

- 1) Declarations of Interest- Cllr M Smith declared a non-pecuniary interest on application 2017/0919
- 2) Planning Applications.

2017/0895 4 Cromford Court, Ravenshead
Alterations to existing bungalow and garage
Ravenshead Parish Council has no reservations to this application.

2017/0906 284 Longdale Lane, Ravenshead
Erection of a single storey side extension
Ravenshead Parish Council has reservations to this application on the grounds;
Size of the further extension may exceed permitted development within Green Belt Regulations.

2017/0892 282 Longdale Lane, Ravenshead
Demolition of existing garage and construction of an extension to the main dwelling to provide an integrated double garage with a bedroom and shower room above.
This is the second application relating to this proposal, the first (2017/0573) being recently refused.
Ravenshead Parish Council has no reservations to this application subject to this development conforming to Green Belt Regulations and that it is not used as a separate dwelling.

2017/0896 90 Sheepwalk Lane, Ravenshead
Erection of modern detached dwelling house and associated works
within front garden

**Ravenshead Parish Council has strong reservations to this proposed
development on the following grounds;**

1. **The Parish Council has had long standing objections to infill**
2. **The available area is assessed as being significantly over-developed.**
3. **The dwelling proposed would change the street and village scene.**
4. **More cars will exit onto the bend, already dangerous on Sheepwalk Lane and Highways should be consulted.**
5. **The Parish Council regret the removal of trees from the site.**
7. **The Parish Council has concerns that there has been a proliferation of planning applications for this site, creating subsequent confusion and difficulty identifying what the site might look like when all the plans are implemented**

2017/0934 2 Longdale Avenue, Ravenshead
Proposed rear dormer window to be constructed under permitted
development

**Ravenshead Parish Council has no reservations to this application
providing the windows are not overlooking neighbouring properties.**

2017/0919 80 Sheepwalk Lane, Ravenshead
Raised existing garage roof with dormer windows to the rear and
chimney stack to rear of garden room.

Ravenshead Parish Council has no reservations to this application.

2017/0954 5 Summercourt Drive, Ravenshead
2 No two storey side extension, single storey front extension and
boundary wall to side and rear.

**Ravenshead Parish Council has no reservations to this application;
however, concerns were raised with regards the boundary wall.
The application is for a wall 6' 6in high, so this should say.
The Parish Council believe that the boundary wall is likely to obstruct
Vision for motorists, at the junction with Woodside Road, particularly as
the junction is on a bend. Highways should be consulted.**

2017/0914 1 Kirby Road, Ravenshead
Single storey front extension and extend existing dormers to form French doors and access to balcony.

Ravenshead Parish Council has no reservations to this application subject to it conforming to Green Belt Regulations.

2017/0899 Land to the front – 86 Sheepwalk Lane, Ravenshead
Erection of modern detached two storied dwelling house and associated works within front garden of 86 Sheepwalk Lane.

Ravenshead Parish Council has strong reservations to this proposed development on the following grounds:

1. **The Parish Council has had long standing objections to infill**
2. **The available area is assessed as being significantly over-developed.**
3. **The dwelling proposed would change the street and village scene.**
4. **More cars will exit onto the bend, already dangerous on Sheepwalk Lane and Highways should be consulted.**
5. **The Parish Council regret the removal of trees from the site.**
7. **The Parish Council has concerns that there has been a proliferation of planning applications for this site, creating subsequent confusion and difficulty identifying what the site might look like when all the plans are implemented**

2017/0943 Longdale Service Station- Kighill Lane
Erection of new raised forecourt canopy with minimum clearance of 4.3m and alterations to existing pump islands with replacement four square layout

The Parish Council objects to retrospective applications and notes that work commenced on this site approximately two weeks ago.

The Parish Council believes that the height and size of the canopy is Obtrusive in a rural location.

The application is in Green Belt and should comply with Green Belt regulations.

2017/0917 30 Kighill Lane Ravenshead
Remodeling of the existing front and side elevations, re-roofing of the existing dwelling, new entrance canopy and a single storey rear extension

Ravenshead Parish Council has no reservations to this application subject to it conforming to Green Belt Regulations.

Meeting closed 8.05pm