

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 2nd July 2018** commencing at 7.00pm

Present; Councilors; Bruce Andrews, Carol Wright, Patricia Andrews, Martin Smith, Hugh Stoddart, Tracey Barnfather, Amelia Murray

Belinda Kalka- Parish Clerk

Apologies – None

- 1) Declarations of Interest- Cllr Carol Wright declared a non-pecuniary interest in application- 2018/0586 81Vernon Crescent.
- 2) Planning Applications

2018/0536 39 Milton Crescent, Ravenshead
Extension to rear

Ravenshead Parish Council has no objections to this application.

2018/0587 The flat, Little John Inn, 177 Main Road
Convert the flat above the Little John Pub into a
salon/barbers.
Change of use required from residential to commercial

Ravenshead Parish Council objects to this change from residential to commercial use within Green Belt, and must comply with Green Belt regulations.

2018/0586

81 Vernon Crescent, Ravenshead

Demolition of existing dwelling and construction of 3 dwellings with summer houses to rear.

2 new vehicular accesses from Vernon Crescent to the site.

The Parish Council recognise that some amendments have been made within this plan, however;

Ravenshead Parish Council strongly objects to this proposed development on the following grounds;

It is infill, which is not acceptable;

Three dwellings are to be put on the site of one existing dwelling, which will entirely fill the plot.

The dwellings proposed would significantly change the street and village scene.

Single garages and limited parking spaces are evident and are considered seriously inadequate for these three houses.

Two further dropped kerbs are planned for access for vehicles onto the site, increasing the number for the plot to four.

Three parking sites are planned for each property, but the properties are four bedroomed, potentially not having sufficient onsite parking for all the residents, making on road parking more likely.

There is an existing sewer between No 81 and the west boundary, which has build restrictions on it.

The land slopes steeply to the rear (north) of the site, the planned build will be effectively three stories high at the rear, with extensive glass and balconies, which will overlook surrounding properties, particularly the bungalows to the (rear), No 79 and other properties to the west.

The exterior face of the development will be very different from the existing street scene, which comprises mostly bungalows on the south side opposite the development site. Those properties are mostly brick built, while these will be glass and render.

Comparisons have been made with the new development on Sheepwalk Lane, which has been described by many residents as being out of keeping with the street scene there.

The proposed development constitutes a serious flooding risk.

The summer houses are not to be used as residential accommodation or garages.

The Parish Council has received significant adverse comments from local residents relating to this application, which are as follows;

- A serious risk of flooding – Concerns regarding the capacities of the local surface water and sewerage systems**
- A significant impact on current levels of privacy – The overlooking of neighbouring properties**
- The adverse impact on local amenities**
- The overall impact on the street/village scene**
- If this development were to be approved, conditions must be applied re; working hours to avoid impact on local residents.**

Meeting Closed @ 7.40pm