

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 9th April 2018** commencing at 7.00pm

Present: Bruce Andrews, Carol Wright, Patricia Andrews, Martin Smith, Amelia Murray and 10 Members of the public
Belinda Kalka- Parish Clerk

Apologies – Tracey Barnfather

- 1) Declarations of Interest- Carol Wright declared a non-pecuniary interest in application 2018/0270
- 2) Planning Applications

2018/0270	81 Vernon Crescent, Ravenshead Demolition of existing dwelling and construction of 3 new dwellings with detached garage/carports.
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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.

A separate shared drive is planned, directly adjacent to the boundary between Nos 81 and 79. Garage accommodation is provided via this route for six vehicles, creating noise and light nuisance for the neighbour at No 79, and properties to the rear (north) on Birchwood Drive, as well as restricting privacy for rear gardens.

Comparisons are made in the documentation between existing shared drives at Heavytrees, Chermside and the rear of properties to the east of the application site.

All those were built during the development of Vernon Crescent at least thirty years ago, Heavytrees and Chermside have a proper road, providing access to private drives on the properties and not, as in this case, to an infill development.

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. Properties on Birchwood Drive will also be looking out onto garages.

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.

There does not appear to be any provision for drainage of high volumes of rainwater falling directly onto the main part of the down sloping access road running north to neighbouring properties.

The proposed development constitutes a serious flooding risk.

The Parish Council has received significant adverse comments from ten 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 neighboring 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.

2018/0181 9 Chestnut Avenue, Ravenshead
Rear two storey extension, new chimney, external render finish, replacement windows and doors and increase in roof pitch with dormers.

Ravenshead Parish Council has no objections to this application.

2018/0174 272 Longdale Lane, Ravenshead
Change of use from school to create 3 holiday apartments

Ravenshead Parish Council objects to this development which is subject to Green Belt Regulations.

2018/0260 8 Milton Court, Ravenshead
Change of use – Retail unit (A1) to beauty salon
(Sui Generis)

Ravenshead Parish Council has no objections to this application subject to it meeting with the appropriate Health and Safety Regulations and amenities

2018/0194 Ravenshead Wood House, Blidworth Way
Replacement dwelling

Ravenshead Parish Council has no objections to this application, subject to the percentage extension increase meets with the 50% rule and to it conforming to Green Belt Regulations.

2018/0189 3 Doveridge Court, Ravenshead
Single storey side with room in roof space

Ravenshead Parish Council has no objections to this application.

2018/0273 Fairview Farm Stud, Main Road
Variation of condition 2 to alter floor plans and elevations-
application 2017/1285

Ravenshead Parish Council objects to this application, which is subject to Green Belt Regulations.

The previous approval of this application was for a holiday let, and this change of use would provide permanent residential accommodation against Green Belt Regulations.

2018/0190 Land South of Ricket Lane
Proposed conversion to form new dwelling and domestic outbuilding, including single storey extension to the front (south) of the new dwelling.

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

The Previous permission for this building was for agricultural development and this application would create a new residence in the Green Belt.

It was noted that the site plan is not very informative.

2018/0324 16 Kirkby Road, Ravenshead
Proposed two storey extension to front, side & rear.
Replacement roof (rooms in the roof) detached garage, front boundary wall and gate and existing garage conversion forming gym.

Ravenshead Parish Council objects to this application, which is subject to Green Belt Regulations.

And, additional there is no splay for access to the garage.

2016/1256- 36 Vernon Crescent, Ravenshead-

Ravenshead Parish Council has received a complaint relating to conditions on the grant permission relating to obscured glazed windows, which now appear to have been changed to clear glazed.

Meeting Closed @ 8.25pm