

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 1st April 2019** commencing at 7.00pm

Councillors Present; A Murray, M Smith, C Wright, T Barnfather

Belinda Kalka- Parish Clerk

Apologies – Councillors; B Andrews, P Andrews, H Stoddart

Declarations of Interest- Councillor A Murray declared a non-pecuniary interest in application 2019/0257

Councillor C Wright declared a non-pecuniary interest in application 2019/0185

1) Planning Applications-

2018/0985 Ravens Lodge, Main Road, Ravenshead
Remove condition 2 of planning consent no: 2008/0312

**Ravenshead Parish Council objects to this application on the grounds;
This is Commercial use of a building that has charitable status and the potential
for increased vehicular movements onto Main Road during evening rush hour**

**Observations for the above application was submitted to Gedling Borough
Council prior to the April 19 meeting due to their deadline.**

2019/0177 Fairview Farm Stud, Main Road
Demolition of existing barn/building and construction of 3 no.
holiday lets

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

**The previous approval of this application was for holiday lets, this change of use
must not provide permanent residential accommodation/dwelling against Green
Belt Regulations.**

**Concerns were raised regarding the increased traffic on an already dangerous
corner**

2019/0185 84 Chapel Lane, Ravenshead
Outline application with all matters reserved for 4 no. detached
dwellings

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

It is overdevelopment and infill, which is not acceptable;

**These 4 detached properties would not have sufficient access for
emergency/delivery vehicles**

**Concerns were raised in relation to potentially 6/8 vehicles going in/out either
way, therefore, would request a splay at both ends if this outline application was
approved**

2019/0172 7 Westbrook Avenue, Ravenshead
First storey extension to front of house
Ravenshead Parish Council has no objections to this application

2019/0220 TPO 18 Church Drive, Ravenshead
Works to Trees
Ravenshead Parish Council has no objections subject to the tree works meeting with TPO Regulations and approval from the Arboricultural Officer.

2019/0189 26 Linwood Crescent, Ravenshead
Extensions and alterations including single storey front and two storey rear extension
Ravenshead Parish Council has no objections to this application

2019/0229 135 Nottingham Road, Ravenshead
Construction of annex in the rear garden
Ravenshead Parish Council objects to this application, on the following grounds:
This construction would be an additional sizable building/residential property
Concerns were raised regarding insufficient separate access for emergency vehicles
This is a creation of an additional 3-bedroom residential property which is essentially infill

2018/1166 22 Kighill Lane, Ravenshead
Outline planning application for the construction on 6 No. custom build residential units with the matters of access, layout and scale for determination
Ravenshead Parish Council objects to this application on the following grounds:
Inappropriate, inadequate and limited access onto Kighill Lane for the large number of residents and visitor's cars predicted.
Overdevelopment of the site within Green Belt
Traffic implications due to the additional three vehicular accesses at a point on a busy junction/crossroad and nearby petrol garage.
These houses are all four bedroomed properties. Smaller/oap properties would be more beneficial to the village.

2018/1186 22 Kighill Lane, Ravenshead
Construction of 6 residential units with associated garages and
new private drive (resubmission of 2018/0727)
Ravenshead Parish Council objects to this application on the following grounds:
Inappropriate, inadequate and limited access onto Kighill Lane for the large
number of residents and visitor's cars predicted.
Overdevelopment of the site within Green Belt
Traffic implications due to the additional three vehicular accesses at a point on a
busy junction/crossroad and nearby petrol garage.
These houses are all four bedroomed properties. Smaller/oap properties would be
more beneficial to the village.

2019/0252 100 Main Road, Ravenshead
Single storey front extension to comprise alterations to garage and
porch entrance and two storey rear extension
Ravenshead Parish Council has no objections to this application

2019/0238 34 Regina Crescent, Ravenshead
Garage extension to front elevation
Ravenshead Parish Council has no objections to this application

2019/0257 284 Longdale Lane, Ravenshead
Change of use of land from equestrian to agricultural
Ravenshead Parish Council has no objections to this application subject to
complying with Green Belt Regulations

Meeting Closed at 7.40pm