

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 **Tuesday 27th August 19** commencing at 7.00pm

Councillors Present; M Smith, A Smith, C Wright, M Kennedy, J Carnelley, S Bestwick

Belinda Kalka- Parish Clerk

1. Apologies – Councillors; T Barnfather
2. Declarations of Interest- Cllr M Smith declared a non-pecuniary interest in application 2019/0690 and Cllrs M Smith, C Wright, and M Kennedy declared a non-pecuniary interest in application 2019/0770
3. Planning Applications

2019/0434 142 Nottingham Road, Ravenshead
Construction of detached garage
Revised plan 06-08-19 showing a reduction in size of the garage

Ravenshead Parish Council recognises that the garage size has been reduced (no exact measurements given) and that this application is a revised version of the original application that was given permission in October 2011, however, objects to this application again due to the size and scale of the proposed garage which is still much greater than the one originally granted permission for

RPC is concerned that this garage may have the potential to be turned into living accommodation in the future so would therefore request that restrictions of use are put into place.

The applicant has indicated that the removal of trees will be necessary, but there is still no plan available that shows these.

A decision by the Arboricultural Officer is requested to determine if removal is necessary or if replacements need to be included in any decision notice.

This application is also subject to Green Belt regulations.

[Observations for the above application were submitted to Gedling Borough Council prior to the 27th August 19 meeting due to their deadline.](#)

2019/0703 TPO Highwood House, Newstead Abbey Park
Works to trees

Ravenshead Parish Council has no objections subject to the tree works meeting with TPO Regulations and approval from the Arboricultural Officer. However, would like replacement trees if appropriate.

2019/0690 10 Birchwood Drive, Ravenshead
Single storey extension to front and rear

Ravenshead Parish Council has no objections to this application

2019/0645

75 Quarry Road, Ravenshead
First floor front and side extension

Ravenshead Parish Council has no objections to this application

2019/0724

45 Nottingham Road, Ravenshead
Side extension with garden level basement room

Ravenshead Parish Council has no objections to this application subject to the extension not being used as a separate dwelling

2019/0770

84/86 Chapel Lane
Demolition of existing dwellings at 84 & 86 Chapel Lane and construction of 6 new dwellings with garages.

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

- **It is overdevelopment and infill, which is not acceptable**
- **These 6 detached properties would not have sufficient access for emergency/delivery vehicles**
- **Concerns were raised in relation to potentially 10/12 vehicles going onto Chapel Lane from the shared drive, therefore, would request a splay onto Chapel Lane for the shared drive if this application was approved**
- **RPC regret the loss of trees & hedges on this site and would ask for them to be replaced if the application is approved and referred to the Arboricultural Officer**

2019/0748

12 Longdale Lane, Ravenshead
Construction of 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**
- **RPC regrets the loss of mature trees from the roadside boundary and would ask for them to be replaced and referred to the Arboricultural Officer. RPC hopes that GBC Planning Dept recognises this and that action is taken**
- **Three additional driveways/dropped curbs with access onto a busy road causing extra traffic**
- **This development is close to a junction where the speed of traffic has already been recognised by Nottinghamshire County Council who have erected an interactive speed sign**
- **The site is also close to the Hutt Public House entrance where traffic is entering/accessing throughout the day**

Meeting Closed @ 7.55pm