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 4th November** commencing at 7.00pm

Councillors Present; M Smith, T Barnfather, C Wright, A Smith, S Bestwick, J Carnelly, M Kennedy
B Kalka Parish Clerk, Mike Avery.

1. Mike Avery- Service Manager - Development Services -GBC
2. Apologies – Councillors;
3. Declarations of Interest-
4. Planning Applications

1. We need guidance on the type of comments that GBC expect us to make.

   Please refer to the attached presentation slides.
   We understand that pre-planning advice now must be paid for. Can we have some guidance on this.

   Gedling Borough Council introduced pre-application advice charging in 2015. The charges were reviewed in 2019. Please see attached policy which was also distributed at the meeting.

   We have had problems with the new TPO website. It would not recognise Ravenshead as a search destination, only worked when we put a street in. When we looked at it, there didn't seem to be any identified TPO's in Newstead Abbey Park, although we know that there are

   The system requires road names to be inputted, but it is also possible to 'drag' the map to search streets within the wider locality. A significant area of Newstead Abbey Park is protected by an area TPO and the extents of this area order may be viewed using the system.

   Notification issues;
   i) Documents are not always displayed on the GBC planning portal

      Case officers will be reminded to make sure all public information is available to view online before issuing consultation letters to any consultee.

ii) Visible plans not always visible on the website/ poor quality with insufficient information

Case Officers will be reminded to make sure that full information is available prior to validating an application.

iii) Insufficient details on plans

Case Officers will be reminded to make sure that full information is available prior to validating an application.

iv) Decision notices are not always on the website

A new process has been introduced. Decision notices are made available online at the point a decision is made. Going forward (next 4-6 weeks), all officer assessment reports will also be made publicly available at the time when a decision is made.

How is the quota of houses in the Local Plan Development regulated with regards windfall development?

The Local Planning Document is based on an assumption of a windfall allowance of 40 homes per year and the latest five year housing land supply assessment 2019 assumes 240 homes would be windfalls over the remainder of the plan period to 2028 (note windfalls are only counted in the first five years from year 4 of the plan period onwards, leaving 7 years remaining i.e. 7 x 40).
The windfall allowance of 40 was based on past housing completions on windfall sites but excluded garden land.
The assumption is for Gedling Borough as a whole and so there is no quota provided for the urban area, each of the Key settlements or the villages as such. Windfalls by their nature are difficult to predict and when applications come forward they are assessed against general planning policies for example within settlements this would be LPD 40 (Housing Developments on Unallocated Sites) and LPD 34 (Residential Gardens) and also LPD 32 (amenity) and LPD 35 (Safe, Accessible and Inclusive Development).
The assumption of 40 dwellings per annum or 240 over the remainder of the Plan period is counted as part of the future housing supply.
The amount of new housing land to be allocated is calculated as total need minus supply and so the assumed level of windfall site supply is taken into account.
The Part 1 Local Plan (ACS), Policy 2, set a framework for future housing allocations and established that Ravenshead could have 'up to' 330 allocated dwellings. The 330 figures were revised to 300 during the preparation of the LPD, Policy LPD63, reflecting greater than anticipated capacity in the urban area. The allocations took account
of the number of homes delivered on windfall sites in Ravenshead since the base date of the Local Plan.
The number of homes built on windfall sites is monitored annually and this information on past performance can be used as evidence to

inform future assumptions about windfalls as a source on new housing to be taken into in the next review of the Local Plan.

CIL definition in relation to self-build

The Self Build Exemption Claim process is a two-stage process. The first stage involves the application for relief which involves a self-declaration that the liable party declares that they meet the requirements of a self-builder in the first instance. These claims have to be made by individuals prior to the commencement of development and cannot be transferred to a different person once a start has been made to a development. Most claims involve individual plots. In some cases, there have been multiple plots involved, in each instance each individual plot holders have provided the required information prior to the start of the development as a whole. The second stage of the self-build process which comes 6 months after the completion of dwelling involves the submission of supporting evidence and involves the validation of the self-build claim. Claimants are required to submit the following information in order to validate their claim.

Submission of…

a) **Building Regulations Completion Certificate**
b) **Title Deeds of the Property**
c) **Council Tax Certificate**

and) a copy of two of the following showing name and address

- **Utility Bill**
- **Bank Statement**
- **Local electoral roll registration**

and) a copy of one of the following

a) **An approved claim from HM Revenue and Customs under 'VAT431NB: VAT refunds for DIY housebuilders'**
b) **Proof of a specialist Self Build or Custom Build Warranty**
c) **Proof of an approved Self Build or Custom Build Mortgage for a bank or building society.**

On top of the information requirements here is a three-year residency period from the completion date of the dwelling. If the claims cannot be validated or a disqualification occurs, then the CIL amount becomes payable.

Monitoring is and will being undertaken to confirm whether self-build claims are valid. If developments are not found to qualify for the self-build relief the CIL liabilities would subsequently be demanded for payment.

2019/0951 32 Main Road, Ravenshead
Demolition of existing rear kitchen extension and construction of a two storey rear extension

Ravenshead Parish Council has no objections

2019/0957 1 Cheriton Drive, Ravenshead
Proposed garage extension including raising roof height, side porch and re-roof to existing rear extension

Ravenshead Parish Council has no objections

2019/0935 TPO 11 The Hollies, Ravenshead
T1 and T2 Lime Trees- Re pollard overhanging branches

Ravenshead Parish Council has no objections subject to the tree works meeting with TPO Regulations and approval from the Arboricultural Officer.

2019/0934 TPO 1 The Hollies, Ravenshead
T1 Sycamore- remove branch that is obscuring directional signage to Church

Ravenshead Parish Council has no objections subject to the tree works meeting with TPO Regulations and approval from the Arboricultural Officer.

Meeting Closed @ 8.30pm