

RAVENSHHEAD 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 7th October 19** commencing at 7.00pm

Councillors Present; M Smith, T Barnfather, A Smith, C Wright, J Carnelley, S Bestwick, M Kennedy and Belinda Kalka- Parish Clerk, two members of the public and Matt Sanders from MSA

1. Apologies – Councillors; None
2. Declarations of Interest- None
3. Planning Applications
4. Mike Avery GBC- Questions

2019/0714 TPO	1 The Hollies, Ravenshead T1-3 Oaks – crown lift by 5.2m and thin by 10% T4-5 Beech – crown lift to 5.2m T6 Birch – remove T7 Oak – clear building by 2.5m T8 Birch – clear building by 2.5m T9 Birch – remove
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Ravenshead Parish Council requests that the Arboricultural Officer decides subject to the tree works as these are very big mature trees, and that any tree work meets with TPO Regulations

2019/0733	Doveridge Court, Ravenshead
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Ravenshead Parish Council objects to this application.

RPC recognises that planning permission has already been given for this plot, this application is however very different from the one that was approved. Concerns have been raised about the size and scale of the proposed development, particularly in relation to neighbouring properties, the glass and balconies, along with the chimneys which are obtrusive. The height of the terraces and balconies appears to be higher than the bungalow to the north of the site and I suspect there will be issues of overlooking and potential neighbour nuisance.

The access onto Doveridge Close, although permission has already been granted for a smaller property, raises issues of accessibility and additional vehicles using it.

Doveridge is regularly blocked for existing residents by parents on the school run.

The site has already been cleared of trees and work commenced, RPC would request that these are replaced as soon as possible

We have received copies of objections from neighbours and recognise their strength of feeling on this matter.

Once again, Ravenshead Parish Council has not received notification of this application and would urge Gedling Borough Council to review its policy on how Parish Councils are informed.

2019/0811 TPO 12 Oakwood Drive, Ravenshead
Fell sweet Chestnut tree

Ravenshead Parish Council objects to the removal of a tree with a TPO and would expect the Arboricultural Officer to look carefully at alternative solution, (another native species to be planted if the tree is removed)

The Parish Council also understand from neighbours of the property that three large branches have fallen off over the last few months. One of them into a neighbouring garden, please could the Arboricultural Officer comment.

2019/0806 9 Heavytrees Avenue, Ravenshead
Alterations of garden level and construction of new retaining walls

Ravenshead Parish Council objects to retrospective planning

This site has been the subject of several complaints to GBC from neighbours, including burning of material on site, removal of trees and the building of the walls

Concerns were raising regarding the garden level increase with the possibility of any visual intrusion to neighbouring properties.

This is unclear from the application

2019/0768 39 Hereford Road, Ravenshead
Increase in wall plate height and construction new roof with steeper pitch to accommodate additional living space within the roof space

Ravenshead Parish Council has no objections to this application

[Observations for the above applications were submitted to Gedling Borough Council prior to the 7th October 19 meeting due to their deadlines.](#)

2017/1164 Land Cornwater Fields, Longdale lane
Reserved matters application seeking approval of details relating to appearance, scale, layout and landscaping for the erection of 47 dwellings and associated works attached to outline planning application 2013/0836

Ravenshead Parish Council has no objections to this application; however, concerns were raised regarding;

- **Flooding- The water run off procedure needs to be satisfactory and not to add to the already flooding issues on Longdale Lane**
- **A clause is in place for the bungalows to remain for the over 55's (purchase and selling on)**
- **The Parish Council would like assurances that the landscape management plan is in place moving forward**
- **The area next to the Leisure Centre splay – Bracken needs to be removed for satisfactory visibility down Longdale Lane**

2019/0890

42 Main Road, Ravenshead

Proposed increase in rear dormer (amendment to previous permission references 2016/1218 and 2018/0035NMA)

Ravenshead Parish Council has no objections to this application

2019/0846

Table Tree, Little Ricket Lane

Part demolition, extension and refurb to provide a large family home

Ravenshead Parish Council has no objections to this application subject to conforming to Green Belt Regulations, and the referral to the Arboricultural Officer, however, would like GBC Planning to note the following;

- **The garage needs to remain as a garage and not used as a separate dwelling**
- **RPC note that several trees are set for removal and would like to see them replaced with semi mature native species**

Meeting Closed @ 8.10pm