

RAVENSHEAD PARISH COUNCIL

Minutes of a Planning Meeting of the above-mentioned Parish Council held Via Zoom on Monday **5th October 20** commencing at 7.00pm

Councillors Present- M Smith, A Smith, C Wright, T Barnfather, M Kennedy, S Bestwick, J Carnelly

B Kalka- Parish Clerk

1. Apologies- None
2. Declarations of Interest

All Parish Councillors declared a non-pecuniary interest in application 2020/0899

Cllr J Carnelly declared a non-pecuniary interest in application 2020/0852

Cllr M Smith declared a non-pecuniary interest in application 2020/0865 TPO

3. Planning Applications

2020/0824 The Gatehouse Lodge Newstead Abbey Park
Repointing externals, correcting poor previous alterations and putting building back to original detail.
Remove mastic floor screed, removing internal stud walls, opening original door openings, closing, and removing brick render door and replace with magnesium Limestone, repair damaged metal casement windows, re-wire electrical supply, internal new bathroom and lime plaster and decorations including new kitchen.

Ravenshead Parish Council has no objections to this application subject to it complying with Green Belt & Listed Building Regulations, and that the application complies with Heritage requirements for a Grade 2 listed building. RPC would like the proposed parking at the premises to be looked at with consideration given to whether it is sufficient

2020/0830 14 Duncan Avenue, Ravenshead
Garage conversion with external and internal alterations

Ravenshead Parish Council has no objections to this application subject to sufficient parking being retained at the property.

2020/0901 39 Church Drive, Ravenshead
Two double storey + side extensions and single storey rear extension.

Ravenshead Parish Council has no objections to this application

2020/0439 140 Chapel Lane, Ravenshead
Removal of existing pitched roof, construction of extensions
and alterations to existing dwelling.
**Ravenshead Parish Council objects to this application as the scale and size of
the development is out of keeping with the adjacent properties and it will
unduly effect the current street scene.**

2020/0899 155 Main Road, Ravenshead
Increase existing access by 4000mm (re-submission of
2020/0432)
**All Parish Councillors declared a non-pecuniary interest in application
2020/0899**
**With regards the increase of existing access by 4000mm- Ravenshead Parish
Council has no objections subject to complying with Green Belt Regulations.**

However, the following concerns were raised.
**• This would inevitably lead to an increase in large vehicles entering and
leaving the premises.**
**• Additional traffic on Main Road would add to the problem which has
significantly increased since the opening of the farm shop and in the future,
the proposed tearoom on the same site.**
**• Road speed on this long, straight, downhill piece of road is regularly in
excess of 40mph.**

2020/0865TPO 10 Oakwood Drive, Ravenshead
Works to trees: 4no. Sweet chestnut trees - Crown lift 3no.
Oak trees - Crown lift
**Ravenshead Parish Council has no objections subject to the tree works
meeting with TPO and Green Belt Regulations and the approval from the
Arboricultural Officer**

2020/0852 95 Swallow Crescent Ravenshead
1] Install 2.1m fence along neighbouring hedge at the end of
garden - No existing fence, hedge only
2] Install 2.4m fence along boundary with neighbour at 91
Swallow Crescent -Replace existing 1.8m high fence.
3] Install 2m fence along boundary with neighbour at 97
Swallow Crescent -Replacing existing 1.8m high fence
4] Install garden office at the end of the garden 4.7m x 3.7m x
2.7m high [This replaces an existing summer house for which
planning was not required]

**Ravenshead Parish Council objects to this application on the following
grounds.**
**• The height of the fencing, which would be too imposing on
neighbouring properties and out of keeping with surrounding plots**
**• RPC feels that the garden office is perhaps too big for the size of the
plot**
**• RPC would like guidance from GBC on what permitted garden office
structures are allowed**

2020/0930

29 Oakwood Drive Ravenshead

Variation of condition 3 of planning permission 2015/0063

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

- **RPC has received complaints from landlords on behalf of the tenants above the studio regarding excessive noise and the applicant being in breach of current Covid 19 Regulations**
These complaints have been sent to Environmental Health Officers
- **This is a retrospective application due to the increased times being currently advertised on their website and social media**
- **The applicant is in breach of current conditions- as the premises are currently used outside of the permitted hours**
- **RPC believes that the current hours stated in the original condition are more suited for what is primarily a residential area.**

2020/0913TPO

Arbor Lodge, Blidworth Waye

Fell 2no. Birch trees and replace

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

RPC would like any trees that are removed to be subsequently replaced with trees of the same type.

2020/0963

41 Summercourt Drive, Ravenshead

Garage conversion.

Ravenshead Parish Council has no objections to this application subject to sufficient parking being retained at the property.

2020/0958TPO

51 Nottingham Road, Ravenshead

Proposed removal of 1no. Silver Birch tree and removal or reduction in height by 50% of 1no. Oak tree.

Ravenshead Parish Council objects to this application as they were unable to make observations due to insufficient supporting documentation (no site or sketch plans) and with no supporting evidence that the trees may fall/unsafe
Therefore, would request evidence/supporting documents, from an Arboricultural expert, and in the event the trees have to be removed, replacement of the same types would be requested.

Meeting Closed @ 8pm

Cllr M Smith proposed a statement regarding the Government White Paper

Cllr Smith would re-write the statement to include the additions requested and would circulate to all Cllrs prior for approval at the Full Council Meeting on the 19th October 2020

All Cllrs were in favour with no objections.