

RAVENSHEAD PARISH COUNCIL

I hereby give notice of a Planning Meeting of the above-mentioned Parish Council to be held in the Parish Council Office, Ravenshead Leisure Centre, Longdale Lane, Ravenshead on 7th May 20 **onwards**

Dated this May 20

Parish Councillors – Planning Committee

AGENDA & MINUTES

1. Apologies
2. Declaration of Interest- Cllrs Martin Smith & Tracey Barnfather declared a non-pecuniary interest in application 2020/0327
3. Planning Applications

2020/0327 71 Sheepwalk Lane, Ravenshead
Single storey front 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 has no objections to this application subject to no overlooking of adjacent properties due to this being slightly larger in the street scene.

2020/0347. 18 Southview Gardens, Ravenshead
Single storey rear extension

Ravenshead Parish Council has no objections to this application

Observations for the above applications were received via emails and submitted to GBC on 15th May 2020

2020/0432

155 Main Road, Ravenshead

Increase existing access by 4000mm, concrete turning area and reappear and resurface of existing hard paved area.

All Parish Councillors declared a non-pecuniary interest in application

2020/0432

Ravenshead Parish Council objects to this application due to the reduction of Green Belt land under Green Belt Regulations

This is a retrospective application for the work at the rear. A large area of grass has been removed and replaced with hardcore with numerous extra vehicles stored there.

With regards the increase of existing access by 4000mm- Ravenshead Parish Council has no objections subject to complying within Green Belt Regulations. However, the following concerns were raised.

- **This would inevitably lead to an increase in 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.**
- **The increased access accommodating larger vehicles, due to the expansion of the business to include bagged coal.**

2020/0411

61 Kirkby Road, Ravenshead

Retention of garage in part, proposed front extension and side extension to link garage to dwelling and conversion to habitable accommodation.

Ravenshead Parish Council objects to this application under Green Belt Regulations

The application could be based on further development within Green Belt And an increase in accommodation.

Concerns were raised- that the applicant is using this to create a separate dwelling that, once approved, could be used for commercial purposes.

2020/0458

69 Vernon Crescent, Ravenshead

Proposed 2 storey side extension, rear extension internal alterations.

Ravenshead Parish Council has no objections to this application subject to no overlooking at the rear.

2020/0453.

3 Nottingham Road, Ravenshead

Single storey front extension, change of use of land to the rear of the restaurant to a car park and creation of outdoor area to the front of the restaurant

Ravenshead Parish Council has no objections to this application but would like the following points considered.

- The height of the outside seating screening, which may preclude good vision for right turning traffic.
- The in/out access is also welcome provided it can be enforced, and that the sight lines from the egress, particularly when there are advertising boards displayed on the verge, which prevent good vision across the traffic lights to Kirkby Road. Notts CC Highways should be consulted.
- If the current car wash were to remain in the same place, consideration would need to be given to how vehicles using it, enter the site. They currently enter through the proposed exit shown on the restaurants plans.
- It is not clear whether the car wash will remain in place – vehicles currently enter via the splay
- The noise level from the proposed outdoor seating area could be problematic for neighbours

2020/0474

9 Barbers Wood Close, Ravenshead

Extensions and alterations

Ravenshead Parish Council has no objections to this application

Cllr M Smith declared a non-pecuniary interest.

Observations for the above applications were received via emails and submitted to GBC on 29th May 2020