

## RAVENSHEAD PARISH COUNCIL

I hereby give notice of a Planning Meeting via Emails of the above-mentioned Parish Council Ravenshead on 12<sup>th</sup> August 20 onwards

Dated- correspondence by emails

Parish Councillors – Planning Committee

### **AGENDA/Minutes**

1. Apologies
2. Declaration of Interest-
3. Planning Applications

2020/0734                      148 Chapel Lane, Ravenshead.  
Outline planning application for a new dwelling, land to rear of  
Resubmitted application to renew previously  
approved application, **2010/0565** (and subsequent approvals)

**Ravenshead Parish Council objects to this application on the grounds of infill  
And backland development.**

**Concerns have been raised regarding the potential of overlooking issues to  
surrounding bungalows.**

**This application was first approved in 2010, therefore, RPC objects that this  
application despite having approval, has not been pursued.**

2020/0689                      120 Main Road, Ravenshead  
Demolition of existing 1 1/2 storey dwelling and replacing with  
new 2 1/2 storey dwelling. Erection of new double garage  
(detached) conversion and extension to existing detached  
garage to form "granny "annex.

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

- **This is a huge new build, more than doubling the existing property.  
Effectively this application is for two properties. A six-bed house and a  
one bed house.**
- **The 'granny annex' must not be used/sold as a separate dwelling.**
- **The additional pavement crossing for the 'annex'.**
- **The widening of the existing pavement crossing.**
- **Ravenshead Parish Council have consistently expressed concerns  
about additional crossings and traffic accessing Main Road.**
- **The Semi mature silver birch must be replaced.**
- **The potential of overlooking to adjacent properties from the roof terrace**
- **The proposed garage would sit in front of the existing line.**

2020/0725

134 Nottingham Road, Ravenshead  
Proposed ground floor side extension

**Ravenshead Parish Council has no objections to this application subject to conforming to Green Belt Regulations.**

2020/0741

22 Kighill Lane, Ravenshead  
Construction of 6 residential dwellings with associated garages  
& new private drive

**Ravenshead Parish Council has no objections to this application subject to complying within Green Belt Regulations; however, the following concerns were raised.**

- **One single entrance would ideally be more acceptable other than a separate entrance next to the shared driveway, that leads to the other properties.**
- **Traffic implications due to the additional vehicular accesses at a point on a busy junction/crossroad and nearby petrol garage.**

2020/0709

44 Vernon Crescent Ravenshead  
Erection of two storey extension to front elevation and first floor extension, gable canopy addition and flat roof dormer to rear (resubmission of 2020/0289)  
This application is a re-submission of a previously approved scheme (REF:2020/0187) to address the restricted covenant over the site. Please refer to the floor plans which show this restrictive covenant line 4.0m from the boundary.

**Ravenshead Parish Council has no objections to the extension; however, the following concerns were raised.**

- **This is a retrospective application as the supporting statement clearly indicates the current operating hours. The access to and from the premises is difficult as it sits on a bend in a narrow part of the road.**
- **The application form states that there would be no trade waste, clearly, as business premises, there would be trade waste.**
- **If GBC were to grant planning permission, the opening times would need to be clearly defined as being for no longer than those currently being offered.**
- **Despite the assurances in the planning statement, RPC have reservations about additional traffic especially coming from the right and exiting on the blind corner of Vernon Crescent**

2020/0804TPO T1-Sycamore: side prune away from house (33) sympathetically so as not to unbalance tree yet clear structure by 2-3m. Poor union at base of tree between 2 main stems. Potential future full crown reduction necessary/dynamic brace needed.

**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.**

**Observations for the above applications were received via emails and submitted to GBC on 4<sup>th</sup> September 2020**