

RAVENSHEAD PARISH COUNCIL

Planning Meeting of the above-mentioned Parish Council held in the Loneragan Room on Monday 7th November 2022 commencing at 7.00pm.

Councilor's Present- Cllrs S Bestwick (Chairman), M Kennedy, T Barnfather, S Pickering, A Smith & C Wright.

Amanda Rowbotham - Parish Clerk

MINUTES

1. Apologies- Cllrs M Smith & J Carnelley.
2. Declaration of Interest- Cllr T Barnfather declared a non-pecuniary interest in application 2022/1032 24 Longdale Lane, Ravenshead.
3. Planning Applications

2022/1007 The Little Ranch Grays Drive
Infill extension to join outbuilding to the main property.
Ravenshead Parish Council have No Objections to this application subject to Greenbelt regulations.

2022/1051 53A Sheepwalk Lane Ravenshead
Alterations to existing property including new porch, insertion of roof lights and removing Glass roof to conservatory and replacing with roof tiles and roof lights.
Ravenshead Parish Council have No Objections to this application

2022/1059 Ling Farm Ricket Lane
Conversion of two agricultural buildings to create 5 dwellings and erection of car port/garage blocks.
Ravenshead Parish Council have No Objections to this application subject to Greenbelt regulations and being within 50% of its original footprint. RPC objected to the original planning application and those concerns are still relevant.

2022/1032 24 Longdale Lane Ravenshead
Demolition of existing garage and construction of new garage and erection of fencing
Ravenshead Parish Council have No Objections to this application, although regret the loss of hedgerow and the impact this has on the wildlife.

2022/0801 20 Woodside Gardens
Vary conditions 2, 3, 4 and 5 of permission 2018/1191.
Ravenshead Parish Council have No Objections to this application, provided the alterations do not increase the overlooking of neighbours.

2022/0031 225 Longdale Lane Ravenshead
Conversion of existing garage/store building to residential dwelling including extensions
Ravenshead Parish Council Objects to this application. Please refer to previous comments below from August 2022 that are still pertinent. Ravenshead Parish Council Objects to this application due to the traffic increase, caused by the extra development, exiting onto a busy highway.

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Although it has been noted that there is now only one access point. RPC also continues to Object to over development of this site, as it is situated in a Greenbelt area. This application is also subject to Greenbelt regulations and an arboriculturist's report.

AOB-

Correspondence received regarding Water Tower Alterations on Nottm Rd to incorporate Telecoms masts. Although it was agreed that there were no issues in principle provided the application was to meet local planning rules and restrictions, Cllr C Wright was reluctant to write back to Cornerstone until a full application was submitted. In the past RPC had advised contractors that any development would be subject to planning regulations. A Rowbotham to investigate the response to a previous site for comparison and consistency.

Plans for Cornwater 3 were viewed and appreciated that there were some smaller housing in the plans as it has been noted that this kind of property is lacking in the area. Plans at the moment are for 31 houses to be built by Piper Homes.

Meeting Closed @ 7.37pm