

RAVENSHEAD PARISH COUNCIL

Planning Meeting of the above-mentioned Parish Council held in the Lonergan Room on **Monday 7th of February 2022 commencing at 7.00pm**

Announced on the 31st of January 2022.

Councillor's Present- Cllrs S Bestwick, M Smith, A Smith, S Pickering, T Barnfather, M Kennedy, C Wright, J Carnelley.

Amanda Rowbotham - Parish Clerk

Minutes

1. Apologies- None
2. Declaration of Interest-
Cllr S Pickering & S Bestwick Non-pecuniary interest 21 Regina Crescent 2021/1447
Cllr T Barnfather Non-pecuniary interest 43 Milton Crescent 2021/1404
Cllr J Carnelley Non-pecuniary interest 18 Oakwood Drive 2022/0041

3. Planning Applications

2021/1404 43 Milton Crescent Ravenshead
Replacement roof incorporating dormer windows and single storey front extension

Ravenshead Parish Council has no objections to this application.

2021/1453 Newstead Abbey Park, Phoenix Nottingham Road
Double storey front extension, lower ground floor extension with front balcony and access platform and stairs and alterations to openings in the front elevation.

Ravenshead Parish Council has no objections to this application subject to greenbelt regulations being met and any part of the building not being used as a separate dwelling.

2021/1447 21 Regina Crescent Ravenshead
Single storey extension to front and side of property

Ravenshead Parish Council has no objections to this application.

2021/1437TPO 128 Nottingham Road Ravenshead
G1 (group of beeches on front boundary by roadside). Lift to 6m above carriageway. Largest overhanging laterals above 6m to have end weight reduced. Major deadwood removed throughout and crown clean. T1. Silver birch. Fell. Severe lean and wound on main stem near base. Low amenity value. T2. Oak. Crown clean and lift to 5m. Historic poor pruning has led to poor unions with excessive regrowth. Reduce regrowth from old pollard knuckles & remove leader to alleviate stress on pruning cuts. T3. Oak. Same action as T2.

Ravenshead Parish Council has no objections to this application subject to arboricultural officer report and that greenbelt regulations are met.

2021/1477 38C Church Drive Ravenshead
Single storey front and rear extensions (Revised Scheme)

Ravenshead Parish Council has no objections to this application.

2021/0517 140 Chapel Lane Ravenshead
Front and rear extensions and alterations to the roof

Ravenshead Parish Council objects to this application on the following grounds: RPC considered the proposed development, due to its scale, mass, design, and the Sloping nature of Chapel Lane, would result in a bulky and incongruous feature in the street scene, to the detriment of the visual amenity of the area.

The proposed development would harm the character and appearance of the area and would therefore be contrary to Section 12 of the NPPF, Policy 10 of the ACS and policy LDP 43 of the Local Planning Document.

Concerns have been raised by several residents of Heather Lane regarding the rear windows that could lead to loss of privacy and the possible precedence of such a large and incongruous property on that part of Chapel Lane.

2021/1419 2 Chestnut Avenue Ravenshead
Single storey side and rear extensions

Ravenshead Parish Council has no objections to this application, but believes work has commenced on this site and objects to retrospective planning application. RPC also has concerns regarding the size of the proposed property in relation to the plot.

2022/0041 18 Oakwood Drive Ravenshead
Removal of existing flat roof garage and build 2 storey side extension.

Ravenshead Parish Council has no objections to this application but has concerns it may cause over shadowing of the neighboring bungalow. The side window could overlook the neighbouring property, so should be of an opaque design.

2022/0033 Land Off Kighill Lane
Variation of condition 3 (Plans) of outline planning permission
2020/1108 - provision of access to serve plot 3.

Ravenshead Parish Council have consistently objected to additional vehicular access's across a number of applications on Kighill Lane at a point close to a busy junction and petrol station.

This site already had three vehicular access's approved and the extra access now being requested was objected to by RPC in the original application and verified by GBC.

RPC also objects to the retrospective planning application as it appears work has already been done.

2022/0038 36 Linwood Crescent Ravenshead
Single Storey Side Extension

Ravenshead Parish Council has no objections to this application.

2021/1201 10 Summercourt Drive Ravenshead
Two storey and first floor front/side extensions

Ravenshead Parish Council has no objections to this application.

2022/0015 43 Main Road Ravenshead
Two storey side and rear extension and single storey rear
Ravenshead Parish Council has no objections to this application subject to greenbelt regulations.

2022/0064 31 Church Drive Ravenshead
Erection of 2 storey side extensions, single storey rear
extension and additional floor
Ravenshead Parish Council has no objections to this application.

2022/0023 91 Longdale Lane Ravenshead
Replacement of flat roof with a pitched over existing
attached garage
Ravenshead Parish Council has no objections to this application.

2022/0031 225 Longdale Lane Ravenshead
Conversion of existing garage/store building to residential
dwelling including extensions with new vehicle access
Ravenshead Parish Council strongly objects to this application due to the new vehicle access point. This is on a dangerous, poorly lit bend, constantly used by fast travelling vehicles. The exit point would give a limited view of traffic to the vehicle exiting and would therefore, in our consideration, propose a serious danger to traffic. RPC also objects to infill development and over development of greenbelt. We also believe this application is subject to an arboricultural officers report and greenbelt regulations.

2022/0095 42 Chapel Lane Ravenshead
First floor extension over existing garage
Ravenshead Parish Council has no objections to this application.

Closed @ 7.54pm