

RAVENSHEAD PARISH COUNCIL

Planning Meeting of the above-mentioned Parish Council held in the Loneragan Room on **Monday 6th March 2023 commencing at 7.00pm.**

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

Amanda Rowbotham - Parish Clerk

MINUTES

1. Apologies- None
2. Declaration of Interest- None
3. Planning Applications

2023/0025 Newstead Abbey Park, Mount Charlotte Nottingham Road
Proposed Alterations and Extensions to existing dwelling through removal of existing bays to the northwest elevations and removal and replacement of existing roof with an increase in pitch and construction of new gabled, 2 storey extensions to the northwest, northeast and southeast and single storey extensions to the northwest elevation. Re-facing of the entire building in quarry faced stone and creation of new windows.

Ravenshead Parish Council noted that this application has now been withdrawn.

2023/0027 16 Bretton Road Ravenshead
Removal of existing garage, 1.5 storey rear extension with loft conversion extending into existing roof structure with side dormers, additional single storey extension to provide garden room and attached garage.

Ravenshead Parish Council has No Objections to this application.

2023/0083 Land Off Longdale Lane
Erection of 33 dwellings, including open space, landscaping, and associated infrastructure

Ravenshead Parish Council has No Objections to this application.

RPC would like clarification of the time scale that the management company are committed to the care of the communal areas of the site.

2023/0101 36 Regina Crescent Ravenshead
Ground floor extension.

Ravenshead Parish Council has No Objections to this application; however, it would be expected that the extension would NOT be used as a separate dwelling.

2023/0100 Ling Farm Ricket Lane
Conversion of two agricultural buildings to create 5 dwellings.

Ravenshead Parish Council has No Objections to this application subject to Greenbelt Regulations.

2023/0092 11 Kighill Lane Ravenshead

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Removal of the existing rear conservatory proposed single-storey extension to the front and rear, alterations to the rear dormer roof and the conversion of an existing detached garage forming an annex.

Ravenshead Parish Council has No Objections to this application subject to Greenbelt Regulations. RPC noted that the garage is not to be used as a separate dwelling.

2023/0078 164 Longdale Lane Ravenshead
Single storey rear extension, conversion of covered way to living accommodation and internal alterations.

Ravenshead Parish Council has No Objections to this application subject to Greenbelt Regulations.

2023/0097 54 Quarry Road Ravenshead
Form a new pitched roof over existing car port and brick up openings and insert door and windows to form enclosed garage and insert bi-fold doors in rear elevation.

Ravenshead Parish Council has No Objections to this application.

2023/0094TPO Spruce Lodge 2 Haggnook Wood
Sycamore (T1) - Prune Long Branches; Sycamore (T2) - Prune Long Branches; Spruce (T3) - Fell, Dead; Spruce (T4) - Fell, Dead; Sycamore (T5) - Prune Branches encroaching on house; Spruce (T6) - Fell, Dead; Spruce (T7) - Fell, Dead; Oak (T8) - Prune Dead Branches; Silver Birch (T9) - Fell, Dead.

Ravenshead Parish Council has No Objections to this application subject to Greenbelt Regulations and an Arboriculturist's Report. RPC would expect replacement trees to be semi mature and of a native species.

2023/0125 272 Longdale Lane Ravenshead
Change of use from C3 (holiday let) to C2 (children's home).

Ravenshead Parish Council Objects to this application. Whilst recognising the needs described in the supporting statement, our concern is that this property is in an isolated location, but close to 5 residential dwellings. As the report states that the children are likely to have criminal records, this could have a negative effect on the security and safety of the nearby residents and children themselves. RPC has concerns the site is on a busy Main Rd lacking local transport. This application is subject to Greenbelt Regulations.

RPC would like further clarification of the phrase 'supported during Local visits.'

2023/0130 Loxley Lodge Grays Drive
Change of use from residential (Class C3) and Storage/Office Use (Class B8 and E(g)(i)) to a mixed use comprising Residential (Class C3) and Day Spa (Class E(d)/(e)) including Beauticians (Sui Generis); single-storey extension to existing garage

Ravenshead Parish Council has No Objections to this application although RPC has concerns over the increase in traffic exiting onto the busy A60, particularly when turning right out of the premises.

2023/0155 16 Kighill Lane Ravenshead
Proposed 2 storey dwelling with garage and private drive.

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Ravenshead Parish Council Strongly Objects to this application due to its gross overdevelopment of the site and it causing an increase in the number of vehicles entering and exiting near a busy garage and junction. RPC have consistently objected to too many houses being crammed onto relatively small plots, meaning properties have tiny gardens. This completely transforms the unique character of the village, alters the street scene and makes it of an incongruous appearance. RPC have also consistently objected to additional vehicular accesses on several applications on Kighill Lane at a point close to two busy junctions and a petrol station. RPC further object to the housing types as they don't provide a sufficient diversity of style to complement the street scene causing further erosion of the unique character of the village.

Furthermore, RPC have been made aware that the company making the application appears to be in liquidation.

2023/0170 34 Milton Crescent Ravenshead
Single storey rear extension; Change existing hipped garage roof to mono pitch roof; Parapet wall between garage roof and extension roof; Raised decking area.

Ravenshead Parish Council has No Objections to this application, although there are concerns that it may overlook neighbouring properties at the rear.

2023/0051 2 Chestnut Avenue Ravenshead
Single storey side and rear extension (2021/1419)

Ravenshead Parish Council has No Objections to this application. However, they do have concerns about the size of the property in relation to the plot and the impact this may have on the immediate street scene.

AOB

Cllr Wright brought for the attention of the committee the application 2022/0250 28 Kighill Lane for 11 dwellings is being sold as a plot of land including the house with a guide of up to 30 dwellings. RPC has received no planning application for 30 dwellings on this site to date.

A new advertisement board of large scale had appeared at Santini's. Clerk to enquire to Rebecca Salmon, Enforcement Officer at Gedling Borough for comment.

Meeting closed @ 8.15pm