

RAVENSHEAD PARISH COUNCIL

Planning Meeting of the above-mentioned Parish Council held in the Lonergan Room on **Monday 3rd March 2025** commencing at 7.00pm.

Councillor's Present- Cllrs C Barnfather (Chairman), T Barnfather, S Harris & S Pickering.

Amanda Rowbotham - Parish Clerk

MINUTES

1. Apologies- Cllr M Smith (Vice Chair) & A Smith.

2. Declaration of Interest- None

1. Planning Applications

2025/0089 Ling Farm Ricket Lane
Replacement stable building and change of use of land for equestrian use

Ravenshead Parish Council have No Objections to this application

2024/0631 Newstead Abbey Park, Woodnook Nottingham Road
To demolish the old existing private residential family property and adjacent annexe and rebuild with traditional construction methods using top quality materials to a high insulation value in keeping with the surrounding area. Incorporating perimeter 6ft high chain link fencing with double electric gates on entrance driveway. We have taken a lot of time to research the area within Newstead Abbey Park. Everything we are applying for in this new planning and demolition in a conservation area already physically exists within the boundaries of Newstead Abbey Park. Both the new replacement property and annexe dwelling will have all shared services such as water, electric and phone connections Therefore no precedents are being set by this application. We have lived at this address for over 10 years, and this is our forever family home. We are looking to enhance the natural beauty of the site with this quality development.

2024/0631 Newstead Abbey Park, Woodnook Nottingham Road
Re-build annexe building, extend existing dwelling, erect perimeter 6ft high chain link fencing with double electric gates on entrance driveway.

Ravenshead Parish Council have concerns that the development of the separate building and garage creates a stand-alone property, and that together with the proposed increase in the footprint of the main building this would breach GBC Green Belt policy.

2025/0093 36 Kighill Lane Ravenshead
No description was supplied by the Portal

Ravenshead Parish Council note the recommendation by Gedling Borough Council Ecologist to retain the hedge.

2025/0105TPO Newstead Abbey Park, The Ranch House Nottingham Road
T1 -Oak - Crown reduce re shape by 2m
T2 - Oak - Remove proximity to building
T3 - Oak - Crown reduce re shape by 2m

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- T4 - Oak - Remove dead wood from crown area
- T5 - Oak - remove hazard beam/branch overhangs property, deadwood within end branches
- T6 - Chestnut - Remove epicormic growth up to 6m
- T7 - Yew - Crown re shape by 1m
- T8 - Birch - Remove tree severe decay within cambium up to 8m
- T9 - Acer - Remove/crown lift low hanging branches away from the neighbouring property
- T10 - Acer - Remove small suppressed leaning lime nearest to outbuilding
- T11 - Yew - Maintain crown area - reduce by 1m remove low hanging small branches from neighbours' fence
- T12 - Oak - Remove deadwood overhanging gate
- T13 - Silver Birch - Remove fallen over
- T14 - Sycamore - remove – dead

The basis of the application appears to be to remove dead, diseased or dangerous overhanging trees, as such Ravenshead Parish Council have no objections, subject to the Arbocultralist report with confirmation of the requirement.

2025/0108 Ravenshead Farm Shop At 131 Main Road
Proposed covered area (external dimensions 6024mm x 3307mm = 19.9m² footprint)

Ravenshead Parish Council, whilst recognising that the increase in size may breach GBC's Green Belt Policy, raise no objection to this application recognising the benefits for a local business valuable to the community and supportive guidance on diversification of agricultural businesses.

2025/0118 Ravenshead Farm Shop At 131 Main Road
Proposed conversion of existing barn into a 2-bedroom self-building dwelling

Ravenshead Parish Council whilst recognising the applicants wish for change of use for the existing agricultural building do not believe that special circumstances have been demonstrated for the significant increase in both footprint and volume of the existing building, unless this building is being treated in isolation from the extended farm estate which has already reached the limit as per GBC's Green Belt Policy.

2025/0121 29 Mavis Avenue Ravenshead
Proposed single storey rear elevation extension to form new, kitchen, utility and bedroom with en-suite

Ravenshead Parish Council have No Objections to this application

Meeting Closed @ 7.52pm