

RAVENSHEAD PARISH COUNCIL

Planning Meeting of the above-mentioned Parish Council held in the Loneran Room- Ravenshead Leisure Centre on **Monday 11th May 2026** commencing at 7.00pm.

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

Belinda Kalka - Parish Clerk

MINUTES

1. Apologies- Cllrs M Smith, A Smith & S Harris
2. Declaration of Interest- Cllrs C Barnfather & T Barnfather declared a non-pecuniary interest in application 2026/0270- 8 Mavis Avenue Ravenshead
2. Planning Applications:

2026/0170 155 Main Road Ravenshead
RETROSPECTIVE EXTENSION OF YARD (A CHANGE OF
USE FROM AGRICULTURAL TO B8 STORAGE)

Ravenshead Parish Council has submitted their observations for this application on the 6/5/26.

Ravenshead Parish Council have concerns that this ever increasing site is now impacting on the openness of the Green Belt, contrary to GBC's own Green Belt policy, and whilst recognising that diversification is supported to ensure the sustainability of agricultural units, this commercial enterprise (log and fuel sales) now appears to be the primary purpose of the site and much of the development there is unsightly. We would object to this retrospective application as it is unknown what additional activity is planned for this parcel of land. It is currently used for storage of logs etc. and its use appears contrary to details within the application, which states that it is not used for the carrying out of a commercial activity. It is also stated that the site cannot be seen from a public road, which is not the case, as owing to the topography of the land, the site is clearly visible from the public highway and the residential properties which sit opposite.

2026/0245 Land Adjacent 51 Kirkby Road
The erection of a self-build 3-bed 1.5 storey bungalow,
associated garage and vehicular access

Ravenshead Parish Council objects to this application. The proposed development constitutes infill within the Green Belt and is therefore considered contrary to Gedling Borough Council's Green Belt Policy. It is the view of RPC that contrary to the applicant's agents argument that this represents 'Grey Belt' as designated in the NPPF update of 2025, that, that designation is intended for previous built up sites within the Green Belt and not green field sites such as this particular application.

2026/0242 60 Chapel Lane Ravenshead
Rear and side extension and loft conversion and demolition of
detached garage

Ravenshead Parish Council has no objections to this application, as it is not considered to have any adverse impact on surrounding properties.

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2026/0238 9 Skylark Close Ravenshead
Proposed rear 2 storey and single storey extension and internal alterations.

Ravenshead Parish Council has no objections to this application.

2026/0241TPO Newstead Abbey Park, Silverwood Nottingham Road
T1-12 Mixture of 12 Black and Scots Pines, 2 of which are dead - fell.
T13 1 Cedar - Fell - standing dead tree
T 14 1 Oak - Fell - limb failures in the crown
There is a full re-landscaping so all trees being removed will be replanted with native species in areas where they can mature and improve amenity value

Ravenshead Parish Council has no objections to the application, subject to the agreement of Gedling Borough Council's Arboriculturist.

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

Ravenshead Parish Council has no objections to the application per se, which is a natural extension to work already underway on an adjacent site, but would make the following observations:

RPC notes the NCC responses of 14th August 2025 in relation to the proposed Public Right of Way adjacent to the site on its south-eastern boundary, which is currently subject to ongoing PROW designation and therefore supports a 'Reserved Matter' condition pertaining to public access to the site.

Similarly, the Parish Council supports the Section 106 contributions for Community Transport, Bus Stop Infrastructure Secondary Education and NHS provision as identified within the NCC response as above and the NHS response of 6th August 2025, recognising the potential benefits to the local community.

In respect of the Open Green Space and Play Park provision contained within the application, RPC support the GBC observations as per 27th April 2026, in that the Open Green Space and combined Play-Park as proposed is a dual use of a single site, wrongly positioned, adjacent to a proposed public footpath and Trumpers Wood and too close to new residential dwellings. RPC's own extensive Leisure Centre and playing field site, including a children's play-park is less than 100 metres west of the application site. RPC would support the proposed Open Green Site, but with the caveat that already planned discussions between RPC and the developers (Lagan Homes) to mitigate the play-park and substitute this for a Section 106 capital and revenue contribution directly to RPC for existing Leisure Centre play-park improvements be allowed to proceed and that final decisions on this item be held back as a 'Reserved Matter'.

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2026/0255 39 Mavis Avenue Ravenshead
Single storey front extension

Ravenshead Parish Council has no objections to this application.

2026/0017 98 Main Road Ravenshead
Erection of Double Storey Rear Extension

Ravenshead Parish Council has no objections to this application, as per their earlier observations from February 2026, 'subject to no overbearing impact on neighbouring properties'.

2026/0181 4 Gorse Hill Ravenshead
Proposed two-storey extension, including a first-floor extension above the existing ground floor with a pitched roof and dormer windows. Part of the existing building (garage and utility) to be demolished.

Ravenshead Parish Council has no objections to this application.

2026/0270 8 Mavis Avenue Ravenshead
Single storey rear extension

Ravenshead Parish Council has no objections to this application.

2026/0288TPO 146 Nottingham Road Ravenshead
Pruning of overhanging tree branches to front of property.

Ravenshead Parish Council has no objections to this application, recognising that its purpose is to support highway and public safety considerations, with the caveat that this support is subject to the approval of Gedling Borough Council's Arboriculturist.

Meeting Closed @ 7.45pm

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