

RAVENSHEAD PARISH COUNCIL

Minutes of a Planning Meeting of the above-mentioned Parish Council held in the Lonergan Room on **Monday 5th July 21** commencing at 7.00pm

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

A Rowbotham- Parish Clerk

1. Apologies- Cllrs J Carnelley.

2. Declarations of Interest –

Cllr C Wright declared non-pecuniary interest in 2021/0671

Cllr A Smith, Cllr M Smith & Cllr T Barnfather declared non-pecuniary interest in 2021/0715

Cllr S Bestwick & Cllr S Pickering declared non-pecuniary interest in 2021/0686

3. Planning Applications

2021/0594 22B Kighill Lane Ravenshead
Detached Garage

Ravenshead Parish Council has no objections to this application. However, they have a general concern about garages being built in the front of properties as, in some cases, they have an incongruous appearance that would cause harm to the visual amenity of the street scene and the surrounding character in general. They request that the garage be shielded by trees/bushes from general view.

2021/0589 27 Chestnut Avenue Ravenshead
Demolition of existing garage to side elevation and erection of new side extension. Alterations of existing landscaping and levels to front garden to create new driveway.

Ravenshead Parish Council has no objections to this application.

2021/0245 Land to The South Ricket Lane
Proposed agricultural storage barn (for agricultural purposes only).

Ravenshead Parish Council has concerns that the site plan is not detailed enough to give their comments.

RPC previously objected to this application on following grounds:

The previous application on this site was for an agricultural storage barn which was subsequently turned into living accommodation, it is feared that this barn would also be turned into living accommodation.

Therefore, Ravenshead Parish Council requests that if this application is to be granted, conditions should be implemented to prevent this barn from being turned into residential accommodation. The applicant states that this will not

be visible from the highway, but it would certainly be from Main Road, as is the existing dwelling. Application is Subject to Green Belt Regulations.

2021/0702 81 Vernon Crescent Ravenshead
Construction of three new dwellings, 2 new vehicular access
from Vernon Crescent to site (Revised Proposal).

Ravenshead Parish Council objects to this application on the following grounds: Provision for flooding not substantial enough, height of the dwellings appears higher than originally planned, RPC is also aware and has received several objection letters and complaints from local residents. It has an incongruous appearance that would cause harm to the visual amenity of the street scene and the surrounding character in general. The proposed development fails to reinforce the local distinctive identity in this location.

2021/0651 Land East Of 16 Kighill Lane Ravenshead
Variation of condition 3 (Plans) - substitution of house types for
plots 1-3 and variation of condition 4 (materials)

Ravenshead Parish Council were unable to comment due to insufficient information, please could you confirm the details of the variations especially in reference to building types involved in the variation.

2021/0685TPO 3A Kirkby Road Ravenshead
Woodland Management Plan - Submission for Consent
Address: 3A, The Grange, Kirkby Road, Ravenshead,
Nottinghamshire NG15 9HD

Overview: The current site has not benefitted from any active woodland management for at least 12 years and hosts a significant number of trees which are either dangerous or in an advanced state of deterioration. The site also exhibits an unusually high density of non-indigenous Cyprus trees that do not enhance the visual amenity of the plot or reflect the historical natural stock of trees which would typically be dominated by Silver Birch, Scots Pine, Sweet Chestnut, Oak and Small-Leaved Lime.

This application is intended to facilitate a plan that will be implemented over approximately five years in which the dangerous and deteriorating trees can be removed along with the stock of non-indigenous Cyprus trees and a programme of planting which reflects the natural habitat of Newstead Abbey Park which also improves the visual amenity of the site.

This submission is made following consultation with and a site-visit by David. Simpkin, Tree Officer for Gedling Borough Council, on Thursday 27th May 2021 at 0900 in which detailed guidance and advice was given. This submission includes a site map and photographs.

The aim of this application is to protect the property from damage from dangerous trees, enhance the overall visual amenity of the site, reforest with indigenous species, and encourage wildlife.

Application summary:

Removal of all non-indigenous Cyprus on the plot.

Removal of non-indigenous Cyprus hedging on the plot.

Pruning of non-indigenous Cyprus hedging to 3m.

Removal of Eucalyptus in a state of structural collapse caused by cavity decay.

Removal of multi-stem Sycamore with weakness at base.

Removal of Silver Birch with an unstable canopy due to storm damage.

Removal of Cedar in a state of decay.

Removal of Holly in a state of decay.

Crown lift to 5 metres of multiple Silver Birch.

Reforestation by planting of species reflected in...

No Objections Subject to Arboriculturist Report that the Application is Subject to Green Belt Regulations.

2021/0667 210 Main Road Ravenshead
Proposed single storey front and rear extension.

Ravenshead Parish Council has no objections to this application.

2021/0670 34 Main Road Ravenshead
Proposed Two Storey Rear & Side Extension (re-submission).

Ravenshead Parish Council has no objections to this application.

2021/0671 47 Swinton Rise Ravenshead
Single storey side extension

Ravenshead Parish Council has no objections to this application.

2021/0686 6 Regina Crescent Ravenshead
Levelling land at side of house to provide car standing with
retaining walls (part retrospective)

Ravenshead Parish Council has no objections. RPC is disappointed that planning permission was not received before works began.

2021/0006 8 Church Drive, Ravenshead
Erection of single storey rear extension, integral garage to side
of property and open porch to front elevation, as well as
changes to fenestration

Ravenshead Parish Council has no objections to this application.

2021/0722 38C Church Drive Ravenshead
Single storey front and rear extensions

Ravenshead Parish Council has no objections to this application.

2021/0715 71 Sheepwalk Lane Ravenshead
Single story front extension.

Ravenshead Parish Council has no objections to this application.

2021/0531 94 Main Road Ravenshead
Re-site garage to front and change existing garage to
games

Ravenshead Parish Council objects to this application on the following grounds: Parking, highway safety and traffic i.e., exiting the property onto the road obscuring view. Change of the street scene and in front of building line.

An incongruous appearance that would cause harm to the visual amenity of the street scene and the surrounding character in general.

Meeting closed @ 8.05pm