

RAVENSHEAD PARISH COUNCIL

Planning Meeting of the above-mentioned Parish Council held in the Loneran Room- Ravenshead Leisure Centre on **Monday 14th September 2026** commencing at 7.00pm.

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

3 members of public present to discuss 2026/0373 Abbey View Blidworth Waye

Amanda Dilks - Parish Clerk

MINUTES

1. Apologies- Cllr M Smith & A Smith
2. Declaration of Interest- None
3. Planning Applications:

2026/0545TPO 20 Rowan Avenue Ravenshead
Pollarding, removal of branch overhanging no. 87A Longdale Lane,
and reduction in height of tree to near of no. 20 Rowan Avenue.

Ravenshead Parish Council was unable to comment on the above application due to insufficient information and agreed with the comments of GBC's arboriculturist to this effect.

2026/0543TPO Newstead Abbey Park, Sherwood Croft Nottingham Road
Please see attached recommendations for the various trees
around the garden

Ravenshead Parish Council was unable to comment on the above application because insufficient information had been provided and no supporting arboricultural report had been submitted.

2026/0541 7 Summercourt Drive Ravenshead
Addition of pitched roof to bedroom

Ravenshead Parish Council was unable to comment on this application because it lacked sufficient detail, notwithstanding that it was retrospective in any case, with the proposed development having been completed in 2025.

2026/0534 21 Priory Avenue Ravenshead
The current boundary to the back of the property currently comprises of:
- 2.8 metres in length of 6 feet tall shed; continued by,
- 8.8 metres in length of 3 metre average (roughly between 9 and 10 feet) in
height of dense laurel hedge; continued by,
- 7.2 metres in length of 6 feet tall fence.
We propose that we remove the laurel section in the middle and replace it with 6 feet tall fence, so that the height is consistent for the entire boundary to the back of the house.

Ravenshead Parish Council objects to this application because the proposed development would face the highway and appear incongruous within the street scene.

2026/0572 70 Church Drive Ravenshead
Proposed garage conversion including raising the height of the
existing roof

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Ravenshead Parish Council has no objections to this application, although a pitched-roof design would be a preferred alternative option.

2026/0571 118 Nottingham Road Ravenshead
Partial demolition of existing dwelling and erection of two-storey extension, including internal alterations and associated external works

Ravenshead Parish Council has no objections to this application, provided that the proposed increase in dimensions comply with GBC's Green Belt policy.

2026/0566TPO 102 Chapel Lane Ravenshead
2 oak trees - one of these with trunk split into 2
2 sweet chestnut trees - one of these with the trunk split into 2
6m Crown lift on all trees -secondary branches only

Ravenshead Parish Council was unable to comment on the above application because insufficient information had been provided and no supporting arboricultural report had been submitted.

2026/0373 Abbey View Blidworth Way
Change of use from C3 dwellinghouse to a residential family assessment centre, providing short-term residential parenting assessments for a maximum of four families (parents and children)

Ravenshead Parish Council objects to this application on a number of grounds:

The proposal constitutes an adverse commercial venture on a rural Green Belt site.

The site has insufficient accessibility to supportive infrastructure and access to essential facilities, including requisite healthcare, education and transport.

There are traffic and highway-safety concerns arising from the anticipated number of requisite supportive professionals entering and leaving the site via a small residential access at a point on Blidworth Way which has a concealed dip where accidents frequently occur.

There are no pedestrian access facilities for either residents, staff or visitors, with no public footpaths on a very busy road with a national speed limit designation.

There is very limited public transport with a single bus service (141) which operates hourly, does not run into the late evenings nor operate on Sundays or Bank Holidays.

It is unclear how the design of this dwelling, as one communal setting, could appropriately accommodate four families with complex needs, within an ordinary residential environment, where there appears to be little means of segregation of residents identified by the courts or local authorities as 'high risk placements', which demonstrably has a significant potential for interfamilial tensions.

The isolated nature of the application site precludes access to wider familial accessibility or support, indeed HM Governments own Social Care Inspection Blog of 3rd September 2025 identified that for many younger 'residents' they are being removed from communities and family networks that could offer them valuable support by being placed in such an environment away from home.

The proposed use by multiple short term residents from anywhere in the country will make it difficult to establish and maintain positive relationships with neighbouring residents and the local community.

There are concerns regarding an anticipated significant increase in required sewage disposal, based on the proposed numbers of residents, staff and supportive professionals as there are no mains sewers serving the site.

Research into the increase in this type of accommodation raises questions as to whether the proposal is driven by commercial market opportunity rather than demonstrated local need.

Admittedly whilst not immediately relevant to this application, there are concerns that should this proposal be approved it could lead to significant further commercial

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development of what is a residential site which would may adversely affect neighbouring residents' safety and access. Overall, the Council considers this to be an unsuitable rural location for a venture of this nature.

2026/0587 Brackendale Ricket Lane
Proposed replacement dwelling

Ravenshead Parish Council recognises that the principle of development on this site was established with the original approved conversion in 2015, but a subsequent application's (2019/0487) refusal to an enlarged development, subsequently supported by the Planning Inspectorate on appeal, identified sufficient impact on the openness of the Green Belt to warrant refusal. The applicants identical resubmitted 2026 application is based on a technical interpretation of the updated NPPF, which RPC leave to GBC's professional planners to determine.

2026/0592TPO Street Record the Hollies
Oak Tree Removal

Ravenshead Parish Council has no objections to this application subject to a GBC arboricultural supporting statement, but would request a condition to a reinstatement with a mature native sapling.

Meeting Closed @ 8.00pm