

**Minutes of the Planning Committee
Held on Thursday 17 May 2012 at 7.30pm**

Present:	Cllr R Greatrex (in the chair) Cllr K Abbott	Cllr P Alker Cllr J Wilkes-Mellor
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Press and public forum

8 present (which included Mr Paul Boston and Mr Dave Willetts)

Comments were raised about the proposed development of 30 affordable homes on Lowfield Lane

- The Parish Council was asked why it is supporting the application. Cllr Greatrex replied giving the background of this development which began with a questionnaire that proved a demonstrable need for 36 homes. He explained that 2 sites had been agreed (Monks Walk and Lowfield Lane) and Lowfield Lane was an exception site. Other sites were considered but landowners were not prepared to sell at exception site rates.
- The details of the village green land were also given and how this land was originally put forward for affordable homes but from a village green application submitted by a group of residents, which was successful, this land is no longer available.
- One resident commented that there are already 24 homes available “to let” in the village and also raised concerns that the affordable housing scheme means that residents never own a home therefore there is no commitment. The same resident asked for the split between shared ownership and rental properties. This information was given as well as how the split had been reached.
- Another resident asked whether the development would continue to the adjacent field. This is not known at this stage.
- A resident asked whether there would be a recreation area within the development as the grassed area in front of Church Close is already used as a play area and this could be increased. It was explained that Housing Plus had agreed not to incorporate a play area but to fund the enhancement of an existing play area.
- The width of Lowfield Lane was also raised a concern and that there is already a problem with traffic going to and from the youth club and swimming pool. The response given was the width of the road had been widened following consultation with the parish council, Housing Plus and Highways as well as additional safety measures put in place in relation to St Lawrence School.
- The power supply to the proposed site was also questioned. This would be a matter for the construction contractors to deal with.
- Cllr Greatrex concluded the public open forum by reminding residents to submit their letters of objection directly to Stafford Borough Council, he added that the area is not green belt land and is the only site available as an exception site.

1. To elect a Chairman and Vice Chairman

Cllr Greatrex was proposed as Chairman. This was seconded and agreed. The position was accepted. Cllr Alker was proposed as Vice Chairman. This was seconded and agreed and the position accepted.

2. To receive apologies and record absences

Cllr S Wallis, Cllr A Bevington, Cllr J Tomkinson, Cllr M Hughes, Cllr T Simkin, Cllr Watson-Jones, Cllr M Deegan

3. To receive and confirm the minutes of the meeting held on 26 April 2012

The minutes were proposed, seconded and approved as a true and accurate record.

4. To receive any declarations of interest

None received

5. To consider any matters arising from the last meeting

There were no matters arising

6. To consider the following planning applications:

12/17041/FUL 30 affordable houses on land at Lowfield Lane, Gnosall
Applicant: Stafford and Rural Homes

The Parish Council to respond in support of this application but to state that the Parish Council would prefer the split between rental and shared ownership to be equal.

12/16972/FUL Erection of a detached house and ancillary garage
74 Audmore Road, Gnosall
Applicant: Mr Meredith and Mrs Juniper

This application was considered and there was no objection.

7. To receive planning decisions and information about planning appeals

12/16746/HOU	First floor extension, Hazelbrook, Audmore	APPROVED
12/16798/COU	Change of use of agricultural land to form open ménage. Green Farm Lower Road, Knightley	APPROVED

Although not officially noted, information on the website shows that the planning application for Hildon Barns in Moreton and the gypsy site in Radmore Lane had been refused.

8. To deal with any correspondence and communication

- SBC letter received regarding the field at the Romping Cat - unauthorised change of use of land for the storage of boats. The owner had been asked to submit a planning application. This was noted.

9. To confirm the time and date for the next meeting (7 June 2012)