

**Minutes of the Planning Committee
Held on Thursday 8 August 2013 at 7.30pm**

Present:	Cllr R Greatrex (in the chair) Cllr P Alker Cllr D Watson-Jones Jamie McLaren	Cllr J Tomkinson Cllr K Ingram Cllr K Abbott
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Press and public forum - 9 members of the public present.

Members of GRID (Gnosall Resists Indiscriminate Development) Action Group raised concerns about the sites that have been identified for proposed development. They asked if the Parish Council had an over-arching policy regarding housing to which we answered that we did not. Cllr Greatrex explained that after following guidance for the Neighbourhood Plan, details of the proposed applications were then received. Following a meeting at the end of July with Ted Manders, Head of Planning & Development at SBC, Cllr Greatrex read out the questions and answers that were discussed.

A member of the public asked whether the parish council had received details of the localism bill to which Cllr Greatrex explained it had not.

Mrs Gardner asked questions regarding the Taylor Wimpy site (Horse Shoe –Audmore) mainly whether the Parish Council had been involved in any communication between the Taylor Wimpey and the landowner. The Parish Council confirmed they had been approached by the landowners and as far as the Parish Council is aware, the usual practice is for the agent to submit a planning application and if this is successful, the land would then be purchased from the owner.

The members of GRID also raised concerns about the water table and flooding issues relating to the site owned by Mr & Mrs Bagnall. The Parish Council confirmed that SBC would have all relevant information on the area.

Mr & Mrs Stevenson raised the following points regarding application 13/18844/FUL (Retention of poly tunnels for the continued production of soft fruit)

- Not happy that they have received very little paperwork about the application as they are located very close to the proposed site.
- They feel the application has been rushed through when many people away on holiday at the moment.
- Also concerned that there is a very short time frame for comments to be submitted and that GPC has only just received the application.
- They have not received any notices from SBC.
- There are many errors and omissions in the application and they have been unable to view the documents on the SBC website.
- They feel the wording of the application is purposely misleading as they believe the site will be converted to a permanent horticultural operation.
- Mr Stevenson reported that the application had been drafted over the last 2/3 years
- The roads are left in a very bad state and there are not adequate toilet facilities
- He had also been told that the application had been given the ‘thumbs up’ from the Planning department at SBC

Cllr Greatrex confirmed that the Parish Council had requested an extension of time to allow the application to be discussed. He also advised that Mr & Mrs Stevenson should have received notification of the proposed application from SBC. He also confirmed that

the current policy on small scale or single applications is an 8 week period and a 16 week period for large applications. If the applicant feels the decision is taking too long, they can appeal which then takes the application out of our hands. Cllr Greatrex confirmed that a decision had not been reached as the application will have to go to the planning committee at SBC. Cllr Mike Smith and Cllr Ken Williamson are in agreement with GRID.

Mr Webb, from Old Barn Close, said he believed the Bellway Homes site on Knightley Road was “a done deal” in planning terms. Cllr Greatrex confirmed that a decision had not been reached on this application and that no application had yet been submitted.

The public open forum closed after 55 minutes.

1. To receive apologies and record absences

Received from Cllr Wallis

2. To receive and confirm the minutes of the meeting held on 18 July 2013

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

3. To receive any declarations of interest

None

4. To consider any matters arising from the last meeting

None

5. To consider the council’s response to Grasscroft Properties regarding proposals for 55 houses on land off Knightley Road (to the rear of the Health Centre)

Cllr Greatrex confirmed that the leaflet that was sent to a number of properties is now extinct as a planning application has been received. A public meeting will be held on Thursday 22 August to hear the parishioner’s views and then the next planning committee will meet with a full Council to discuss the application.

Some members of the public left the meeting at 8.30pm

6. To consider the following planning applications:

13/18870/FUL Variation of condition 2 (approved plans) of 11/15820/HOU two storey and first floor rear extensions
Spring Cottage Hollies Common, Gnosall

No objection

13/18915/HOU Two storey side extension to replace existing garage
55 Shelmore Way, Gnosall

No objection

In reference to application 13/18844/FUL (Retention of poly tunnels for the continued production of soft fruit), this application had been withdrawn and therefore our comments will remain on file until such time as the application is re-submitted. Cllr Tomkinson and Cllr Watson-Jones abstained from commenting.

Other members of public left the meeting at 8.45

7. To receive planning decisions and information about planning appeals

The following applications had received permission for development:

- 13/18688/HOU
- 13/18726/HOU
- 13/18721/EXTF
- 13/18724/HOU
- 13/18790/HOU
- 13/18830/HOU
- 13/18580/FUL

8. To deal with any correspondence and communication

Letter received from Mr S. Powell asking to move the entrance to his property, Coopers Chimney in Sellman Street. The committee had no problem with the request.

9 To confirm the time and date for the next meeting

The next meeting will be held on Thursday 29th August at 7.30pm. It was also confirmed that a public meeting will be held to discuss the Grasscroft application, for new homes on land off Knightley Road to the rear of the Health Centre.

The meeting closed at 9.30pm

