

Gnosall Parish Council
Minutes of the Planning Committee
Held on Thursday 18th September 2014 at 7.30pm in the Parish Office

Present:	Cllr R Greatrex (in the Chair	Cllr G Payne
	Cllr S Wallis	Cllr M Booth
	Cllr S Green	Cllr K Abbott
	Jayne Cooper	

Press and public forum

No members of the press or public present.

1. To receive apologies and record absences

Apologies received from Cllr J Tomkinson, Cllr K Ingram, Cllr P Alker
Absences: Cllr D Watson-Jones

2. To receive and confirm the minutes of the meeting held on 28th August 2014

Subject to a minor amendment, the minutes of the meeting were approved as a true and accurate record.

3. To receive any declarations of interest

There were no declarations of interest.

4. To consider any matters arising from the last meeting

There were no matters arising

5. To consider the following planning applications

14/20979/HOU	Demolition of existing modern lean to on the northeast side elevation of main house and erection of detached garage Old Vicarage, Sellman Street, Gnosall
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There were no objections to the proposals but as the property is within the conservation area, members requested the Conservation Officer is consulted if not already done so. In addition, should the application be approved, members requested the materials for the new garage to be in keeping with the existing building.

14/20981/HOU	2 storey extension to front to form new garden room and bedroom over Ivy House Farm, Newport Rd, Haughton
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There were no objections to this application.

14/20929/OUT	Residential development Land at The Cottage, Post Office Lane, Moreton
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There were no objections. Members supported the retention of the hedge as detailed in the supporting papers.

6. To report on any updates on large scale developments

Wind farm – application 14/20653/FUL

The Chairman reported that following a new notice being displayed at the end of Knightley Hall Farm he had, on the advice of the Clerk, asked Stafford Borough Council and the Case Officer for up to date details. It was reported that nothing had changed with the application, it was a replacement notice. It was also noted that the Case Officer had given an extension of time, up to 27th March 2015, to the applicant (REG Windpower) to address the concerns raised by the MOD. This was noted.

Bellway

Regular meetings continue with Bellway Homes and residents of Elmwood Close and Ashmore Drive to discuss any issues during construction of the site on Knightley Road. At a meeting held on 6th August, residents had requested the boundary hedge is removed. This had been discussed by Bellway senior managers and it was reported back at a meeting on 11th September that the request had not been agreed as the cost of removing the hedge and replacing with fencing would be in the region of £30,000 and would involve an amendment to the original planning application that requested the hedge be retained. Clarification of the legal boundary of existing houses and new houses (with the hedge in between) was now being sought as this matter is still the main concern with neighbouring residents. Cllr Greatrex had visited gardens to take measurements and determined the boundary is in fact the outside of the hedge therefore the hedge is the owned by Bellway. Bellway were also seeking clarification from Land Registry.

It was felt that the Parish Council had done all it could to try and help and solve this ongoing issue and should parishioners wish to take matters further, it would be advisable to do so via their own legal representatives.

Another question raised was how plot positions had been determined. Cllr Greatrex had met with the Bellway Site Foreman to find this information. He had reported back to the resident who had accepted the reply.

Councillors raised their concerns that the front hedge had been completely removed rather than sections as detailed within the application. It was noted a section had had to be removed on the advice from Highways to enable the construction of a pavement from the existing pavement however it was felt the removal of the entire hedge was not necessary. It was agreed the Clerk writes to Stafford Borough Council expressing these concerns, particularly when the planning application includes the retention of the hedge and also in light of the refusal from Bellway to remove the side hedge without amending the application.

The Clerk to ensure S.106 funds in relation to this development are applied for.

Lowfield Lane

It had been reported to the Clerk and Chairman that Bellway are likely to be the purchasers of land on Lowfield Lane where outline permission for up to 75 houses had been approved in 2013. This information is yet to be confirmed.

Staffordshire County Council site

It was noted that Stafford Borough Councillor Mike Smith had requested the leader of Stafford Borough Council meets with the leader of Staffordshire County Council to request this application be withdrawn. This meeting had not yet taken place.

An email from GRID to the Clerk indicated the hearing for this appeal would be from 10th – 13th February 2015. In addition, information relating to this hearing, currently published on Staffordshire County Council's website refers to Gnosall Parish's Neighbourhood Plan being at least 2 to 3 years away. The Clerk was asked to ensure that updated information in relation to the Neighbourhood Plan is made clear to the Planning Inspectorate as the NP is not 2-3 years away perhaps 12 -18 months away from completion.

(Cllr Abbott left the meeting at 8.20pm)

The Clerk had submitted a request for Gnosall Parish Council to speak at the hearing. The Chairman asked members to consider the format for speaking at hearings and it was proposed, seconded and agreed to recommend to Council at the meeting on 13th October that in future the format should be:

- The Parish Council to speak first
- Any local oppositions groups (eg GRID) to follow
- Then any parishioners
- Then any non-parishioners

In relation to the wind farm application where neighbouring parish councils are working with Gnosall Parish Council this format should be slightly amended with adjoining parish councils to speak after Gnosall Parish Council.

St Lawrence School

Cllr Payne informed members that the planning application for a new school had been submitted to Staffordshire County Council and therefore receipt of it at Gnosall Parish Council is imminent.

7. To receive planning decisions and information about planning appeals

14/20706/FUL 4000 bird extension at sandy Bank Farm, Radmore Lane, Gnosall -
APPROVED

8. To deal with any correspondence and communication relating to planning matters

The Clerk reported that a letter had been received from Mr Talbot who owns land to the rear of Old Barn Close. This land had previously been reported as one of the areas to be developed. The letter explained how 3.2 out of 13 acres of land would be suitable for development of approximately 28-30 houses but did not indicate whether a developer had been appointed or whether the letter was in response to a recent Call for Sites notice in relation to the Neighbourhood Plan. The Clerk had invited Mr Talbot in to the parish office to discuss this and would ask the Chairman and Cllr Abbott (as Vice Chairman of the Neighbourhood Working Group) to join her.

9. To confirm the time and date for the next meeting

The next meeting would be held on 9th October 2014 at 7.30pm

The meeting closed at 8.35pm