

Gnosall Parish Council
Minutes of the Planning Committee
Held on Thursday 23rd April 2015 at 7.30pm in the Parish Office

Present:	Cllr R Greatrex (in the Chair)	Cllr G Payne
	Cllr M Booth	Cllr S Wallis
	Cllr J Tomkinson	Cllr S Green
	Cllr K Ingram	Cllr D Webb
	Jayne Cooper	

Press and public forum

None present

1. To receive apologies and record absences

Apologies received from Cllr Abbott, Cllr Alker and Cllr Watson-Jones.

2. To receive and confirm the minutes of the meeting held on 12th March 2014

The minutes were proposed, seconded and agreed as a true and accurate record of the meeting.

3. To receive any declarations of interest

There were no declarations of interest.

4. To consider any matters arising from the last meeting

The Clerk had written to developers, Grasscroft and Bellway, about naming new streets. There was a suggestion to name a street after Cllr Watson Jones who had retired from his role as a parish councillor after 56 years continual service.

The Clerk had contacted Highways regarding extending the kerb to the edge of the new development site on Knightley Road (Bellway site). This is ongoing.

It was reported that Natural England had responded to the Neighbourhood Plan and made specific comments about the Grasscroft Site on Knightley Road and the Lowfield Lane development site stating both these areas should not be developed. Unfortunately these comments are reported too late as development on both sites is approved.

5. To consider the following planning applications

15/21902/HOU

Two-storey rear extension and single storey side extension, The Ranch The Outwoods, Newport

There was no objection to this application.

15/22074/HOU

Kitchen/Family Room extension 16, Deer Park, Gnosall

There was no objection to this application.

15/22024/FUL

Change of land use and construction of hard surfaced tennis court with surround fencing. The oak House, Knightley

There was no objection to the application but cllrs felt the surround fencing should be green rather than black as shown in the photograph.

15/21972/FUL

Erection of detached house and ancillary garage with studio accommodation in roof space and formation of new vehicular access. Land Adjacent 74 Audmore Road, Gnosall

The Parish Council did not object when this application was considered previously. Again, there were no objections but concern was raised about access from the proposed development onto a bend on a country lane particularly as an application for a new dwelling had been approved in the last 2 year on the corner of Old Barn Close which is opposite the entrance of the proposed development. Planning Officers are requested to check this to ensure there are no safety issues.

15/22083/FUL

Variation of conditions on application 12/17799/HOU, Dizzy Heights Church Lane, Moreton,

Cllrs felt unable to comment and there was no reference on the Borough Council's website or paperwork received to what the variation was.

The Chairman also drew attention to two applications currently in the planning system for tree work in conservation areas within the village:

15/22140/TCA St Lawrence Church Tree work in a conservation area.

15/22157/TCA 3 Audmore Road Tree work in a conservation area.

The work is essential for safety reasons. This was noted and the Clerk was asked, when the applications are received, to respond asking for the work to the tree in the Church Yard to be carried out sympathetically.

6. To report on any updates on large scale developments**Lowfield Lane development**

Work had commenced on both sides of Lowfield Lane, the Bellway site building 68 new dwellings and a new primary school on the opposite side. Careful monitoring of both construction sites would continue to ensure the safety of children and pedestrians and to ensure access is maintained for residents and land owners along Lowfield Lane.

8 To receive planning decisions and information about planning appeals

15/21733/COU	Change of use of ground floor from off licence to micropub, High Street, Gnosall PERMITTED
15/21666/HOU	Two storey side extension to property with single storey rear extension, 25 Greenfields Gnosall PERMITTED
15/21615/HOU	Single storey side extension to bungalow, High Street Gnosall PERMITTED

15/21696/MDPO	Vary existing section 106 undertaking, land between Quarry Cottage to North and Health Centre to South, Knightly Road (Grasscroft site) REFUSED
15/21691/HOU	Black external flue to serve stove, 7 Moreton Park Barns PERMITTED
15/21621/FUL	Alterations and extensions to dwelling, 1 The Adstons, Befcote WITHDRAWN

9 To deal with any correspondence and communication relating to planning matters

None received

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

21st May 2015 at 7.30pm

The meeting closed at 8pm