

Gnosall Parish Council
Minutes of the Planning Committee Meeting
Held on 22nd September 2016 at 7.30pm pm in the Parish Office

Present: Cllr R Greatrex (in the Chair) Cllr Payne Cllr Gregory
Cllr K Ingram Cllr Webb Jayne Cooper

Public Open Forum – no members of the public present

1	To receive apologies and record absences Apologies received from Cllr Abbott and Cllr Tomkinson	
2	To receive and confirm the minutes of the meeting held on 1st September 2016 The minutes of the meeting were agreed as a true and accurate record.	
3	To receive any declarations of interest None received	
4	To consider any matters arising from the last meeting There were no matters arising.	
5	To receive a report following a meeting with Stafford Borough Council Planning Officers regarding the Neighbourhood Plan and rural development The Clerk and Chairman of Planning had met with planning officers on 9 th September in relation to a planning application for a new development in Knightley. A notice in Staffordshire Newsletter reported it to be contrary to the Local Plan for Stafford Borough. Gnosall's Neighbourhood Plan Policy 3 states that at least 20 dwellings in the rural area will be supported and initial thoughts on this new development were positive. However, the Clerk and Chairman had been informed the number of completions and commitments had reached 22. Details of the completions were given to the Clerk. It was also explained by SBC Officers that barn conversions are likely to be approved in the future but not new development (such as the proposed development in Knightley) hence the "at least 20" statement. Committee members accepted this information but were concerned that the number of completions/commitments was at 22 and felt this information was not known at the time the NP was written and subsequently approved. Committee members acknowledged that it was important that the Neighbourhood Plan and Local Plan are reviewed when considering applications to ensure applications conform to both documents.	
6	To consider the following planning applications 16/24341/OUT proposed bungalow on an infill site between High House and White Cottage, Knightley Taking into consideration the outcome of the meeting with SBC Planning	

	<p>Officers, as well as guidance from J Rhodes NP Working Group Chairman and information from the Case Officer, Cllrs carefully considered this application in line with the relevant sections of the Neighbourhood Plan and Plan for Stafford Borough.</p> <p>Investigation into the 14 completions in the rural area found that a high percentage were conversions and initial thoughts were that these conversions should not be included in the total number of new properties. However, this was confirmed incorrect as it was determined that conversions are counted in housing statistics as each one creates a new residential unit which adds to the housing supply stock.</p> <p>After much discussion about this it was agreed that the application would be supported as Neighbourhood Plan Policy 3 states “<u>at least</u> 20 dwellings in the rural area will be supported”. This was something the Examiner was insistent on, since there should not be a fixed cap in Neighbourhood Plans or Local Plans, although anything above targets should only be considered acceptable if it represents sustainable development. This application is a single isolated rural development which members felt was sustainable in scale and setting and of an acceptable design. It is in line with Neighbourhood Plan Policy 4 “where it will maintain the vitality of rural communities” and it also in line with Policy 6 on good design.</p> <p>Cllrs considered the application to be no challenge to neighbouring properties or highways therefore did not consider it contrary to the Neighbourhood Plan. They felt the application was in contrast to mass, large-scale unsustainable development far in excess of target numbers and with far greater impact. They accepted that this is not a case of Neighbourhood Plan policy conflict, nor was it the intention for the Neighbourhood Plan to apply a blanket ban on all new housing developments. Rather, it is an example of the Neighbourhood Plan being applied, sensibly and fairly, to the right form and scale of development, as always intended and as allowed for in its policies.</p> <p>Taking the above matters into consideration, there was no objection to application 16/24341/OUT and cllrs found it to be in conformity with the Neighbourhood Plan.</p> <p>The Clerk to respond to the Case Officer.</p> <p>Application 16/24821/FUL Single storey rear extension to form improved toilet area and kitchen at Gnosall Sports and Social Club, off Brookhouse Road, Gnosall</p> <p>There was no objection. Clerk to respond to the Case Officer</p>	<p>Clerk</p> <p>Clerk</p>
7	<p>To report on any large scale developments</p> <p>Issues regarding the boundary at the development site on Lowfield Lane, regarding unauthorised access across the Burial Ground, were being handled by the Clerk and Stafford and Rural Homes.</p>	Clerk
8	<p>To receive planning decisions and information about planning appeals</p> <p>16/23800/FUL - Proposed farm shop - awaiting decision</p>	

	<p>16/24213/OUT - Development of houses on Audmore Rd – awaiting decision</p> <p>16/24286/HOU - Side extension at Fountain Fold – REFUSED</p> <p>16/24583/HOU - Extension on Hazelbrook Cottage, Audmore – awaiting decision</p> <p>16/24711/HOU- Extension at St Lawrence Way - awaiting decision</p> <p>16/24656/FUL - Poly tunnels at Knightley Hall Farm - awaiting decision</p> <p>16/24434/HOU - Music room at house in Lodge Lane Knightley – ALLOWED</p>	
9	<p>To deal with any correspondence and communication relating to planning matters</p> <p>SBC Letter, The Plan for Stafford Borough Part 2 inviting representations on the proposed main modifications. Deadline 4th November 2016</p> <p>Following complaints to the Parish Council regarding work carried out on a property in Brookhouse Way, an application for change of use of land, a conservatory and changes to boundary fence had been submitted and would be considered at the next Planning Committee meeting.</p>	
10	<p>Date of Next Meeting</p> <p>13th October 2016 at 7.30pm</p>	