

**Gnosall Parish Council**  
**Minutes of the Planning Committee Meeting**  
**Held on 12<sup>th</sup> January 2017 at 7.30pm in the Parish Office**

Present: Cllr R Greatrex (in the Chair)    Cllr Payne    Cllr Tomkinson  
Cllr G Gregory    Cllr K Abbott    Cllr K Ingram  
Cllr D Webb    Cllr M Deegan    Jayne Cooper

**Public Open Forum:**

**By invitation,** Mr N Nicholls from The Horns Pub and Mr R Alker, GLEAN (re library application)

1	<b>To receive apologies and record absences</b>  Apologies received from Cllr Wallis	
2	<b>To receive and confirm the minutes of the meeting held on 24<sup>th</sup> November 2016</b>  The minutes of the meeting were agreed as a true and accurate record.	
3	<b>To receive any declarations of interest</b>  Cllr Tomkinson declared an interest in application 16/25263/OUT as she is a relative of the applicant.  Cllr Deegan declared an interest in discussion about the proposed library application as a former member of GLEAN Working Group	
4	<b>To consider any matters arising from the last meeting</b>  There were no matters arising	
8a	<p><i>The agenda was then slightly reordered to discuss the proposed GLEAN application earlier.</i></p> <p><b>Notification of the outcome of that Pre Application Advice (16/25333/PAA) to extend existing Youth Club “Portacabin” to provide a community library at The Grosvenor Centre</b></p> <p>Members noted the response from SBC Planners following the pre application advice was “Acceptable in Principle”. A draft planning application was circulated and discussed. The following questions were asked</p> <ol style="list-style-type: none"> <li>1. Is there was adequate access to rear of the portacabin to carry out maintenance. RA said it may be possible to leave a little more room than what is shown on the plan. This was welcomed.</li> <li>2. Is the gap between the two buildings (youth club and library) was wide enough to carry out maintenance. RA said the Handyman had confirmed this it is large enough and it would be difficult to increase it as the site boundary tapers in at the rear of the building. This was accepted.</li> <li>3. How will disabled users of the library access the disabled toilets in the Grosvenor Centre. JC said the library would be issued with a key to the Grosvenor to use as and when necessary.</li> <li>4. Whether the correct information had been included on the application form regarding the trees on the boundary. RA said advice had been sought from SBC’s Tree Officer who had</li> </ol>	

	<p>confirmed there are no problems as the proposed portacabin will be elevated therefore would have no impact on the roots of the trees and there is no a further action needed apart from trimming back the overhanging branches. The response was accepted.</p> <p>It was therefore proposed, seconded and unanimously agreed that the Clerk should submit the planning application to Stafford Borough Council with the appropriate fee. The fee to be paid for by Gnosall Parish Council as previously agreed.</p> <p><i>RA left the meeting.</i></p>	Clerk
5	<p><b>To consider the following planning applications</b></p> <p>16/24985/FUL Amendment: Various internal and external works including new external seating area at The Horns, 23 High Street, Gnosall</p> <p>Members noted there were 3 objections from residents regarding the amount of external seating and possible noise.</p> <p>The Clerk, Chairman and Vice Chairman had met with the new tenants of The Horns on 6<sup>th</sup> January to:</p> <ul style="list-style-type: none"> <li>a) Indicate the parish council's support for this new business</li> <li>b) To review the amended plans and discuss possible options</li> <li>c) Hear about the future plans for the pub.</li> </ul> <p><i>The meeting was adjourned to allow Mr Nicholls to speak.</i></p> <p>Mr Nicholls, following the meeting on 6<sup>th</sup>, said he had discussed alternative suggestions to decrease the amount of external seating and increase the amount of car parking spaces with the applicant, Punch Taverns (PT). PT had since confirmed they had no problems with removing some external seating but the suggestion for additional parking spaces is a little more difficult as parking spaces have to meet British Standards and some of the suggestions would not meet these standards (mainly around amount of turning space in between spaces), However it could be possible to include a disclaimer into the contract to allow the additional spaces be accommodated.</p> <p>Mr Nicholls informed members that his aim is to run The Horns as a family friendly pub with restaurant serving local food employing local people. This was welcomed.</p> <p><i>The meeting resumed.</i></p> <p>The amended plans along with the options for decreasing seating and increasing parking spaces were reviewed. It was agreed to accept the removal of 2 x benches/tables (12 seats) and increase parking to 5 spaces (with the possibility of a further 3 along the boundary wall). The Clerk to informed Stafford Borough Council that Council had accepted an alternative layout as presented by Punch Taverns who would be submitting the revised drawing to SBC shortly.</p> <p><i>Mr Nicholls left the meeting</i></p>	Clerk

	<p>16/25263/OUT Amendment: Construction of a permanent agricultural workers dwelling at Land off Woodside Road, Gnosall</p> <p><i>Cllr Tomkinson left the room</i></p> <p>The application was reviewed and it was noted that an agricultural dwelling is not classed as a new build therefore would not affect the numbers of rural properties as agreed in the Neighbourhood Plan. It was also noted that within the supporting paperwork there is a clause that the property cannot be sold as living accommodation.</p> <p>It was proposed, seconded and agreed that as long as this designated agricultural dwelling does not add to the number of houses in the rural area (as in the NP), and that the above mentioned clause is in place, there are no objections. The Clerk to respond.</p> <p><i>Cllr Tomkinson returned to the meeting.</i></p> <p>16/24833/FUL Amendment: Retention of conservatory to side, change of use of land and retention of fence at 21 Brookhouse Way, Gnosall</p> <p>The amended application was reviewed. It was agreed that there was nothing to further to add to the previously submitted comments following the Planning Committee Meeting on 13<sup>th</sup> October. The Clerk to inform the Case Officer.</p> <p>16/25369/HOU Proposed alterations and extensions to existing dwelling at High Trees, Church Lane, Moreton There was no objection. Clerk to respond.</p> <p>16/25410/HOU Erection of post and rail fence at 14 Knightley Road, There was no objection</p> <p>16/25389/FUL Demolition of existing dwelling and erection of a new dwelling at Melindi Sellman Street There was no objection. Clerk to respond</p> <p>16/25471/OUT Outline planning permission for a single dwelling at Plot 2 Land Rear of 1 The Ferns, Wharf Road</p> <p>There was no objection in principle but concern was expressed about the density and impact on the area bearing in mind an application for an a4 bed dwelling had recently been agreed within the land of the same property. Clerk to respond</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
6	<p><b>To report on any large scale developments</b></p> <ul style="list-style-type: none"> <li>• The Linden Homes development on Knightley Road is progressing well</li> <li>• Lowfield Lane resurfacing had been completed to a good standard.</li> </ul>	
7	<p><b>To receive planning decisions and information about planning appeals</b></p> <p>16/23800/FUL - Proposed farm shop - REFUSED 16/24213/OUT - Development of houses on Audmore Rd - ALLOWED</p>	

	<p>16/24656/FUL polytunnels at Knightley Hall Farm - ALLOWED</p> <p>16/24821/FUL sports club extension Forresters Lane - ALLOWED</p> <p>16/24956/HOU extension t 51 Fountain Fold - ALLOWED</p> <p>16/24971/HOU 2 storey side extension at 26 Hollies Brook Close - ALLOWED</p> <p>S.16/05/4004W demolition of existing farm building and construction of new building for use as food depackaging facility at Brookfield Farm, Cowley - ALLOWED</p> <p>16/24341/FUL new development on land adjacent to High House Knightley –Appeal submitted to Secretary of State.</p> <p>16/24803/FUL Conversion of stable block in new dwelling at The Stables Outwoods – The application had been withdrawn on 22.12.16</p>	
8	<p><b>To deal with any correspondence and communication relating to planning matters</b></p> <p>SBC letter regarding publication of the Inspectors Report on The Plan for Stafford Borough Part 2. Consultation period is from 10<sup>th</sup> January to 30<sup>th</sup> June 2017.</p>	
9	<p><b>Date of Next Meeting</b></p> <p>2<sup>nd</sup> February 2017 at 7.30pm</p>	