

Gnosall Parish Council
Minutes of the Planning Committee Meeting
Held on 29th June 2017 at 7.30pm in the Parish Office

Present: Cllr R Greatrex (in the Chair), Cllr D Webb, Cllr C Emsley
Cllr M Booth, Jayne Cooper

Public Open Forum: 11 members of the public present all present to comment on application 17/26018/FUL

The Chairman welcomed the members of the public and explained he would adjourn the meeting after agenda item 5 to allow comments to be raised about application 17/26018/FUL

1	To receive apologies and record absences Received from Cllr Gregory, Cllr Abbott, Cllr Tomkinson and Cllr Innamorati	
2	To receive and confirm the minutes of the meeting held on 8th June 2017 The minutes of the meeting were agreed as a true and accurate record.	
4	To receive any declarations of interest There were no declarations of interest.	
5	To consider any matters arising from the last meeting There were no matters arising.	
6	To consider the following planning applications 17/26018/FUL Conversion of an existing masonry construction, stable block into a new residential dwelling with temporary on site accommodation at The Stables, Outwoods Bank, Outwoods Cllr Greatrex and other parish councillors had reviewed the supporting papers in relation to this application and also referred back to the parish council's comments. Cllr Greatrex reported that, after consultation with the Clerk, he had made enquires as to whether the land in question was a Site of Biological Importance (SBI) and had found out from Staffordshire Wildlife Trust that it is in fact a Biodiversity Alert Site not an SBI site. He then spoke about a number of policies within Stafford Borough Council's Local Plan as well as Gnosall's Neighbourhood Plan that relate directly to this application including NP policy 5.8 where it has to be proved that a building is sustainable, SBC Local Plan Policy N5, Policy E2 as well as some others. Cllr Greatrex was of the opinion that the proposal were not sustainable. <i>The meeting was then adjourned to allow the members of the public to speak.</i> David Collier, a planning consultant introduced himself and explained he specialised in rural planning and would be helping	

parishioners object to this application. He explained in detail how this application is contrary to both the Neighbourhood Plan and Local Plan and specifically referred to policies 2, 4 and 9 of the Neighbourhood Plan and policies E2, N1 and spatial principal 3.

Cllr Greatrex welcomed comments from other parishioners present who all said they live in the vicinity of the land in question. Photographs were shown to parish councillors of where the new access had been cut.

Comments raised were:

- Visibility splays could not be maintained by the applicant as the applicant does not own the land on which visibility splays would have to be created
- Access to the site is dangerous, there is a blind bend. The original access was further up the track. The new access has been cut out by the applicant and crosses land that is believed to be owned by Highways, not the applicant.
- There is nowhere for water runoff, it is a steep lane and the water would pour down the lane causing a hazardous surface in winter
- As some of the land is not owned by the applicant, the application is fraudulent
- The application does not comply with the Neighbourhood Plan
- Surrounding houses are made from sandstone, this application would not fit the character of surrounding buildings
- The applicant is exceeding the footprint of the original stable block.
- The application is against planning policy
- Work carried out on the land has resulted in an unacceptable mess on the lane
- Residents felt the lane was too narrow for vehicles with building materials to access the site and also vehicles needed to empty a septic tank.
- Access for emergency vehicles is impossible.

Cllr Greatrex confirmed that Borough Councillor, Ken Williamson, had called in this application and explained the process of how the Borough's Planning Committee works and how there would be an opportunity for the applicant and one objector to speak. Members of the public agreed to work with the parish council should the parish council object.

The meeting resumed

Cllrs thanked the public for their comments which they accepted. They added that the current stable was built for horses and should this be approved, it would set a dangerous precedent. The application falls foul of policies N5 and E2 particularly.

Based on the information above, it was proposed that the council objects to this application. This was seconded and agreed by all members present.

The Parish Council would work with the members of the public on formulating a response to be delivered at the Borough Council's Planning Committee meeting. The Parish Council would register to speak.

	<p>17/26480/HOU Single storey side extension at Holly Cottage, Outwoods Lane, Outwoods. There was no objection. The Clerk to respond.</p> <p>17/26473/ANX Extension and conversion of existing detached garage to provide suitable ground floor living accommodation for elderly father at Holly Cottage, Outwoods Lane, Outwoods There was no objection. The Clerk to respond.</p> <p>17/26502/HOU Proposed kitchen, utility, store and WC extension at 3 Brookhouse Way, Gnosall There was no objection. The Clerk to respond.</p>	
7	<p>To report on any large scale developments</p> <p>Linden Homes Development (Knightley Road) – work on connecting sewage pipes to the sewer on Shelmore Drive is planned to commence on 3rd July. The houses already occupied currently have sewerage and waste water going to a septic tank</p>	
8	<p>To receive planning decisions and information about planning appeals</p> <p>Applications allowed:</p> <ul style="list-style-type: none"> • 17/26171/FUL 3 bed room property at plot 2 on land to the rear of The Ferns, Wharf Road. • 17/26117/HOU Two storey extension at Lindor Farmhouse, Broadhill • 17/26191/HOU Rear single storey extension at 1 St Lawrence Way • 17/26286/HOU Base station to rear of bank top garage <p>Still awaiting decision:</p> <ul style="list-style-type: none"> • 17/26205/HOU single storey extension at 6 Church Close • 17/26085/FUL slurry lagoon at Befcote Farm, Gnosall Road • 17/26373/HU side two storey extension to form garage, study, dining room and additional bedrooms at 51 Audmore Road • 17/26460/HOU rear two storey and single storey extension to form enlarged kitchen utility, WC area and enlarged bedroom at 1 Greenfields <p>Appeals APP/Y3425/C/16/3164094, Greenfields, Stafford Road, Knightley, Stafford, ST20 0JR. Appeal to be heard on 18th July at Stafford Borough Council. It was noted that the parish council's comments had not been included in the statements provided. The Clerk to query this.</p>	
9	<p>To deal with any correspondence and communication relating to planning matters</p> <p>Nothing to report</p>	
10	<p>Date of Next Meeting - 20th July 2017 at 7.30pm</p>	