

Gnosall Parish Council
Minutes of the Planning Committee Meeting
Held on 1st August 2016 at 7.30pm pm in the Parish Office

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

Public Open Forum – 3 members present (see item 5)

1	<p>To receive apologies and record absences</p> <p>Apologies received from Cllr Tomkinson</p>	
2	<p>To receive and confirm the minutes of the meeting held on 30th June 2016</p> <p>The minutes of the meeting were agreed as a true and accurate record.</p>	
3	<p>To receive any declarations of interest</p> <p>As a school Governor, Cllr Gregory declared an interest in application S.14/09 NMA1</p>	
4	<p>To consider any matters arising from the last meeting</p> <p>There were no matters arising.</p>	
5	<p>To consider the following planning applications</p> <p>S.16/05/4004 Staffordshire County Council consultation in connection with planning application at Brookfield Farm AD Plant, Cowley, Gnosall;</p> <p>There was no objection. Clerk to respond.</p> <p>S.14/09 NMA1 St. Lawrence C of E Primary School, Lowfield Lane, Gnosall, Non Material Amendment to planning permission S.14/09</p> <p>There was no objection. Clerk to respond</p> <p><i>The meeting was then adjourned to allow the members of the public, who had attended to raise concerns about application 16/23992/FUL, to speak.</i></p> <p>Three members of the public, residents of Shelmore Barns, Radmore Lane raised their concerns as listed below:</p> <ul style="list-style-type: none"> • The site is about 100 yards from several residential properties • If an entrance was made into plot 14, this would mean the removal of hedgerow and damage to wildlife habitat • Faecal droppings from livestock could get into the nearby culvert that drains into Aqualate Mere • As the field has been divided into many plots, the whole area could 	<p>Clerk</p> <p>Clerk</p>

	<p>become industrialised</p> <ul style="list-style-type: none"> • Major traffic implications on an already very narrow lane with no pavements and very few passing places • The land floods in the winter months and the additional traffic will only make matters worse • There is no mention of proper drainage within the supporting paperwork and no mention of where the water connection will be made • There is no mention of ventilation and there could be an unpleasant odour from the site • The E&H report says there is no abattoir nearby so would this mean the slaughter of livestock would be carried out on site? • The proposed buildings are not in keeping with the surrounding area. • Health and safety of local residents should animal rights activists protest – it was noted there is a petition with around 18,000 signatories <p>The residents were thanked for this information and as they were unaware of the planning process, the Chairman gave a detailed explanation from submission of an application to the appeal stage including the reasons and procedure when an application is “called in” by a Borough Councillor. The residents thanked cllrs for allowing them to speak and for the explanation given.</p> <p><i>The meeting resumed</i></p> <p><u>16/23992/FUL</u> commercial rabbit farm for breeding of live rabbits for meat, skins and as pets including the erection of a building with associated facilities for staff and retention of new access to Radmore Lane. At Plot 14 Land Between School House And Farm Buildings Radmore Lane</p> <p>Councillors noted in particular the report from the Head of Environmental and Health Services and shared concerns that there is a lot of relevant and significant information missing from the application. Based on that, it was proposed, seconded and agreed that councillors could not support or object to the application until all matters raised by the Head of Environmental and Health Services have been resolved and council is then given another chance to review the application and make an informed decision with all the information that is necessary.</p> <p>The Clerk was requested to include in the response to SBC that should SBC approve this application, GPC request that attention is paid to the existing entrance as cllrs believe this should remain the main and sole entrance into the whole site as, should this particular plot (plot 14) be granted planning approval with a separate entrance, this would set a precedent for any other plots that are sold in the future.</p> <p>SBC should also be made aware that the nearest abattoir is in Great Wyrley, Staffordshire about 30 minutes away from the proposed site. The comments raised in the public open forum would also be included in the council’s response.</p>	
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<p>16/24434/HOU Addition of music room/lounge to existing house Birch Tree Farm Lodge Lane</p> <p>There was no objection. Clerk to respond.</p> <p>16/24341/OUT Bungalow on an infill site between High House and White Cottage, Gnosall Road, Knightley</p> <p>Following the notice in Staffordshire Newsletter stating this application was not compliant, Cllr Greatrex had contacted SBC to discuss this and had received a detailed response from the Case Officer who had sought clarification from the Development Management and Forward Planning Managers that stated:</p> <ul style="list-style-type: none"> - The Plan for Stafford Borough identifies 8% of new housing development in the 'rest of the Borough area' through Spatial Principle 4 which is 800 new homes based on 10,000 new houses over the Plan period (500 per year in Spatial Principle 2). However it should be noted that this is not a maximum limit. At the current time over 800 new houses have either been completed or committed through planning consents in the 'rest of the Borough area'. - Policy 3 – Housing Provision 2011-2031 in the Gnosall Neighbourhood Plan states that "To meet the housing needs of the Parish over the plan period, the development of at least 230 dwellings within the Settlement Boundary and at least 20 dwellings in the rural area will be supported." Therefore the 230 dwellings will contribute towards meeting the 12% housing requirement in the Key Service Villages totalling 1,200 new homes, and the 20 dwellings will contribute towards meeting the 8% housing requirement for the rest of the Borough area. - The Gnosall Neighbourhood Plan was 'made' (adopted) as part of the statutory Development Plan for Stafford Borough in November 2015. Therefore in policy terms it is acceptable for 20 new houses to be given planning consent across the Parish area outside of the Gnosall / Gnosall Heath Settlement Boundary in the Neighbourhood Plan. At this time 14 dwellings have been completed within the Parish area of Gnosall <u>since April 2011</u> and a further 8 approved, comprising a total of 22 completions/commitments. - In the context of the Gnosall Neighbourhood Plan 20 new dwellings, within the rural area of Gnosall Parish would be acceptable in principle, and therefore it is considered that the requirements of Policy C5 (A) including a Parish based local housing need assessment would be met. - However, the number of completions and planning commitments has reached 22 and there is now potential for additional new dwellings to skew the housing growth distribution of Spatial Principle 4 within the Borough. Furthermore as there is no further defined need within Gnosall Parish the principle of housing development (without any Parish based local housing needs assessment) is likely to be considered unacceptable as it would be contrary to SP3, SP4, and C5(A) of the adopted Plan for Stafford Borough. - Therefore, the principle of new dwellings within the rural areas of the Parish of Gnosall is currently contrary to policy. <p>Cllrs felt further guidance on SBC's interpretation is required as they agreed this was not the way Gnosall's Neighbourhood Plan Working Group members were advised by SBC Officers during the creation of Gnosall's Neighbourhood Plan and to clarify that GPC's understanding was that the "count" would begin from the date of adoption of the Neighbourhood Plan not the Plan for Stafford Borough.</p> <p>Therefore cllrs requested a meeting with SBC Officers to raise</p>	<p>Clerk</p>
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	<p>concerns that there are now significant differences with SBC's interpretation of the Neighbourhood Plan compared with what the NP Working Group was led to understand when the NP was approved in 2015. The Chairman of the NP Working Group to be advised and asked for his views on this. The Clerk to arrange.</p> <p>Cllrs felt they were not in a position to respond to application 16/24341/OUT until a further discussion is held.</p>	Clerk
6	<p>To report on any large scale developments</p> <ul style="list-style-type: none"> • Knightley Road Galliford Road site –parking signs are yet to be displayed. • Lowfield Lane (Bellway site) The Clerk had been informed of a large gap in the boundary between the site and Burial Ground and children are using this gap to enter and play on the Burial Ground as well as short cut across the Burial Ground into the village. The Site Manager had been informed and asked to ensure the boundary fence is complete. The Clerk to remind Bellway that at the time of initial discussions, the parish council had suggested Bellway make the old Chicken and Hen Lane (that runs in between the site and Burial Ground) into a pathway for resident but Bellway had rejected this suggestion. As residents are clearly finding this a convenient route, Bellway may want to consider this again. 	Clerk
7	<p>To receive planning decisions and information about planning appeals</p> <p>16/24109/FUL ménage in Knightley – Allowed 16/23800/FUL farmshop (Bradshaws) awaiting decision 16/24198/HOU new roof and sunroom, Audmore Rd – allowed 16/24248/HOU 2 storey ext in Radmore Lane – allowed 16/24213/OUT proposed demolition of bungalow and build 6 new properties at 15 Audmore Rd– awaiting decision 16/24086/FUL agricultural building at Chicken farm on Ranton Rd – allowed 16/24286/HOU Fountain Fold 2 storey extension– awaiting decision 16/24072/HOU extension on Cowley Lane – refused for the second time.</p>	
8	<p>To deal with any correspondence and communication relating to planning matters</p> <p>There was no correspondence</p>	
9	<p>Date of Next Meeting</p> <p>1st September 2016 (apologies from the Clerk and Cllr Gregory)</p>	

The meeting closed at 8.50pm