

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

**Present:** Cllr R Greatrex (in the Chair), Cllr G Gregory, Cllr M Booth, Cllr K Abbott, Cllr C Emsley, Jayne Cooper

**Public Open Forum:** one member of the public present

1	<p><b>To receive apologies and record absences</b></p> <p>Apologies were received from Cllr Tomkinson, Cllr Webb and Cllr Innamorati</p>	
2	<p><b>To receive and confirm the minutes of the meeting held on 21<sup>st</sup> September 2017.</b></p> <p>The minutes of the meeting were agreed as a true and accurate record.</p>	
3	<p><b>To receive any declarations of interest</b></p> <p>Cllr Booth declared an interest in application 17/27235/FUL, Knightley Hall Farm (strawberries were donated from the applicant for a GFest event).</p>	
4	<p><b>To consider any matters arising from the last meeting</b></p> <p>SBC Planning Committee ref application 17/26247/FUL – at the October Council meeting, it was agreed that a letter would be sent to Stafford Borough Council regarding the lack of transparency and procedural issues in relation to this application.</p>	Clerk
5	<p><b>To consider the following planning applications</b></p> <p><i>The meeting was adjourned to allow the member of the public to speak</i></p> <p>Four queries had already been sent to the Clerk in relation to application 17/27235/FUL and other planning Knightley Hall Farm, some of which had been answered. Councillors were informed that it is difficult to find information on the Borough Council's website in relation to previous applications for this site and also the current application is not on the Borough Councils website – this was confirmed by parish councillors and would be checked out with the Case Officer by the Clerk. However, councillors were asked to note the content of the new application, a variation on condition 1 of application 13/19275/COU (to add 10 caravans) as there are already in excess of 40 caravans on this site, not 30 as previously agreed. Councillors were also informed that conditions relating to previous applications are not being adhered to. The comments were noted.</p> <p><i>The meeting resumed.</i></p> <p><b>17/27235/FUL:</b> Variation of condition one on planning permission 13/19275/COU at Knightley Hall Farm, Gnosall Road</p> <p>The application was reviewed by councillors and it was agreed further investigatory work is needed before a decision could be made,</p>	

	<p>particularly around previous applications and associated conditions. The Clerk would also check with the Case Officer why the application and supporting documents are not available on the Borough Council's website.</p> <p><b>17/27192/FUL:</b> a small 5 luxury pen/suites cattery at 11 Deer Park, Gnosall</p> <p>Cllrs objected to this application on the following grounds:</p> <ul style="list-style-type: none"> <li>• The proposal is inappropriate for a residential area</li> <li>• There would be a negative impact on the surrounding area – the proposed cattery would harm the amenity of the neighbourhood</li> <li>• There could be a potential loss of visual amenity and the effect of traffic to the surrounding area could be problematic as the property is on corner within a built up area.</li> </ul> <p>Neighbours concerns were also noted in that the proposal contravenes the deeds of properties in this area, being a commercial enterprise within a private garden.</p> <p><b>17/27171/REM:</b> Reserved matters relating to 15/23283/OUT, access, appearance, landscaping, layout and scale on land adjacent to White Cottage, Cross Street, Gnosall</p> <p>There were no objections</p> <p><b>17/27178/FUL:</b> Proposed works to existing barn and proposed new building at Knightley Park Farm, Lodge Lane, Woodseaves</p> <p>There were no objections. The proposed developed is supported by Gnosall's Neighbourhood Plan, Policy 2, (Rural Diversification) supporting sustainable growth and expansion of businesses through the conversion of existing buildings and well designed new buildings in the rural areas such as this application.</p> <p><b>S.17/08/475 W:</b> Proposed site extension to Wood Easton Sewage Treatment Works</p> <p>There were no objections.</p>	Clerk
6	<p><b>To report on any large scale developments</b></p> <p>Nothing to report.</p>	
7	<p><b>To receive planning decisions and information about planning appeals</b></p> <p>The Clerk would email details separately.</p>	Clerk
8	<p><b>To deal with any correspondence and communication relating to planning matters</b></p> <p>a) Planning Application Validation Criteria consultation</p> <p>Hard copies were received and it was agreed</p> <ul style="list-style-type: none"> <li>• Cllr Greatrex would review pages 4-13</li> </ul>	Cllr Greatrex

