

Gnosall Parish Council
DRAFT Minutes of the Planning Committee Meeting
Held on Thursday 23rd November 2017 at 7.30pm in the Parish Office

Present: Cllr R Greatrex (in the Chair), Cllr G Gregory, Cllr Booth, Cllr J Tomkinson, Cllr D Webb, Cllr C Emsley, Jayne Cooper

Public Open Forum: two members of the public present

1	<p>To receive apologies and record absences</p> <p>Apologies were received from Cllr Innamorati and Cllr Abbott</p>	
2	<p>To receive and confirm the minutes of the meeting held on 2nd November 2017.</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>There were no declarations of interest.</p>	
4	<p>To consider any matters arising from the last meeting</p> <p>a) Response to SBC's consultation on the Planning Application Criteria The Clerk had submitted a response to SBC.</p> <p>b) Response to SBC's Assessment of Services and Facilities in Parishes Ongoing and almost complete. Cllr Innamorati to complete details in relation to Moreton. The final response to be submitted by 13th December.</p> <p>c) following up comments made at the Council meeting by a resident concerned about the filling in of a brook on land off Station Road, Cllr Deegan and Cllr Payne would be visiting the site to review.</p> <p>The meeting was adjourned to allow the members of the public to speak about application 17/27129/FUL, 5 luxury suite cattery at 11 Deer Park</p> <p>Concern was raised that this application had been granted permission and the Parish Council was asked if it would be appealing. The Chairman explained that a parish council does not have the right to appeal which was accepted. Discussions led to the need to have a licence to keep and run animal boarding establishments (for both catteries and kennels) and the parish council was informed that the application does not comply with Stafford Borough Council's rules – an example was given. Parishioners also raised concerns that the response from Highways was not helpful and photographic evidence would prove that highways comments were not accurate. Advice to parishioners was to write to the appropriate authorities about any breach in covenants attached to properties in Deer Park. The parishioners were thanked for their comments and the information they had shared with councillors.</p>	Clerk

	<p><i>The meeting resumed</i></p> <p>Taking into consideration the licensing rules, it was proposed, seconded and unanimously agreed that further investigation is carried out into the rules cross referencing with the planning application and if problems are found then the Planning Department and Licensing Department are informed. In the meantime the Clerk was asked to write to the Licensing Department and request that the granting of a licence is withheld until the investigation are concluded.</p>	Clerk
5	<p>To consider the following planning applications</p> <p>17/27480/PAGR General purpose agricultural building at Yeld Bank Farm, Grange Road, Knightley</p> <p>There were no objections however it was noted that a comment made within the supporting documentation, (a letter from David Collier item 5) refers to the proposed building having its own separate entrance but there was no reference to that on the application form or plans. The Clerk to include this in the response.</p> <p>17/27428/HOU Demolition of single storey side extension and replace with a two storey side extension and first floor extension, new flat roof with parapet construction to replace existing pitched roof, external over clad with insulated timber/render system and refigure/replacement of windows and doors at Brookside Cottage, Outwoods Farm Road, Outwoods</p> <p>Although there was a difference of opinion as to whether a building with such a modern design would fit in with the surrounding area, with some councillors feeling the proposals were out of character, it was proposed that the application be accepted with no objections, this was seconded and a vote taken with 3 councillors voting in favour and 3 councillors voting against. The Chairman had the casting vote in favour of responding with no objections. The Clerk to respond accordingly.</p> <p>17/23759/FUL Extension of existing caravan site by occupational seasonal workers at Knightley Hall Farm</p> <p>Councillors feel there is still a lack of clarity around the numbers of caravans particularly whether the application is for an additional 10 caravans or is retrospective. It is believed there are already in excess of 40 caravans on this site. Therefore councillors felt that rather than being a retrospective application, this application may be seeking permission for a further 10 caravans. Unlike a Planning Officer, Parish Councillors have no right to go on site to satisfy any concerns and had attempted to obtain defined figures from the Case Officer to assist with the Parish Council's response. Unfortunately the Case Officer had not been able to confirm numbers as of 23rd November.</p> <p>Therefore it was agreed that the Clerk should request the local Borough Councillor call in this application and also request that a site visit is carried out by Stafford Borough Council's Planning Committee members.</p> <p>When discussing this application and taking into consideration previous comments made to the parish council by other parishioners, the Clerk</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

	<p>was asked to include in the response (as well as sending separately to the Enforcement team) that Enforcement Officers check that conditions attached to previously approved planning applications on the same site are being adhered to in particular application 13/19275/COU that was approved with 10 conditions, 2 of which are believed not to have been met:</p> <ul style="list-style-type: none"> • Condition 2: only to be occupied by seasonal workers at Knightley Hall Farm. The Parish Council had been informed that workers living on Knightley Hall Farm caravan site are transported to other places of work. • Condition 5: submit landscaping scheme. It is believed the caravans should have been screened from view and the Parish Council had been informed this has not been implemented. <p>17/27490/HOU Single garage (alterations to garage approved under 17/26743/HOU) at Windmill House, The Horseshoe, Audmore</p> <p>There was no objection</p> <p>17/27171/REM Amendment Land adjacent to White Cottage, Cross St, Gnosall</p> <p>There was no objection</p>	Clerk
6	<p>To report on any large scale developments</p> <p>No information had been forthcoming from the Linden Homes development (off Knightley Road) about affordable homes despite the parish council being asked to help promote them in the summer. The Clerk to chase up.</p> <p>Following press reports that there is still a lack of affordable homes in the UK, it was estimated that the development sites built in Gnosall since 2010, about 85 of the homes were classed as affordable development. Cllr Booth would share this information with The Campaign to Protect Rural Environment.</p>	<p>Clerk</p> <p>Cllr Booth</p>
7	<p>To receive planning decisions and information about planning appeals</p> <p>Details of decisions on recent applications were reported – see APP 1</p>	
8	<p>To deal with any correspondence and communication relating to planning matters</p> <p>a) Following the Parish Council’s letter to Stafford Borough Council regarding the review of The Local Plan for Stafford Borough and the possible effect on Neighbourhood Plans, a response had been received that raised concerns in particular the following statement:</p> <p><i>when the Local Plan Review has been adopted, the existing Neighbourhood Plans will need to be in general conformity with the new Plan. If this is not the case then the new Plan will supersede any policies, boundaries or development figures in the existing Neighbourhood Plan which conflict with the Local Plan</i></p>	

	<p><i>Review. For example if the settlement boundary was changed in the Local Plan Review this would conflict with certain policies in the Gnosall Neighbourhood Plan</i></p> <p>Councillors felt that the response should be shared with Mr J Rhodes, Neighbourhood Plan Chairman, in the first instance as well as parish councils of the other Key Service Villages and a meeting arranged with them to discuss further. Details to be shared also with SPCA and local Borough Councillors.</p> <p>b) Following the parish councils letter to Stafford Borough Council regarding the application 17/26247/FUL (partial replan of site at Doxey) and concerns about how this application had been dealt with, a response had been received which was shared and the contents noted. It was agreed that the response should be sent to Doxey Parish Council, Doxey's Action Group (DASH) and CPRE.</p> <p>c) The Clerk informed councillors that there had been a number of emails from Pickering and Butters Solicitors in relation to the right of access from the Village Green to land formally owned by the late Mr R Simpson. The latest email had asked if there was a signed copy of a Deed of Easement which the Clerk confirmed there was not. It was agreed the Clerk should respond saying there is no signed copy, only a draft copy, and that once the current crop is harvested (early summer 2018), the Parish Council would arrange for a fence to be erected on the Village Green preventing the right of access to adjacent land. Should a future owner/ tenant need access, the process should start again with contact being made with the Parish Council. The Clerk to action.</p>	
9	<p>Date of Next Meeting</p> <p>14th December 2017 at 7.30pm</p>	

Meeting closed at 9.00pm

Planning Committee - Update on Planning Applications as at 23.11.17

Application Number	Date GPC Committee considered	Details	GPC Decision	SBC Decision	Notes
17/27084/HOU	21.09.17	First floor extension to form bedroom/ensuite, adaptation to entrance to form new gates and erection of garage and shed at 1 Cowley Lane, Gnosall	No objection	Awaiting decision	
17/27053/FUL	21.09.17	Single storey rear extension to form boiler room at Moss Barn, Gorse Lane, Woodseaves	No objection as the council understood pre application discussions had taken place to ensure sustainability and compliance with the NPPF.	Allowed 07.11.17	
17/27129/FUL	12.10.17	Small 5 luxury suites cattery at 11 Deer Park, Gnosall	Objections raised; inappropriate for residential area, cattery would harm the amenity of the neighbourhood, potential loss of visual amenity, effect of traffic could be problematic as property located on a corner and proposal contravenes the deeds of the property.	Allowed	<p>Parish council contacted by neighbour asking if GPC would appeal. Cllr Greatrex reviewed paperwork:</p> <p>The development complies with Policy E1 for the Borough plan. In addition it also complies with Policy 1 of the Gnosall Neighbourhood Plan, which supports small scale home based businesses.</p> <p>Highways raised no objections and Environment Health Officer raised no objections</p> <p>It is noted that the applicant did on 2 occasions seek pre-application advice on 26.07.17 and 23.08.17.</p> <p>The Parish Council have no right of appeal.</p>
17/27171/REM	12.10.17	Reserved matter relating to 15/23283/OUT access,		Awaiting decision	Amendment received 22.11.17

		appearance, landscaping and scale . Land adjacent to White Cottage, Cross Street, Gnosall			
17/27178/FUL	12.10.17	Proposed works to existing barn and proposed new building at Knightley Park Farm, Lodge Lane, Woodseaves		Awaiting decision	
S.17/08/475 W	12.10.17	Proposed site extension to Wood Easton Sewage Treatment Works		Awaiting decision	
17/27246/HOU	02.11.17	House extension (orangery) at Moreton Park House, Walnut Tree Lane, Moreton		Awaiting decision	
17/27235/FUL	2.11.17	Extension of an existing caravan site for occupation by seasonal workers at Knightley Hall Farm	Waiting for Case Officer to confirm number of caravans currently on site		Email received 23.11.17 from Case Officer: <i>I am sorry there have been other priorities and I have not yet had a chance to check the site. Although it should be imminent I cannot guarantee a time or day at the moment. Might I suggest that the councillors could comment on what is proposed in the application ie further 10 in addition to previously approved 30 but add comment re additional numbers etc if found to be on site.</i> <i>Sally Brown - Senior Planning Officer</i>