

**Gnosall Parish Council**  
**Minutes of the Planning Committee Meeting**  
**Held on Thursday 5<sup>th</sup> April 2018 at 7.30pm in the Parish Office**

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

**Public Open Forum:** none present

1	<b>To receive apologies and record absences</b>  Received from Cllr Innamorati and Cllr Webb	
2	<b>To receive and confirm the minutes of the meeting held on 22nd March 2018.</b>  The minutes of the meeting were agreed as a true and accurate record.	
3	<b>To receive any declarations of interest</b>  There were no declarations of interest.	
4	<b>To consider any matters arising from the last meeting</b>  Cllr Greatrex confirm he and Cllr Alker had met with two residents who had asked about the future of county council owned land behind their house on Lowfield Lane as they had heard rumour of possible development. The residents had been informed that the Parish Council has no knowledge of any development and is awaiting information from County Councillor M Winnington about plans for the adjoining County Council owned farm.	
5	<b>To consider the following planning applications:</b>  <b>18/28112/ HOU</b> Demolition of rear utility and conservatory. Two storey side and rear extension and single storey extension to create new boiler room. One meter extension off rear of existing cabin to create a bathroom at the Corner Cottage Grange Road Knightley. There was no objection  <b>18/28236/HOU</b> Demolition of garage and erection of a single storey extension for ancillary living at 44 Waterside Court, Gnosall There was no objection  <b>18/28233/HOU</b> Two storey extension at Fairview Cottage, Outwoods Bank, Outwoods There was no objection	
6	<b>To report on any large scale developments</b>  There was nothing to report. It was agreed this standing agenda item that was included whilst new housing sites were being considered and constructed could now be removed.	

7	<p><b>To receive planning decisions and information about planning appeals</b></p> <p>Details of recent decisions were received and noted. Copy attached.</p>	
8	<p><b>To deal with any correspondence and communication relating to planning matters</b></p> <p>The Clerk confirmed she is awaiting dates from a Stafford Borough Council officer regarding a meeting to discuss the review of the Local Plan and any effect this may have on Neighbourhood Plans.</p> <p>It was noted that an appeal had been lodged regarding the refusal of planning permission for the conversion of an existing masonry construction stable block into a new residential dwelling at The Stables, Outwoods Bank, Outwoods. It was agreed that the Clerk should confirm the council's objection and request an update once the appeal has been decided.</p> <p>It was noted that Government had announced a new consultation on the future of the National Planning Policy Framework, with the intention of revising the first framework published in 2012. This new consultation includes a number of further changes to policy, beyond those consulted on previously, to help ensure that more land is brought forward for development and that permissions are turned into homes as soon as possible. It was agreed this would be reviewed and a response agreed at the next meeting and in the meantime, planning members to be sent a copy of the link to the electronic survey. Clerk to action.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
9	<p><b>Date of Next Meeting</b></p> <p>26<sup>th</sup> April 2018</p>	

The meeting closed at 8pm

Application Number	Date GPC Committee considered	Details	GPC Decision	SBC Decision	Notes
17/27461/FUL	14.12.17	Detached dwelling and separate double garage at Nirvana, Stafford Road	Councillors objected to initial application but not amended application.	Awaiting decision	Revised application received Feb 2018 that councillors had no objection to
18/27890/COU	1.2.18	conversion of ground floor retail floor space to dwelling at 17 High Street, Gnosall	No objection	Allowed	Planning application amended to include access via Grosvenor Centre car park for parking to the rear of the property.
18/27829/FUL	1.2.18	Change of use from incidental use to garden extension too detached garage at Rose Cottage, Doley Brook Lane, Gnosall	no objection to the extension, but concerns about using the additional land that could affect others such as deliveries, refuse vehicles and public traffic and unsure about land ownership.	Awaiting decision	<ul style="list-style-type: none"> <li>GPC search with Land Registry confirmed applicant does not own land although applicant says he does. This being checked by Case office</li> <li>Case officer also says “with regards to the safety of the proposed new access on to Doley Brook Lane I have sent a consult to the Highway Authority but I am still waiting to hear back at this time. I should have a response from them by 14.02.18”.</li> <li>Borough Councillors would not call in this application.</li> </ul>
18/28053/REM	22.3.18	Reserved matters vehicular access, layout of the site, scale of building and landscaping at Broughall Grant, Woodside Road, Gnosall	No objection	Awaiting decision	
18/28047/HOU	22.3.18	Living room extension at 1 Impstones, Gnosall	Objection. Confusing application (ref open fire)	Awaiting decision	
18/27984/FUL	22.2.18	Detached house and ancillary garage with studio accommodation in roof space and formation of new vehicular access on land adjacent to 74 Audmore Road.		Allowed	the fourth time this proposal had been before them and they had previously offered no objections. However, due to an increase in traffic along Ranton Lane

					since the last application, due to increased building in the village, it was felt that the proposed new access onto the lane was now inadequate and dangerous. Committee felt that it would be much better placed onto Audmore Road, either adjacent to the existing entrance or sharing it.
18/27946/HOU	22.2.18	Conversion of garage to single storey accommodation incorporating new pitched roof and side extension at 29 Shelmore Way, Gnosall.	No objections	<b>Allowed</b>	
18/28008/HOU	22.2.18	Proposed two storey side and single storey rear extension at 22 Norbury Close. There were no objections.	No objections	<b>Allowed</b>	
18/27925/FUL	22.2.18	Retention of two wooden stables (retrospective) on land off Radmore Lane, Gnosall	No objections	<b>Awaiting decision</b>	