

Gnosall Parish Council
Minutes of the Planning Committee Meeting
Held on Thursday 21st March 2019 at 7.30pm in the Parish Office

Present: Cllr R Greatrex (in the Chair), Cllr G Gregory, Cllr K Abbott, Cllr D Webb, Cllr T Innamorati, Cllr C Emsley, Cllr J Lammin, Jayne Cooper (Clerk)

Public Open Forum: none present

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 21st February 2019</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>RE: 19/29995/FUL (The Stables, Outwoods Bank, Outwoods) Stafford Borough Council's Planning Case Officer had responded with an explanation of what is meant by "a full consultation is required from highways". Planning officers will take planning applications (such as 19/29995/FUL), to the highways officer who attends weekly meetings for an initial consultation. If highways need to investigate a submission further and perhaps make their own site visits and enquiries a full consultation is requested by them. That is what has happened in the case of this application. Once a formal response is received from the Highway Authority details will be uploaded to the planning public access on our website.</p>	
5	<p>To consider the following planning applications:</p> <p>19/30015/HOU Demolition of single storey kitchen (rear of garage) and construction of rear extension with dual pitch roof at 6 The Seesall, Gnosall, Stafford There was no objection.</p> <p>19/30101/HOU Single storey front porch, demolition of wooden outbuilding to be replaced with single storey side dayroom at Crossfields Farm, Newport Road, Gnosall There was no objection</p> <p>19/30106/HOU Extension to existing garage at Smithy Cottage, Mill Lane, Gnosall There was no objection.</p> <p>19/30187/HOU Two storey side extension with balcony and render existing dwelling at The Willows Cross Street, Gnosall There was no objection</p>	
6	<p>To receive planning decision and information about planning appeals</p> <p>Details of recent decisions were noted.</p>	

7	<p>To deal with any correspondence and communication relating to Planning matters including</p> <p>Following discussion at the most recent Open Spaces Committee, there had been a suggestion that the Parish Council would benefit from having a container for storage. Options for both hiring and purchasing a container were discussed as was the need for planning permission. It was noted that a 40ft container is cheaper to purchase than 20ft container and this may be preferable. It was agreed that storage is a problem and a container would solve the problem and this should be included on the agenda at the April Council meeting for a council discussion.</p>	
8	<p>Date and time of next meeting</p> <p>Thursday 4th April 2019 at 7.30pm</p>	

Meeting closed at 8.05pm

Planning Committee - Update on Planning Applications as at 21.03.19

Application Number	Date GPC Committee considered	Details	GPC Decision	SBC Decision	Notes
18/28053/REM	22.03.18	Reserved matters vehicular access, layout of the site, scale of building and landscaping at Broughall, Woodside Road, Gnosall	No objection	Awaiting Decision	On 28.01.19 Natural England confirmed there were no objections; “Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.”
18/28988/TCA	09.08.18	Tree work in a conservation area on none TPO trees at 3 High Street, Gnosall	No comments necessary	Awaiting Decision	
18/29536/FUL	10.01.19	Conversion of agricultural buildings to crate three dwellings, associated drainage and parking, in conjunction with 18/29537/LBC at Walton Grange, Walton Grange Lane, Moreton	Councillors objected to this application as there was no report from the Conservation Officer for the grade II listed buildings proposed to be developed to guide them on the importance of this building and the potential loss of a valued asset of historical importance. They felt this was a significant omission and without it were unable to make a professional informed decision. Councillors made a recommendation to Gnosall’s Heritage Group to make contact directly with the Case Officer and applicant to request permission to photograph and record important aspects of the buildings prior to any development.	Awaiting Decision	Email from Conservation Officer dated 22.01.19 is attached which recommends the applicant explores commercial use of the store shed and justifies the proposed residential use. 31.01.19 Environmental Health have advised Planning Case officer that given the close proximity of the proposed residential dwellings to the working farm, a Noise report is to be submitted for review and further comment. “It must be demonstrated whether noise from the adjacent working farm could affect the proposed noise sensitive development. This Service requests the submission of a noise report following the methodology of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound". If the assessment indicates that noise from the farm is likely to affect potential occupants, then a detailed scheme of noise mitigation measures must be submitted alongside the noise report.”

18/29753/FUL	10.01.19	Erection of a bungalow, creation of a new access and dropped kerb Land adjacent to White Cottage, Cross Street, Gnosall	No objection	Allowed 15.02.19	
18/29784/HOU	10.01.19	Single storey rear extension at 3 Doley Close, Gnosall	No objection	Allowed 31.01.19	
18/29811/FUL	31.01.19	Demolition of existing cottage and outbuildings and erection of a three bedroomed bungalow with integral garage at Rose Cottage, The Horseshoe, Audmore.	No objection to this application in principal. However, it was agreed that it was to be made clear that the site was located in a rural environment and not an urban area.	Allowed 27.02.19	
19/29947/HOU	21.02.19	New roof over rear extensions to replace various roof styles at Hilcot, Radmore Lane, Gnosall	No objection	Allowed 20.03.19	
19/29956/FUL	21.02.19	Modification to previously approved vehicular access on land adjacent to 74 Audmore Road, Gnosall	No objection	Awaiting decision	
19/29995/FUL	21.02.19	Conversion of stables into holiday let accommodation with fully compliant access and facilities for the disabled at The Stables, Outwoods Bank, Outwoods	Objections raised when the previous 3 applications had been considered remain the same. Clerk asked to inform the Case Officer of this. The Clerk was asked to include in the formal response that should SBC approve this application, a condition should be included to stipulate that the accommodation should only ever be used for disabled holiday accommodation and not for residential purposes. Councillors also queried the comment on the website whereby it states "a full consultation is required from Highways". The Clerk to ask the Case Officer for clarification.	Awaiting decision	