

Gnosall Parish Council
Minutes of the Planning Committee Meeting
Held on Thursday 31st October 2019 at 7.30pm in the Grosvenor Centre

Present: Cllr R Greatrex (in the Chair), Cllr A Mills, Cllr C Emsley, Cllr J Lammin, Cllr J Tomkinson and Jayne Cooper

Public Open Forum: none present

1	<p>To receive apologies and record absences</p> <p>Received from Cllr G Gregory, Cllr D Webb</p>	
2	<p>To receive and confirm the minutes of the meeting held on 19th September 2019</p> <p>The minutes were approved 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>Visibility Splays A response had been received from Staffordshire County Council which cllrs believed did not cover the issues raised in the letter sent from the Parish Council in September. In addition, a local resident had also shared his concerns with the parish council as well as his knowledge about the calculation of visibility splays and had provided useful information and photographs. A follow up letter to the County Council would be sent and copied to Borough and County councillors.</p>	
5	<p>To consider the following planning applications:</p>	
	<p>19/31138/HOU</p> <p>Erection of a single storey garden shed on a brick base with timber cladding a tiled pitched roof, a single pedestrian door and no windows at 2 Moreton Bank Cottages, The Outwoods, Outwoods</p> <p>There was no objection.</p> <p>19/31333/FUL</p> <p>Conversion of redundant farm building to single residential dwelling unit together with relocation of highway access, creation of a residential cartilage and change of use of land to residential at : Barn Adjacent to Shropshire Union Canal, Upper Cowley Farm, Cowley Lane</p> <p>There was no objection.</p>	
6	<p>To receive planning decision and information about planning appeals</p> <p>Information on planning decisions to be circulated.</p>	
7	<p>To deal with any correspondence and communication relating to Planning matters including</p> <p>It was noted that High Offley Parish Council's Neighbourhood Plan is now in its consultation period.</p>	

	<p>It was noted that application 19/31008/COU, change of use from an outbuilding to form livery stabling and dog grooming salon and the use of land in connection with equestrian use at Coton Farm Newport Road, would be considered by SBC's Planning Committee on 6th November 2019. Conditions attached to the application were reported.</p>	
8	<p>Date and time of next meeting</p> <p>Thursday 21st November 2019</p>	

Planning Committee - Update on Planning Applications as at 19.09.19

Application Number	Date GPC Committee considered	Details	GPC Decision	SBC Decision	Notes
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	
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	
19/30334/FUL	16.05.19	Conversion of small single storey steel framed, timber clad barn into a two bedroom dwelling at Barn at Hillside, Outwoods	Agreed GPC should write to the SBC Case Officer to request an opportunity for the GPC to consider the resubmitted application when received, to allow GPC to cross reference the application with its approved Neighbourhood Plan.	Awaiting decision	
19/29879/HOU	27.06.19	Minor material amendments to 15/22498/FUL to replace patio to side elevation with a chimney, 2 small windows on first floor front elevation	Members unable to make informed decision as the plans were confusing and lacked detail. Clerk to inform the Case Officer and request more detailed plans.	Allowed 28.08.19	19/29879/FUL Minor material amendments to 15/22498/FUL to replace patio to side elevation with a chimney, 2 small windows on first

		replaced by 1 larger to match existing ground floor and additional roof window at 1 The Adstons, Gnosall Road, Bescote			floor front elevation replaced by 1 larger to match existing ground floor and additional roof window at 1 The Adstons, Gnosall Road, Bescote to be considered 15.08.19
19/30804/FUL	25.07.19 15.08.19	Redevelopment of petrol station on Station Rd, Gnosall	To request an extension of time to respond and for further information to be sought and considered No objection to the application, but a number of points should be submitted to the Case Officer to take into consideration when reaching a decision on the application; parking concerns, delivery times, additional Pelican crossing and fire exits.	Awaiting decision	19/30804/FUL Demolition of existing buildings and redevelopment of existing petrol station at Gnosall Service Station, Station Road, Gnosall to be reconsidered 15.08.19
19/30748/FUL	25.07.19	Two steel portal framed agricultural storage buildings and an equestrian ménage on land northwest of Holly Farm, Horseshoe, Audmore	No objection	Allowed 21.08.19	
19/29995/FUL	25.07.19	The Stables Outwoods Bank Outwoods, amendment to previous application (Engineer's report).	Decision should be left with SBC Planning	Awaiting decision	