

**Minutes of the Planning Committee  
Held on 2 June at 7.30pm**

Present:	Cllr R Greatrex (in the Chair) , Cllr G Payne, Cllr K Abbott, Cllr P Alker, Cllr D Watson-Jones, Cllr A Bevington (from 7.40pm), Cllr Paul Boston, Jayne Cooper
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**Press and Public Open Forum:**

1 present

**1 To elect a Chairman and Vice Chairman**

Cllr Greatrex was proposed and seconded as Chairman and accepted the position.  
Cllr Alker was proposed and seconded as Vice Chairman. Cllr Alker accepted the position.

**2 To receive apologies and note absences**

Apologies received from Cllr Tomkinson  
Absences: Cllr Deegan

**3 To receive and confirm the minutes of the meetings held on 21 April and 12 May 2011**

The minutes of the meeting held on 21 April and 2 May were proposed, seconded and agreed as a true record. A copy of the response regarding application 10/14641/Out 5 dwellings at Glebe Lane, Gnosall to be circulated to members.

**3 To receive any declarations of interest**

Cllr Greatrex declared that he is an acquaintance of the applicant of application number 11/15313/FUL, Walton Grange, Walton Grange Lane, Moreton.

No members would comment on application 11/15207/FUL, Befcote Farm, Gnosall as applicant is the husband of Cllr Tomkinson

**4 To consider any matters arising from the minutes of the last meeting held on 2 May 2011.**

None

**5 To consider the following planning applications:**

11/15338/FUL            Amended information and amended plan  
Hard standing Lane NE Radmore Lane, Gnosall

**No objection**

11/15471/HOU            Construction of new double garage as part of refurbishment of  
existing farm house  
Coley Farm House, Outwoods Road, Coley  
Applicant: Mr M Hyde

**No objection**

11/15449/FUL            The Old Police House, Stafford Road, Gnosall  
UPVC Conservatory  
Applicant: Mr J Oliver

**No objection**

10/14228/OUT

Land at rear of 36 High Street, Gnosall  
Three terraced houses and one bungalow  
Applicant Mrs C Blunt

Objection on the grounds of:

- Density of houses in a small area
- Amount of traffic generated would have detrimental affect on the area and the entry and exit to and from the development is not large enough for such volume of traffic
- The entry exit point would mean impaired visibility for traffic onto the High Street as cars park throughout the day/evening on both sides of the access point.
- St Lawrence Church is a listed building therefore concern expressed regarding the boundary wall.
- Many of the old trees surrounding the site may have TPO's on them
- Current drainage and sewerage systems are old and overloaded, additional properties would add to the problem

11/15313/FUL

Walton Grange, Walton Grange Lane, Moreton  
Construction of two wind turbines  
Applicant: Mr S Philips

Objection on the grounds of several technical issues arising from the reports received with the application ie:

- The distance to the nearest residential dwellings appears to be exaggerated. From examination of an OS map the distance from the proposed location to the nearest dwellings is substantially less than the 1.0km quoted in the document.
- The Noise Study report included in the planning application relates to tests commissioned by the turbine manufacturer and carried out in Ireland. In a project such as the one proposed it would be expected that the background noise measurements to have been taken at the site of the proposed development. The measurements to be made by an independent noise testing laboratory.
- The noise levels quoted are for a single turbine. No data is presented for two turbines operating in close proximity. It is to be expected that the noise levels will be at least twice those quoted in the planning application.
- With two wind turbines operating in close proximity there may exist the possibility low frequency 'Beat Frequencies' being generated when the turbines are rotating at different speeds. Low frequency noise can travel long distances at night. It is noted that the use A - Weighted Graphs in the report attenuate the noise measurements in the lower part of the spectrum for presentation purposes. The planning application should include an impact statement on low frequency noise.
- No information is provided regarding the potential for Amplitude Modulation (AM) effects giving rise to the very low frequency noise.

Cllr Boston also raised his concerns regarding the public footpath which is very near to the proposed site.

Committee felt that if reports are deemed different they would be happy to consider the application again with updated information.

**6 To receive planning decisions and information about planning appeals**

11/15156/FUL All Weather equestrian exercise - APPROVED  
11/15139/FUL Replacement Barn, Plough Farm – APPROVED  
11/15156/FUL Pony Paddock, Lowfield Lane - APPROVED

**7 To deal with any correspondence or communication**

- Letter re 1 Grange Road, Knightley, planning application 11/15247/FUL. Retrospective application received.
- Details received of the appeal regarding Land at Woodside Farm to be heard on 21 June. Members decided not to attend as comments had already been lodged.
- Application 11/15509/ESTF – Gnosall Surgery extension of time request for the part demolition, extension and conversion of disused surgery to provide 10 retirement flats. Cllrs asked the Clerk to respond to the planning department informing them that the site is showing signs of deterioration and they would like to see the area renovated as soon as possible.
- 2 x copies of letters from residents regarding their objection to application 10/14228/OUT

**8 To confirm the date and time of the next meeting**

23 June 2011.

Meeting closed at 8.40pm