

**Gnosall Parish Council**  
**Minutes of the Planning Committee**  
**Held on Thursday 30<sup>th</sup> October 2014 at 7.30pm in the Parish Office**

Present:	Cllr R Greatrex (in the Chair)	Cllr G Payne
	Cllr D Watson-Jones	Cllr M Booth
	Cllr K Ingram	Cllr J Tomkinson
	Cllr P Alker	Cllr S Wallis
	Jamie McLaren	

**Press and public forum**

No members of the public were present.

**1. To receive apologies and record absences**

Apologies received from Jayne Cooper, Cllr S Green and Cllr K Abbott

**2. To receive and confirm the minutes of the meeting held on 9<sup>th</sup> October 2014**

The minutes of the meeting were approved as a true and accurate record.

**3. To receive any declarations of interest**

There were no declarations of interest.

**4. To consider any matters arising from the last meeting**

**14/20929/OUT                      Residential development, Land at The Cottage, Post Office Lane, Moreton**

The committee enquired as to whether a response about this application had been received.  
The Clerk to action.

**14/20913/HOU                      Tree House, 16 Deer Park, Gnosall**

It was reported that this application is currently pending consideration.

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

14/21252/HOU	Demolition of a UPVC conservatory and replacement with a brick built orangery style extension with large roof-light. 3 Church Close, Gnosall Applicant: Mr P Tarr
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There was no objection to this application although the committee noted that the property was in the conservation area.

14/21096/FUL	Forest Research Institute and associated development Mil Haft Wood, Norbury Junction Applicant: Norbury Estate
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No objection to this application. It was suggested that the Clerk send a separate letter supporting the application.

14/21154/ADV                Retrospective application for retention of illuminated fascia sign to front elevation  
Nicolson's Estate Agents, 1 Station Road, Gnosall  
Applicant: Mr S Nicolson

There was no objection to the sign. However, in reference to the illumination, the committee suggested that the levels should be reduced to 100 candela per square metre ( $cd/m^2$ ) because it is in the designated conservation area.

14/21075/HOU                Garage extension  
Brookside Cottage, Outwoods Farm Road, Outwoods  
Applicant: Mr T Hampton

No objection to this application.

## **6. To report on any updates on large scale developments**

In summary, the following information was reported:

### **Knightley Road (Bellway Site)**

In relation to the Section 106 agreement, Gnosall Parish Council was originally offered £12,000. The planning officers at SBC made the decision to reduce the amount received from each household from £500 to £350 therefore reducing the total amount to £8,400 that Bellway Homes had confirmed to the Clerk was not separate and was included in the total amount of S106 funds. The Parish Council is awaiting an invitation from Stafford Borough Council to a meeting to discuss these funds.

### **Knightley Road (Grasscroft Site)**

It was reported that the appeal made by Grasscroft was successful with the planning inspector ruling in favour of the applicant. There were 22 conditions associated with the approved application including the retention of hedges. Gnosall Parish Council should ensure there is no new access created to the Village Green from the site as the retention of the natural habitat at the rear of the site is essential.

Cllr Booth asked members to consider appealing against the decision as she felt there is a justified case due to poor representation at the inquiry. It was decided that the Parish Council would speak to SBC to obtain more information and advice about costs before the decision to appeal was made. It was also reported that the number of houses for all the key service villages had reached 980 out of 1200.

### **Staffordshire County Council Site**

The date of the public inquiry has been set for either the 23<sup>rd</sup> or 24<sup>th</sup> February for four days.

### **Audmore Loop (Richborough Estates)**

Cllr Greatrex reported on a meeting that was held with Steve Louth from Richborough Estates that both he and the Vice Chairman had attended. Details of the consultation event had been shared. A copy of the notes of that meeting had been circulated to the committee (a copy is attached as Appendix 1).

## **7. To receive planning decisions and information about planning appeals**

**14/20981/HOU** - 2 storey extension to front to form new garden room and bedroom  
Ivy House Farm, Newport Road, Haughton - REFUSED

**14/20866/HOU** - Sun lounge and replacement attached double garage with loft storage over, amendments to porch  
Watercress Cottage, Audmore, Gnosall - PERMITTED

**14/20706/FUL** - 4000 bird extension to the existing 12,000 bird free range egg production unit  
Sandy Bank Farm, Radmore Lane, Gnosall - PERMITTED

**14/20634/FUL** - Conversion of redundant agricultural building (with permitted ancillary residential use) into a single dwelling with associated access, amenity areas and drainage  
Barn at Lindore Farm, Broad Hill, Gnosall - PERMITTED

**13/19470/LDC** - Existing change of use of land to agricultural use  
Rose Cottage, Stafford Road, Woodseaves - PERMITTED

**8. To deal with any correspondence and communication relating to planning matters**

Cllr Payne noted that the sign advertising the Sports and Social Club is still attached to the gate adjacent to the park on Parish Council land. The Clerk to contact the managers of the Sports and Social Club to request the signs are removed. Due to size of the signs, it would be necessary to advise the proprietors that retention of the signs may require planning permission.

**9. To confirm the time and date for the next meeting**

20<sup>th</sup> November 2014 although the time may have to change to 8.00pm / 8.15pm due to the Parish Planning Forum being held on the same evening.

The meeting closed at 8.35pm

**Meeting with Richborough Estates**  
**20<sup>th</sup> October 2014**

Present:	Steve Louth (SL), Richborough Estates Roger Greatrex (RG), Chairman of Gnosall Parish Council Pat Alker (PA), Vice Chairman of Gnosall Parish Council Jamie McLaren (JMCL), Assistant to the Clerk
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SL notified the Council that there had been a number of subtle changes made to the layout of the plan -

1. A hedgerow had now been included in the middle of the site which therefore creates slightly shorter gardens.
2. Following the public consultation, there will be provision for 3 or 4, 2 bedroom bungalows.
3. A CCTV camera had been used to inspect the drain in the left hand corner of the site, (Audmore Road end). This showed some collapsed pipework which Richborough will need to rectify.
4. Ditch-work has been planned all around the site channelling any water into the left hand corner.
5. There will be 90 units on the site.
6. Within the planning application, Richborough is proposing to include a condition that will stop any developer from changing the structure of the site without submission of another full application.
7. A copy of the GRID newsletter that was issued on the day of the public consultation, will be submitted with the planning application as SL was unhappy with the tactics being encouraged by GRID.
8. SL was asked to check information listed in their documentation as to whether there will be 11 or 12 key service villages listed in SBCs development plan. SL agreed to follow this up.
9. It was confirmed that Pegasus are the architects for Richborough Estates and they will produce any further publications and it may well be that any further meetings will be with Pegasus although SL confirmed he would be happy to attend some meetings .
10. As part of the site plan, there is a Community Green which will be offered for adoption for maintenance. There would be a small annual maintenance fee charged to residents for upkeep.
11. It was confirmed that the developer would own all public open space but ownership can be transferred to another interested party, if necessary.
12. SL advised that Richborough intended to submit a planning application sometime during week commencing 27<sup>th</sup> October and the Parish Council will receive a full copy of the application with supporting documentation when the application is lodged.
13. GPC was advised that a large dead tree will be removed from the site following a bat survey that confirmed that bats did not reside in the tree.
14. SL advised that the Parish Council has an opportunity to discuss GPC's future improvements or requirements in the Parish and discussed how Section 106 money can be used. SL confirmed that Richborough can ring-fence funding specifically for Gnosall providing that we have a project in mind. GPC will need to submit plans, with costs, for consideration. It was suggested that GPC acts quickly and it was suggested details of projects should ideally be submitted to Richborough within a month of this meeting.
15. There was a general discussion on possible ideas for projects and RG agreed that the Council needs to draw up a wish list, with plans and costs, as soon as possible.