

Gnosall Parish Council
Minutes of the Planning Committee Meeting
held on 16th July at 7.30pm pm in the Parish Office

Present:	Cllr R Greatrex (in the Chair)	Cllr G Payne
	Cllr K Ingram	Cllr G Gregory
	Cllr J Tomkinson	Cllr C Emsley
	Cllr D Webb	
	Jayne Cooper	

Press and Public –five members present

Public Open Forum

The Chairman, Cllr Greatrex, explained that Cllr Gregory and Cllr Emsley were two new councillors who were observing the planning meeting as cllrs but were not members of the planning committee yet and would not vote on decisions.

Mr Stevenson had two questions:

Qn.1 he asked for clarification on the planning decision made by Stafford Borough Council about planning application at Knightley Hall Farm regarding a change in the sewage system.

Cllr Greatrex said Cllr Gregory had spoken on behalf of the parish council strongly objecting. However The Environment Agency, who had initially objected to the application, had not raised an objection to the variation. The application was approved with 7 cllrs voting in favour of the application and 5 against.

Cllr Gregory confirmed she had voiced all concerns raised by residents and the parish council. She said Cllr Mike Smith had been trenchant about the breaches and issues with previous applications submitted by Mr Busby and had since asked Stafford Borough Council to carry out monthly reviews to ensure conditions are being adhered to.

Qn. 2 Mr Stevenson said he had followed the Neighbourhood Plan process within interest but raised concerns that it only covers 2% of the parish and in his opinion the other 98% does not get mentioned. He asked whether the needs of the other 98% will be addressed once the Neighbourhood Plan is established.

It was made clear to Mr Stevenson that the rural areas in the parish are covered in the NP and reference is made to the rural areas under Policy 3 Housing Provision and also the need to strengthen the economy in the rural area. The Clerk asked Mr Stevenson to write to the Chairman of the Neighbourhood Plan Working Group outlining his specific issues. The Clerk also suggested Mr Stevenson looks at all the supporting NP documents on the website that details issues raised by parishioners who completed the questionnaires.

Cllr Greatrex felt it was an opportune time to report back on discussion with the Case Officer regarding the outstanding application at Knightley Hall Farm, 13/19128/FUL. As requested at the last meeting, Cllr Greatrex had tried to make an appointment with a Case Officer to discuss the reasons the application is taking so long to conclude. The Case officer had reported that there had been change in the policy that deals with the way flooding is considered. This matter is now dealt with by Staffordshire County Council (SCC) and Natural England will not make a decision until a report is received from SCC. Once the report is received by Natural England, Stafford Borough Council will consider the application (and supporting reports) at the nearest Planning Committee Meeting.

Another resident raised concerns that most of the local fruit farm employees are foreign so the argument that there is local employment is not valid. Cllrs did not accept this comment as it

was felt the jobs are advertised and local people choose not to apply leaving the local farmers little choice but to employ from elsewhere.

1	<p>To receive apologies and record absences</p> <p>Apologies received from Cllr Tomkinson, Cllr Alker, Cllr Green</p>	
2	<p>To receive and confirm the minutes of the meeting held on 4th June 2015</p> <p>The draft minutes of the meeting held on Monday, 4th June were agreed, and signed as a correct record of proceedings.</p>	
3	<p>To receive any declarations of interest</p> <p>The Clerk, even though does not make a decision on applications, declared an interest as she is a friend of the applicant of 15/22500/FUL and took no part in discussions.</p>	
4	<p>To consider any matters arising from the minutes</p> <p>The Clerk confirmed she had written to Stafford Borough Council asking for more details on variations and/or amendments to applications that would make it easier for parish council's to comment.</p>	
5	<p>To consider the following planning applications</p> <p>15/22500/FUL Erection of bungalow on garden land to rear of 30 Audmore Road:</p> <p>Cllrs noted comments raised by neighbours of the applicant. The application was discussed in details and there was no objection. Cllrs requested Borough Council Planning Officers ensure there is a condition that there is no parking on the grass verge.</p> <p>15/22493/HOU Single storey rear porch, 9 Church Close, Gnosall There was no objection</p> <p>15/22498/FUL Alterations and extensions to dwelling comprising of two storey side extension and single storey rear extension. To include change of use to land to side garden, retention of detached playroom/office and provision of sewage treatment plant. 1 The Adstones Gnosall Rd Bescote -</p> <p>There was no objection</p> <p>15/22424/HOU Amendment to previous application, 16 Parsons Drive, Gnosall</p> <p>No comment as cllrs could not find details of the amendment</p> <p>S.15/01/4004 New store for separated digestate fibre from existing Anaerobic Digestion Plant, Lower Reule Bioenergy Ltd, Cowley, Gnosall</p> <p>There was no objection</p>	

	<p>15/22501/HOU Erection of single storey oak frames Orangery, Wheelturn Cottage, Outwoods Farm Road, Outwoods</p> <p>There was no objection</p>	
6	<p>To report on any large scale developments</p> <p>Knightley Road (Bellway) development – The Clerk confirmed she had contacted Bellway Homes to ensure that all buyers are informed about the hedge and boundary issues and responsibilities made clear.</p> <p>Hedge removal at Royal Oak – concerns were raised at the Council meeting on 13th July that the hedge had been removed. It was confirmed that no planning permission is required as the hedgerow is not on, or runs alongside, agricultural land, common land, including town or village greens, land used for forestry or the breeding or keeping of horses, ponies or donkeys or a Local Nature Reserve or Site of Special Scientific Interest. On this basis the hedgerow is not covered by the hedgerow regulations.</p> <p>Lowfield Lane development – Cllr Payne reported that meetings continue with school regarding the development on Lowfield Lane. The issue regarding the safety barriers is not yet resolved and further meetings are planned. A dropped kerb, away from the Bellway site entrance that will be opposite the school new entrance is also being investigated.</p>	
7	<p>To receive planning decisions and information about planning appeals</p> <p>15/22042/FUL: Change of use of and and construction of a hard surfaced tennis court at The Oak House, Knightley - REFUSED</p>	
8	<p>To deal with any correspondence and communication relating to planning matters</p> <p>Nothing to report</p>	
9	<p>Date of Next Meeting</p> <p>The next meeting would be held on 6th August 2015 at 7.30pm</p>	

The meeting closed at 9.00pm