

**Gnosall Parish Council**  
**Minutes of the Planning Committee Meeting**  
**Held on 19<sup>th</sup> November 2015 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 C Emsley Cllr D Webb  
Cllr Tomkinson Cllr S Wallis  
Jayne Cooper

**Public Open Forum** – no members of the public present

1	<b>To receive apologies and record absences</b>  Apologies received from Cllr Alker and Cllr Abbott	
2	<b>To receive and confirm the minutes of the meeting held on 29<sup>th</sup> October 2015</b>  The minutes of the meeting were agreed as a true and accurate record.	
3	<b>To receive any declarations of interest</b>  None received.	
4	<b>To consider any matters arising from the minutes</b>  There were no matters arising.	
5	<b>To consider the following planning applications</b>  <b>15/23173/PAR</b> Conversion of two agricultural barns into two residential dwellings, stables and Buildings adjacent to Rose Cottage, Stafford Road, Woodseaves  There was no objection.  <b>15/23138/FUL</b> Erection of a four bed detached house and formation of new dropped kerb at 51 Audmore Road, Gnosall  Members felt there was no significant change to the amended application therefore comments reported previously, objecting to the application, remain the same.	Clerk
6	<b>To report on any large scale developments</b>  <b>Meeting held on 16<sup>th</sup> November with Galliford Try regarding application 15/23105/REM on Knightley Road</b>  A positive meeting had been held with representatives of Galliford Try and all concerns raised at the previous planning meeting were reported. Galliford Try agreed to: <ul style="list-style-type: none"> <li>• Try and establish the pavement from the site entrance to the corner of Brookhouse Road as a priority</li> <li>• Look at the road widening plans and amend them in line with what</li> </ul>	

	<p>planning members had recommended.</p> <ul style="list-style-type: none"> <li>• Look at traffic management needs and direct construction vehicles along Brookhouse Road to the A518 rather than through Greenfields.</li> <li>• Galliford Try confirmed that the green space on the site is “restricted in perpetuity” and would never be built on</li> <li>• Galliford Try asked for information regarding the owner of the adjacent land as they had to make contact regarding drainage. This information had been provided.</li> </ul> <p>It was noted that the affordable housing would be in two clusters, one for rental properties and one for shared ownership properties. Walsall Housing Group would be the housing provider and buyers of shared ownership properties would be able to buy 100% of a property. There would be 9 shared ownership properties and 13 rental properties</p> <p>There would be a Section 106 contribution to Stafford Borough Council of £427,841. Galliford Try advised GPC to contact Stafford Borough council and request some of the S106 funds, particularly a percentage of the open space contribution. Galliford Try would support the Council’s request if needed.</p>	
7	<p><b>To discuss the proposed changes to the conservation area</b></p> <p>The proposed changes were discussed and members had no objections. Planning members had received a copy of Mr Taylor’s concerns (resident at Monks Walk) whose property would be affected by the changes. It was agreed that the Clerk would respond stating the Council did not have any objection but ask for the Conservation Officer to review Mr Taylor’s concerns and respond directly to him.</p>	Clerk
8	<p><b>To receive planning decisions and information about planning appeals</b></p> <p>There was nothing to report</p>	
9	<p><b>To deal with any correspondence and communication relating to planning matters</b></p> <p>An email had been received from a Knightley resident raising concerns about the sale of Rose Tree Farm on Knightley Road and whether the site could be developed. Cllr Greatrex would respond informing the resident of the Neighbourhood Plan purpose and rural development.</p> <p>A copy of a letter sent to Staffordshire County Councillor Mark Winnington from local school children concerned about the lack of safety barriers, had been received by all councillors. It was agreed that Gnosall Parish Council should support the school’s request for safety barriers and a letter would be sent as soon as possible. It was noted that at the time the planning application was considered, the Parish Council had requested barriers as part of the planning conditions.</p>	<p>Cllr Greatrex</p> <p>Clerk</p>
10	<p><b>Date of Next Meeting</b></p> <p>The next meeting would be held on 10<sup>th</sup> December 2015</p>	

The meeting closed at 9.40pm