

**Gnosall Parish Council**  
**Minutes of the Planning Committee Meeting**  
**Held on Thursday 28<sup>th</sup> April 2016 at 7.30pm in the Parish Office**

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

Jeanene Walton-Sanders

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

		<b>ACTION</b>
<b>1.</b>	<b>To receive apologies and record absences</b>  Apologies received from Cllr G Gregory, Cllr K Abbott and Jayne Cooper.	
<b>2.</b>	<b>To receive and confirm the minutes of the meeting held on 7<sup>th</sup> April 2016</b>  The minutes of the meeting were agreed as a true and accurate record.	
<b>3.</b>	<b>To receive any declarations of interest</b>  There were no declarations of interest declared.	
<b>4.</b>	<b>To consider any matters arising from the minutes</b>  There were no matters arising from the last meeting.	
<b>5.</b>	<b>To consider the following planning applications</b>  16/23957/COU              Change of use of agricultural field to a new ménage and erection of post and rail fencing Applicant: Mr M Robinson  The application was reviewed and there was no objection. Clerk to respond.	Clerk
	16/23865/FUL              Installation of 1 steel kiosk to accommodate operational equipment Severn Trent Water Ltd Hollies Water Treatment Works   Hollies Common  The application was reviewed and there was no objection. Clerk to respond.	Clerk
	16/23945/HOU              Single storey rear extension to form utility/wc area, pitched roof over existing flat roof extensions Applicant: Mr S Wilkinson  The application was reviewed and there was no objection. Clerk to respond.	Clerk

	<p>16/23563/ADV Amended application for sign at Nicolson's Estate Agents, 1 Station Road, Gnosall</p> <p>The application was reviewed and there was no objection. Clerk to respond.</p>	Clerk
<b>6.</b>	<p><b>To report on any large scale developments</b></p> <p>Galliford Try Development, Knightley Road - It was noted that the ongoing highway issue was still to be resolved. Cllr Greatrex advised that the roadway needs to be 5.5m wide and currently the average width is 4.7m. The Parish Council had requested that the hedge would remain, however it is likely that the hedge would be removed to widen the road, along with a tree, that does not have a preservation order.</p> <p>Bellway development, Knightley Road – The Clerk to write to developers regarding the poor state of Knightley Road, as a result of construction work and associated traffic as well as ongoing issue with flooding.</p>	Clerk
<b>7.</b>	<p><b>To receive planning decisions and information about planning appeals</b></p> <p>Cllrs were informed that Application 16/23639/OUT regarding proposed development on Audmore Loop would be considered by Stafford Borough Council's Planning Committee on Monday 9<sup>th</sup> May 2016 at 11am.</p>	
<b>8.</b>	<p><b>To deal with any correspondence and communication relating to planning matters</b></p> <p>Land off Forresters Lane - Cllr Greatrex read out the minutes of the meeting that took place on 20<sup>th</sup> April 2016 with the agent of the land owner, regarding the proposed development of this land, currently a small holding. The agent was informed of Gnosall's Neighbourhood Plan and defined development boundary and that the land in question is outside of this boundary and would, therefore, not be supported by the Parish Council. The land is also on a floodplain.</p> <p>It was proposed that the Planning Committee would recommend to the next full meeting of Gnosall Parish Council that the Council's Solicitors, Hand, Morgan &amp; Owen is requested to check the Council's deeds to confirm ownership of the road off Brookhouse Road that leads to both the play area car park (owned by the parish council) and Forrester's Small Holding as there is some uncertainty. Once ownership is confirmed, the Parish Council should have the all the land known on the deeds as "The Acres" registered with the Land Registry under voluntary first registration scheme. This was proposed by Cllr Ingram and seconded by Cllr Payne. All Councillors voted in favour.</p>	
<b>9.</b>	<p><b>To confirm the time and date for the next meeting</b></p> <p>Date of next meeting 19<sup>th</sup> May 2016 at 7.30p.m.</p>	

The meeting closed at 8.05pm