

Gnosall Parish Council
Minutes of the Planning Committee Meeting
Held on 13th October 2016 at 7.30pm in the Parish Office

Present: Cllr G Gregory (in the Chair) Cllr Payne Cllr Tomkinson
Cllr K Ingram Jayne Cooper

Public Open Forum – no members of the public present

1	<p>To receive apologies and record absences</p> <p>Apologies received from Cllr Abbott, Cllr Greatrex, Cllr Webb, Cllr Wallis</p>	
2	<p>To receive and confirm the minutes of the meeting held on 22nd September 2016</p> <p>The minutes of the meeting were agreed as a true and accurate record.</p>	
3	<p>To receive any declarations of interest</p> <p>None received</p>	
4	<p>To consider any matters arising from the last meeting</p> <p>Review of the Neighbourhood Plan</p> <p>J Rhodes, Chairman of the NP Working Group had confirmed that under current legislation there is no legal mechanism that he is aware of to modify or review NPs. Under current laws to change a NP would probably mean starting afresh on a new one and there may not be a legal means of doing that (and it would be a drastic step). Also Stafford Borough Council, as the local Planning Authority, would do it, as its part of their Development Plan.</p> <p>The NP Planning Bill would have to pass through Parliament and assuming the proposals in the Bill were agreed, it would mean waiting for the subsequent revisions to the Planning Act to be put in place. This could take a couple of years.</p> <p>However, there is nothing to stop GPC thinking about the issues and what changes or improvements it might want to make in a review, but GPC could not actually be able to take it any further until the law is changed. JR also suggested seeking the advice of SBC.</p> <p>Councillors welcomed these comments and asked the Clerk to contact SBC for their comments as well as Staffordshire Parish Council's Association to seek advice on behalf of GPC. In the meantime, Planning Committee members would keep a log of suggested amendments to Gnosall's NP.</p>	
5	<p>To consider the following planning applications</p> <p>16/24948/HOU Two storey side extension single storey garage, conservatory to rear and erection of boundary fence and dropped kerb at 33 Knightley Way. There was no objection</p> <p>16/24971/HOU Two storey side extension to form kitchen, wc and store</p>	

	<p>and bedroom ensuite at 26 Hollies Brook Close. There was no objection</p> <p>16/24956/HOU Rear/side single storey extension to form enlarged lounge at 51 Fountain Fold. There was no objection</p> <p>16/24833/FUL Conservatory to side, change of use of land and retention of fence at 21 Brookhouse Way</p> <p>Cllrs noted there were 6 objections on SBC's website and neighbours had been into the parish office raising their concerns about this application. The main issues raised were poor visibility, creation of a blind spot, unsightly work, boundary requisition, height of fence, height and proximity of sheds.</p> <p>Cllrs had visited the site and agreed with some of the concerns raised. It was also noted that the Case Officer had informed the Clerk that an amendment to the application had been made and she was awaiting new drawings. In addition, Stafford Borough Council's Enforcement Team were investigating the large sheds that had been erected in the garden.</p> <p>It was considered sensible approach to contact The Land Registry to determine the owner of the strip of land where the boundary fence had been extended. It could be the applicant as indicated in the planning application documents or it could be the developer. However as this was causing some concern, it would be useful to find out. Therefore, it was proposed, seconded and agreed that the Clerk should contact Land Registry and pay the £20 fee to obtain the required information.</p> <p>It was also agreed that the Clerk should request an extension of time to formally respond and request details of the amended application as well as an update from Enforcement Officers. Once all information is gathered, an informed decision could be reached.</p>	<p>Clerk</p> <p>Clerk</p>
6	<p>To report on any large scale developments</p> <p>There was nothing to report.</p>	
7	<p>To receive planning decisions and information about planning appeals</p> <p>16/23800/FUL - Proposed farm shop, awaiting decision 16/24213/OUT - Development of houses on Audmore Rd, awaiting decision 16/24583/HOU - Extension on Hazelbrook Cottage, Audmore. Approved 16/24711/HOU- Extension at St Lawrence Way. Approved 16/24656/FUL - Poly tunnels at Knightley Hall Farm, awaiting decision 16/24341/OUT new development in Knightley, awaiting decision. It was noted that the Case Officer is still recommending refusal. 16/24821/FUL extension to sports club – awaiting decision</p>	

8	<p>To deal with any correspondence and communication relating to planning matters</p> <p>SBC Letter, The Plan for Stafford Borough Part 2</p> <p>Cllr Gregory informed cllrs of all the modifications to this document, all of them minor modifications with no changes to the content. It was agreed that the Clerk would respond confirming Gnosall Parish Council approves the modifications before the deadline of 4th November</p>	Clerk
9	<p>Date of Next Meeting</p> <p>3rd November 2016 at 7.30pm</p>	

The meeting closed at 8.20pm