

**Gnosall Parish Council**  
**Minutes of the Planning Committee Meeting**  
**Held on 16<sup>th</sup> March 2017 at 7.30pm in the Parish Office**

Present: Cllr R Greatrex (in the Chair), Cllr Payne, Cllr G Gregory, Cllr D Webb, Cllr K Abbott, Cllr K Ingram, Jayne Cooper

**Public Open Forum:** Three members of the public present

1	<b>To receive apologies and record absences</b>  None received.	
2	<b>To receive and confirm the minutes of the meeting held on 23<sup>rd</sup> February 2017</b>  The minutes of the meeting were agreed as a true and accurate record.	
3	<b>To receive any declarations of interest</b>  There were no declarations of interest	
4	<b>To consider any matters arising from the last meeting</b>  There were no matters arising.	
5	<b>To consider the following planning applications</b>  <i>The meeting was adjourned to allow members of the public to speak</i>  The following concerns were raised by two members of the public regarding application 16/25295/OUT - Outline application for residential development on land adjacent to Audmore Cottage, The Horseshoe <ul style="list-style-type: none"> <li>• The field where development is proposed is very water logged.</li> <li>• With built in draining, where will the water go? Could lead to further complications to the drainage system that would not cope with additional foul water</li> <li>• The area is already busy with traffic, more dwellings would lead to potential for accidents.</li> <li>• This development would spoil the general keeping of the area which is a beauty spot</li> <li>• Need to consider the density of housing that would lead to more pressure on the local amenities</li> <li>• Need to consider the health and safety of children</li> <li>• Well established ancient hedges that could be disturbed</li> </ul> The Chairman, when asked, explained the meaning of reserved matters to members of the public.  <i>The comments were noted and the meeting resumed</i>  Members also received a copy of correspondence from another local resident who had knowledge of previous applications on the same site that had been refused. In one case, that went to appeal, the Planning Inspector considered that this site should remain undeveloped so as to maintain the inherent character and individuality of Audmore and	

	<p>Gnosall.</p> <p>It was noted that the land on which the development is proposed is inside the development boundary as agreed in the Neighbourhood Plan and the Planning Committee do and will continue to support the provisions in Gnosall's Neighbourhood Plan as long as it is sustainable and appropriate development. However Council objected to this application as there is very little information, particularly around the number of dwellings and appropriateness of the development. Without basic information, councillors found it difficult to agree a reasoned response.</p> <p>In addition councillors raised concerns that :</p> <ul style="list-style-type: none"> <li>• The access point in and out of the proposed is not wide enough for large vehicles</li> <li>• The application form asks if there are any ancient trees or hedges. The applicant has indicated "no". In fact the hedge in an ancient hedge that should be protected.</li> <li>• The proposed site is the lowest corner of the land within The Loop and often floods. There is no information about what measures are in place to alleviate this issue.</li> <li>• The narrowness of the lane around The Horseshoe is another matter of concern and that additional traffic would impact negatively on the lane and surrounding area</li> </ul> <p><i>Members of the public left the meeting</i></p> <p>17/25817/HOU: Proposed balcony, Coton Mill, Newport Road, Gnosall,</p> <p>The original application, that GPC had been asked to comment on in April 2016, had been withdrawn to allow the planning committee to note The Conservations Officer's comments. It was agreed that the Parish Council's comments remain as stated in April 2016 and that the Parish council agree with the comments made by the Conservation Officer.</p> <p>17/25710/HOU: Proposed rear extension to existing kitchen, new roof light and relocation of 4 existing roof lights at The Old Granary, Heath Road, Bromstead</p> <p>There was no objection</p> <p>17/25764/OUT: Proposed two storey detached four bedroom dwelling on land adjacent to Nirvana, Stafford Road, Gnosall</p> <p>It was acknowledged that this site was approved within the approved sites as included in Gnosall's Neighbourhood Plan. There was no objection.</p>	
6	<p><b>To report on any large scale developments</b></p> <p>Severn Trent Water had contacted the parish office regarding the installation of sewage pipes across a corner of The Village Green to connect a relatively short length of new sewer in order to connect the new development on land off Knightley to the mains sewer network. The Clerk had responded confirming the Parish Council does own the Village Green and had given dates of planned events when work should be avoided.</p>	

7	<p><b>To receive planning decisions and information about planning appeals</b></p> <p>17/25646/FUL Portacabin extension to existing youth club to provide space for community library Awaiting decision</p> <p>17/25637/HOU Erection of single garage at White Cottage, Cross St, Gnosall Awaiting decision</p> <p>17/25556/FUL Agricultural building at The Hollies House, Hollies Common Awaiting decision</p> <p>17/25527/FUL Glazed canopy to early years classroom and relocation of existing canopy to rear fire doors at St Lawrence school Approved</p> <p><b>At Appeal:</b></p> <p>16/24341/FUL Land between High House and White Cottage, Gnosall Road, Knightley</p> <p>16/23992/FUL Buildings for rabbit farming on Land between School House and Farm Buildings, Radmore Lane</p>	
8	<p><b>To deal with any correspondence and communication relating to planning matters</b></p> <p>Nothing to report</p>	
9	<p><b>Date of Next Meeting</b></p> <p>6<sup>th</sup> April 2017 at 7.30pm</p>	

Closed 8.25pm