

Gnosall Parish Council
Minutes of the Planning Committee Meeting
Held on 3rd November 2016 at 7.30pm in the Parish Office

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

Public Open Forum – one member of the public present

1	<p>To receive apologies and record absences</p> <p>Apologies received from Cllr Wallis</p>	
2	<p>To receive and confirm the minutes of the meeting held on 13th October 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>16/24833/FUL Conservatory to side, change of use of land and retention of fence at 21 Brookhouse Way. The Clerk confirmed she had, as instructed at the last meeting, requested information from The Land Registry to determine the owner of the strip of land where the boundary fence had been extended up to. It was confirmed that the land belongs to the owner of 21 Brookhouse Way.</p>	
5	<p>To consider the following planning applications</p> <p>16/24969/OUT Construction of a four bedroom detached house with integral garage private access drive, parking and turning areas. At land to the rear of The Ferns, Wharf Road, Gnosall.</p> <p>Councillors had no objection to the proposals as long as the criteria regarding the correct distance between the proposed development and neighbouring properties is adhered to.</p> <p>This site was put forward in the “Call for Sites” as part of Gnosall’s Neighbourhood Plan process and no issues were identified as reported in the supplementary information as part of the Neighbourhood Plan submission and subsequent approval 12 months ago.</p> <p><i>The meeting was then adjourned to allow a member of the public to speak about application 16/24985/FUL</i></p> <p>A resident expressed her support for the proposed positive changes to the internal modifications to the pub and changes to the front of the pub and said she was pleased that the brewery was spending some money on the Horns as it had been sadly neglected for many</p>	

	<p>years. However concerns were raised about the proposed external seating area. It was reported that the car park of The Horns is very close to residential properties and there is already a large amount of disruption and noise from the current small seating area. There are regularly people sitting outside during pub opening hours and beyond and there is a lot of anti social behaviour all of which had been reported to the Police, Environmental Health and Gnosall Parish Council previously. With so much noise coming from only one or two small tables the level of noise would be a signification problem for neighbours if the seating area was extended.</p> <p>The comments were noted and the meeting resumed.</p> <p>16/24985/FUL for various internal and external works including external seating at The Horns Public House</p> <p>Councillors had no objection, in fact they welcomed the proposals for the internal works and external works to the frontage of the building as long as the modifications meets with the approval of the Conservation Officer.</p> <p>However, councillors did have objections to the proposals for an extended seating area and reduction in parking spaces. Reducing the amount of parking would have serious ramifications on the local streets where parking had already reached saturation. Additional parking on local streets would have a negative impact on the traffic, road safety, visibility and congestion.</p> <p>It was agreed that the proposals for an extended seating area were inappropriate for the neighbourhood. There would be a negative impact on the surrounding area and well being of neighbouring properties. The Horns Public House is in the centre of the village on The High Street, within a Conservation Area, with many residential properties to both sides, to the rear and opposite. The Parish Council was involved in a lengthy process with local residents, the former landlord, SBC's Licensing Department and Environmental Health Department in the summer of 2015 dealing with a number of anti-social issues that were disturbing residents living nearby. Councillors were supportive of this village pub being managed in an appropriate, family friendly way, as it once was, but felt an extended seating area and reduction in parking should not be part of the refurbishment and objected to these two specific proposals within the application.</p> <p>Therefore it was proposed, seconded and agreed that the Clerk should respond to The Case Officer stating the Council's objections to two aspects of the application, extended seating area and reduction in parking and stating no objections to the proposed internal changes and changes to the front of the building.</p>	
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	<p>16/25043/FUL Steel framed agricultural end/side extension for soft fruit storage at Knightley Hall Farm, Gnosall Road</p> <p>There was no objection.</p>	
6	<p>To report on any large scale developments</p> <p>The Clerk informed members that she would be meeting with the Sales Representative of Linford Homes (Knightley Road development) regarding possible help Linford Homes could offer with parish projects.</p> <p>It was noted that Lowfield Lane resurfacing continues.</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 16/23992/FUL – proposed commercial rabbit farm – REFUSED 16/24656/FUL – polytunnels at Knightley Hall Farm awaiting decision 16/24821/FUL – sports club extension Forrester's Lane awaiting decision 16/24956/HOU extension to 51 Fountain Fold awaiting decision 16/24833/FUL conservatory, change of use of land and retention of fence at 21 Brookhouse Way – awaiting decisions 16/24948/HOU extension, garage, conservatory at 33 Knightley Way – awaiting decision 16/24971/HOU 2 storey side extension at 26 Hollies Brook Close, awaiting decision 16/24341/FUL new development on land adjacent to High House Knightley – REFUSED as it had not been demonstrated that there is a local need for housing and development could not be accommodated in sustainable hierarchy therefore was unsustainable development.</p>	
8	<p>To deal with any correspondence and communication relating to planning matters</p> <p>Notification had been received from the Enforcement Officer that an Enforcement Notice had been issued to the owner of Bayliss's yard in Knightley regarding unauthorised development</p> <p>An email had been received from the agent representing the application of 16/24341/FUL (new development in Knightley) asking the Parish Council:</p> <p>a) for written advice/suggestions on what to do now, following SBC refusal in connection with the above. The Clerk should respond directing the agent to SBC</p> <p>b) What the Parish Council intends to do now and in the future with regard the ruling of the Neighbourhood Plan and its implementation and when does the parish council get chance to amend it ?</p> <p>The Clerk would respond confirming there is no legal mechanism for amending or reviewing Neighbourhood Plans and that some consideration is being given to modifying neighbourhood plans</p>	Clerk

	<p>through the Neighbourhood Planning Bill but this is yet to be finalised or become law. (This information had been confirmed by Stafford Borough Council's Forward Planning Team).</p> <p>c) And whether this ruling applies to all new build is the parish for the next 15 years The Clerk was asked to respond confirming this ruling would apply to new builds in rural area of the parish.</p> <p>It was noted that works are in progress on a property in Fountain Fold and it is not certain whether planning permission is required or not. The Clerk to inform the Enforcement Team at Stafford Borough Council.</p>	
9	<p>Date of Next Meeting</p> <p>24th November 2016 at 7.30pm</p>	

The meeting closed at 8.30pm