

**Minutes of the Planning Committee Meeting
Held on Thursday 1st February 2018 at 7.30pm in the Parish Office**

Present: Cllr R Greatrex (in the Chair), Cllr G Gregory, Cllr Booth, Cllr J Tomkinson, Cllr D Webb, Cllr C Emsley, Cllr Innamorati, Jayne Cooper

Public Open Forum: none present

1	To receive apologies and record absences Received from Cllr Abbott.	
2	To receive and confirm the minutes of the meeting held on 14th December 2017 The minutes of the meeting were agreed as a true and accurate record.	
3	To receive any declarations of interest There were no declarations of interest.	
4	To consider any matters arising from the last meeting 17/27461/FUL Three storey detached dwelling and separate double garage at Nirvana, Stafford Road It was noted that the application had been amended taking into account some of the concerns raised by the parish council. Cllrs were pleased that the concerns had been taken note of by the applicant and had no objections to the amended plans. The Clerk to respond. a) 17/27129/FUL, 5 luxury suite cattery at 11 Deer Park The Clerk confirmed that SBC's licensing department had verbally acknowledged the letter sent on 12 th December about licensing regulation being adhered to. The Clerk to ask that the parish council is notified of the final outcome.	Clerk Clerk
5	To consider the following planning applications 18/27829/FUL Change of use from incidental use to garden extension too detached garage at Rose Cottage, Doley Brook Lane, Gnosall A detailed email from another parishioner had been received and was read out. The email contained a lot of useful information on the location of the property, the unusual features of properties on Doley Brook Lane, Doley Common (SSSI site) and flood plain and that the application refers to "added land" that may not be part of the curtilage of the property. Cllrs reviewed the application and supporting paperwork and although they had no objection to the extension, they had concerns about using the additional land that could affect others such as deliveries, refuse vehicles and public traffic. The Clerk was given approval to find out from Land Registry searches, paying the associated fee, whether the applicant owns the section of land in question and if so, there would be no grounds to object. If the land is not registered, the Clerk to respond to the Borough Council raising concerns as detailed above.	

	<p>17/26959/FUL Farm Buildings, Radmore Lane Farm, Radmore Lane (Amended application) This application is just outside the Parish of Gnosall. There were no comments to make. The Clerk to respond.</p> <p>18/27890/COU conversion of ground floor retail floor space to dwelling at 17 High Street, Gnosall Whilst cllrs felt it was regretful that a long established shop is being lost (but recognised this was a sign of changes to the way people shop) they felt the application was sympathetic to the conservation area and had no objection. The Clerk to respond.</p>	<p>Clerk</p> <p>Clerk</p>
6	<p>To report on any large scale developments</p> <p>Nothing to report.</p>	
7	<p>To receive planning decisions and information about planning appeals</p> <p>Details of recent decision were reported (attached).</p>	
8	<p>To deal with any correspondence and communication relating to planning matters</p> <p>Cllr Greatrex had attended SBC's Planning Committee meeting on 24th January, at which application 16/23800/FUL (retention of a building for a farm shop on land off Station Road Gnosall, that had been refused in 2017), was to be reported on by the Head of Economic Development and Planning and Head of Law and Administration</p> <p>The outcome of the meeting was that the site is being used for retail use outside of the Gnosall settlement boundary and is detrimental to the character and appearance of the area. As such the proposal conflicts with paragraph 28 in the National Planning Policy Framework, policies E2 and N1 (g), of The Plan for Stafford Borough, policy SB1 in Part 2 of the Plan for Stafford Borough and policy 2 in the Gnosall Neighbourhood Plan and the use should cease. The committee had approved the recommendation that that appropriate action be authorised to include all steps including the instigation of court proceedings and any work required to secure the cessation of the retail sales</p> <p>Cllrs were aware and expressed their concern about the number of queries and complaints about this site that are being sent the Clerk. The Clerk is responding to each one appropriately informing parishioners that the matters are being dealt with by the relevant authorities ie SBC, SCC, and Environment Agency and that the Parish Council has no power to act on any of the concerns raised.</p> <p>It was agreed that a letter is sent to Bill Cash MP, regarding the concerns that are being raised in the parish and the way it is being dealt with by the Environment Agency.</p>	<p>Clerk</p> <p>Clerk</p>
9	<p>Date of Next Meeting</p> <p>22nd February 2018 at 7.30pm</p>	

Meeting closed at 8.45pm

Update on Planning Applications as at 1.2.18

Application Number	Date GPC Committee considered	Details	GPC Decision	SBC Decision	Notes
17/27084/HOU	21.09.17	First floor extension to form bedroom/ensuite, adaptation to entrance to form new gates and erection of garage and shed at 1 Cowley Lane, Gnosall	No objection	Allowed 24.11.17	
17/27171/REM	12.10.17	Reserved matter relating to 15/23283/OUT access, appearance, landscaping and scale. Land adjacent to White Cottage, Cross Street, Gnosall	No objection	Allowed 23.1.18	Amendment received 22.11.17 Reserved matters relating to 15/23283/OUT - access, appearance, landscaping, layout and scale
17/27178/FUL	12.10.17	Proposed works to existing barn and proposed new building at Knightley Park Farm, Lodge Lane, Woodseaves		Allowed 31.1.18	
17/27246/HOU	02.11.17	House extension (orangery) at Moreton Park House, Walnut Tree Lane, Moreton	There was no objection. It was noted that as the proposed new fire escape leads to the roof it would be sensible to have hand rails to ensure health and safety matters are adhered to.	Allowed 05.12.17	
17/27235/FUL	2.11.17	Extension of an existing caravan site for occupation by seasonal workers at Knightley Hall Farm	Waiting for Case Officer to confirm number of caravans currently on site.	Allowed 05.12.17	
17/27359/FUL	23.11.17		Clerk to request the local Borough Cllr call in this application & request a site visit is carried out by Stafford Borough Council's Planning Committee members.		

17/27480/PAGR	23.11.17	General purpose agricultural building at Yeld Bank Farm, Grange Road, Knightley	No objections. Query on entrance to be included in Clerk response	Allowed 25.1.18	
17/27428/HOU	23.11.17	Demolition of single storey side extension and replace with a two storey side extension and first floor extension, new flat roof with parapet construction to replace existing pitched roof, external over clad with insulated timber/render system and refigure/replacement of windows and doors at Brookside Cottage, Outwoods Farm Road, Outwoods	No objections	Allowed 13.12.17	
17/27490/HOU	23.11.17	Single garage (alterations to garage approved under 17/26743/HOU) at Windmill House, The Horseshoe, Audmore	No objection	Allowed 09.01.18	
17/27635/HOU	14.12.17	Replacement conservatory with rear extension to form enlarged kitchen at 35 Fountain Fold	No objection	Allowed 23.1.18	
17/27461/FUL	14.12.17	Three storey detached dwelling and separate double garage at Nirvana, Stafford Road	Councillors objected to the application on the grounds of poor access to the site and lack of information on visibility splays (also identified by Highways). Reservations about the massing and height of the proposed property and that the outline application was for a 2-storey dwelling whereas this application was for a 3-storey dwelling.	Awaiting decision	Revised application received Feb 2018
17/27600/COU	14.12.17	Change of use from lawn area for the siting and approach of a detached garage/equipment store at Moreton Park House, Walnut Tree Lane, Moreton	No objection	Refused 16.1.18	The proposal would result in an unnecessary and substantial extension of the residential curtilage into open countryside and the erection of a domestic use outbuilding with no justification or exceptional circumstances demonstrated