

**Gnosall Parish Council**  
**Minutes of the Planning Committee Meeting**  
**Held on Thursday 31<sup>st</sup> January 2019 at 7.30pm in the Parish Office**

**Present:** Cllr R Greatrex (in the Chair), Cllr D Webb, Cllr T Innamorati, Cllr C Emsley, Cllr J Lammin, Jeanene Walton-Sanders (Council Support Officer)

**Public Open Forum:** None present

1	<p><b>To receive apologies and record absences</b></p> <p>Cllr G Gregory, Cllr K Abbott, Cllr J Tomkinson and Jayne Cooper (Clerk)</p>	
2	<p><b>To receive and confirm the minutes of the meeting held on 10<sup>th</sup> January 2019</b></p> <p>Subject to a minor spelling mistake being corrected, the minutes of the meeting were agreed as a true and accurate record.</p>	
3	<p><b>To receive any declarations of interest</b></p> <p>There were no declarations of interest.</p>	
4	<p><b>To consider any matters arising from the last meeting</b></p> <p><b>Sale of land owned by Severn Trent</b>  It was reported that all communication between Gnosall Parish Council and Severn Trent would be handled by the Parish Council's Solicitor and not the Clerk.</p>	
5	<p><b>To consider the following planning applications:</b></p> <p><b>18/29811/FUL</b>  Demolition of existing cottage and outbuildings and erection of a three bedroomed bungalow with integral garage at Rose Cottage, The Horseshoe, Audmore.</p> <p>Councillor Greatrex and Councillor Gregory had noted that the applicant also owned the property next door named 'Two Hoots'.</p> <p>Members were informed that the original site plan had been reduced by about a third of the size and was intended to be a home occupied either by a couple or a family.</p> <p>Members were referred to the Cannock Chase Conservation Statement that specified "the site is in a fully urban environment surrounded by existing housing". It was agreed that this statement was inaccurate, as although the site was within the settlement boundary, it was located on the periphery of Gnosall Village property boundary.</p> <p>Members had no objections to this application in principal. However, it was agreed that it was to be made clear that the site was located in a rural environment and not an urban area, which would be included in the Clerk's feedback to the Stafford Borough Council's Case Officer.</p>	
	<p><b>Proposed base station installation at CTIL 207819_VF_95268</b>  Land at Bank Top Garage, Gnosall, Stafford ST20 0EU NGR  E: 383022 N: 320593 (note: this relates to the already approved prior approval</p>	

	<p>application 17/26057/PTEL)</p> <p>It was noted that there had been no objection submitted by Gnosall St Lawrence Academy to the original application and the proposed location of the base station was to be located further away from the school than originally. There was no objection.</p>	
6	<p><b>To receive planning decision and information about planning appeals</b></p> <p>There were no Appeals. Details of recent decisions were received and noted. Copy attached. No further comments were made regarding decisions.</p>	
7.	<p><b>To deal with any correspondence and communication relating to Planning matters including</b></p> <p><b>Feedback following SBC training on the planning website held on 24.1.19</b> It was reported that although presentation was given well, it did not provide anything that could not be worked out by looking and using the website. It was noted that if users did not have the appropriate PDF Programme on their own personal computers, not all information could be accessed. The paper handouts were beneficial.</p> <p><b>Meeting with parishioner in Moreton regarding proposed extension to a barn</b> Members were advised that the meeting had been rearranged for the week commencing 4<sup>th</sup> February. It was reported the parishioner intended to build a large extension to the barn and that Stafford Borough Council had previously advised the parishioner that it was not policy to extend barn conversions. Borough Councillor Mike Smith had advised that if an application was submitted that he would call this in, as 2 previous applications had already been refused.</p>	
8	<p><b>Date and time of next meeting</b></p> <p>Thursday 21<sup>st</sup> February 2019 at 7.30pm</p>	

Meeting closed at 8.00pm

**Planning Committee - Update on Planning Applications as at 31.01.19**

<b>Application Number</b>	<b>Date GPC Committee considered</b>	<b>Details</b>	<b>GPC Decision</b>	<b>SBC Decision</b>	<b>Notes</b>
18/28053/REM	22.03.18	Reserved matters vehicular access, layout of the site, scale of building and landscaping at Broughall, Woodside Road, Gnosall	No objection	<b>Awaiting Decision</b>	On 28.01.19 Natural England confirmed there were no objections; "Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection."
18/28988/TCA	09.08.18	Tree work in a conservation area on none TPO trees at 3 High Street, Gnosall	No comments necessary	<b>Awaiting Decision</b>	
18/29513/HOU	22.11.18	Two storey rear and side extension forming new bedroom, ensuite, balcony, kitchen/dining family area and sitting room at Pool Cottage, Gnosall Road, Knightley.	No objection	<b>Allowed 24.01.19</b>	
18/29536/FUL	10.01.19	Conversion of agricultural buildings to crate three dwellings, associated drainage and parking, in conjunction with 18/29537/LBC at Walton Grange, Walton Grange Lane, Moreton	Councillors objected to this application as there was no report from the Conservation Officer for the grade II listed buildings proposed to be developed to guide them on the importance of this building and the potential loss of a valued asset of historical importance. They felt this was a significant omission and without it were unable to make a professional informed decision. Councillors made a recommendation to Gnosall's Heritage Group to make contact directly with the Case Officer and applicant to request permission to photograph and record important aspects of the buildings prior to any development.	<b>Awaiting Decision</b>	Email from Conservation Officer dated 22.01.19 is attached which recommends the applicant explores commercial use of the store shed and justifies the proposed residential use.  31.01.19 Environmental Health have advised Planning Case officer that given the close proximity of the proposed residential dwellings to the working farm, a Noise report is to be submitted for review and further comment. "It must be demonstrated whether noise from the adjacent working farm could affect the proposed noise sensitive development. This Service requests the submission of a noise report following the methodology of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound". If the assessment indicates that noise from the farm is likely to affect potential occupants, then a detailed scheme of noise mitigation measures must be submitted alongside the noise report."
18/29722/COU	10.01.19	Change of use of land for the siting of a Shepherds Hut, a Glamping Pod and a Glamping Cabin, car parking and landscaping at Knightley House Farm, Grange Road, Knightley	No objection	<b>Allowed 29.01.19</b>	

18/29753/FUL	10.01.19	Erection of a bungalow, creation of a new access and dropped kerb Land adjacent to White Cottage, Cross Street, Gnosall	No objection	<b>Awaiting Decision</b>	
18/29737/HOU	10.01.19	Garage/gymnasium, conversion of existing garage to sitting room/utility, bay window and porch at Jubilee Cottage, Coton Back Lanes, Coton	No objection	<b>Awaiting Decision</b>	
18/29785/HOU	10.01.19	Retrospective application for a Single storey extension to pool sitting area at The Oak House, Grange Rd, Knightley	No objection	<b>Allowed 31.01.19</b>	
18/29774/HOU	10.01.19	Rear single storey extension to provide separate dining space accessible from the kitchen at Holly Cottage, Outwoods Lane, Outwoods	No objection	<b>Awaiting Decision</b>	
18/29784/HOU	10.01.19	Single storey rear extension at 3 Doley Close, Gnosall	No objection	<b>Awaiting Decision</b>	