

Gnosall Parish Council
Minutes of the Planning Committee Meeting
Held on Thursday 21st February 2019 at 7.30pm in the Parish Office

Present: Cllr R Greatrex (in the Chair), Cllr G Gregory, Cllr K Abbott, Cllr J Tomkinson, Cllr D Webb, Cllr T Innamorati, Cllr C Emsley, Cllr J Lammin, Jayne Cooper (Clerk)

Public Open Forum: two members of the public present

Concerns were raised about application 19/29995/FUL, the conversion of stables into holiday let accommodation with fully compliant access and facilities for the disabled. The Business Plan, included in this application states that it is compliant with Part M of Building Regulations which was felt was inaccurate. It was felt the building is still not sustainable (as previously rejected by a planning inspector). Concerns raised previously by residents of neighbouring properties are still relevant. Concern was also raised that the applicant is living in a caravan and has been for many months which is currently being dealt with by SBC's Enforcement Team. The comments were noted by councillors.

1	To receive apologies and record absences There were no apologies. Cllr Janet Lammin was formally welcomed onto this committee.	
2	To receive and confirm the minutes of the meeting held on 31st January 2019 The minutes of the meeting were agreed as a true and accurate record.	
3	To receive any declarations of interest Cllr Gregory declared an interest in application 19/29956/FUL as the applicant is known to her.	
4	To consider any matters arising from the last meeting Item 7 – Cllr Greatrex and the Clerk had met with a parishioner to discuss proposals for an extension to a barn in Moreton. The parishioner had also met with Borough Councillor Mike Smith. Advice had been given to seek pre planning advice prior to submitting the application and it is likely that the application would be refused as it is against planning policy (even though the proposals are justified and sympathetic to the surrounding area). The parishioner could appeal if it was refused. Cllr Smith had confirmed he would call in the application to allow it to be discussed in detail at a planning committee meeting for which he would speak in support of the proposals.	
5	To consider the following planning applications: 19/29947/HOU New roof over rear extensions to replace various roof styles at Hilcot, Radmore Lane, Gnosall There was no objection.	Clerk

	<p>19/29956/FUL Modification to previously approved vehicular access on land adjacent to 74 Audmore Road, Gnosall</p> <p>Councillors noted the modifications to the entrance to the driveway and supported the amendment which they felt would provide a better view onto Ranton Lane and be safer.</p> <p>19/29995/FUL Conversion of stables into holiday let accommodation with fully compliant access and facilities for the disabled at The Stables, Outwoods Bank, Outwoods</p> <p>The new application was reported as being exactly the same as the previous application but a Business Plan, which had been omitted previously, had now been included. Comments made by members of the public about the Business Plan being inaccurate were supported. The Business Plan states that it is fully compliant with Part M of Building Regulations whereas this is not accurate.</p> <p>Councillors felt the Business Plan was not deliverable and that there had not been a parish based local needs survey to demonstrate a need for a business of this sort.</p> <p>The objections raised when the previous 3 applications had been considered remain the same and the Clerk was asked to inform the Case Officer of this.</p> <p>Based on the comments above, the application was objected to.</p> <p>The Clerk was asked to include in the formal response that should SBC approve this application, a condition should be included to stipulate that the accommodation should only ever be used for disabled holiday accommodation and not for residential purposes.</p> <p>Councillors also queried the comment on the website whereby it states “a full consultation is required from Highways”. The Clerk to ask the Case Officer for clarification.</p>	<p>Clerk</p> <p>Clerk</p>
6	<p>To receive planning decision and information about planning appeals</p> <p>Details of recent decisions to be forwarded to members.</p>	Clerk
7	<p>To deal with any correspondence and communication relating to Planning matters including</p> <p>Application 18/29774/HOU rear single storey extension to provide separate dining space at Holly Cottage, Outwoods Lane had been withdrawn from the system.</p> <p>Councillors had received a copy of a papers published by the Ministry of Housing, Communities and Local Government (MHCLG) on proposed changes to the appeals system to bring about improvements, mainly speeding up timescales for planning appeal inquiries.</p>	
8	<p>Date and time of next meeting</p> <p>Thursday 14th March 2019 at 7.30pm</p>	

Meeting closed at 8.30pm

