

**Gnosall Parish Council**  
**Minutes of the Planning Committee Meeting**  
**Held on Thursday 6<sup>th</sup> June 2019 at 7.30pm in the Grosvenor Centre**

**Present:** Cllr R Greatrex (in the Chair), Cllr C Emsley, Cllr J Lammin, Cllr J Tomkinson, Cllr D Webb, Cllr A Mills and Jayne Cooper

**Public Open Forum:** 4 members of the public were present. Each of them raised their concerns and objections to application 19/30505/FUL. They had made representation to the Secretary of GRID asking GRID to support their objections.

The objections reported were:

- Water runoff from field will be exacerbated. Flooding occurs every year already
- Proposed property is out of character
- Will overlook property opposite, particularly the back garden. Privacy rights affected
- Removal of hedge urbanises country land
- Flood risk
- Style and orientation inappropriate to the existing style of cottages
- The proposed development is a 4 bedroom house not a 3 bed as shown on plans, plans therefore misleading
- The proposed build will obstruct a bat flight path
- Will alter the rural nature of Audmore
- Neighbourhood Plan is at odds with the proposals – ref architectural regard and acceptable development
- The Borough Council have previously objected to proposals on this site - conservation and environmental reasons
- Overlooks paddock
- Very imposing property that will affect nature of The Loop
- Light is from a southerly aspect, not northerly as shown on drawings
- The proposal for a 3 bed house dwarfs many 4 bed properties into insignificance
- Main sewer runs through the site of the proposed development
- Three previous applications and appeals have been refused
- An inspector has said previously that the site should be left underdeveloped
- Last application refused with road safety as the reason as well as harm to a heritage assets – these points are still relevant and have not been addressed
- Visibility splays not mentioned- safety implications
- High water table, the ground conditions are unsuitable for the proposed soakaways
- Would harm the setting, Audmore is one of the few unspoilt areas in the village
- Does the Parish Council care about heritage, road safety, drainage etc – if so, GPC should object

All points were noted, some were discussed with reason given why they were not material planning conditions.

The members of the public were encouraged to respond to the application as individuals.

1	<b>To receive apologies and record absences</b>  Apologies received from Cllr Gregory	
2	<b>To receive and confirm the minutes of the meeting held on 16<sup>th</sup> May 2019</b>  The minutes were approved as a true and accurate record.	

3	<b>To receive any declarations of interest</b>  Cllr Webb and Cllr Emsley declared an interest being members of GRID (Gnosall Resists Indiscriminate Development)	
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>	
	<p><b>19/30505/FUL</b> Erection of a detached 3 bed dwelling, single carport and log store on land adjacent to Audmore Cottage, The Horseshoe, Audmore</p> <p>The comments made in the public open forum were noted. The application was discussed and reference was made to the Neighbourhood Plan. It was proposed that whilst Council agreed the proposed development is within the settlement boundary and is in accordance with Gnosall's Neighbourhood Plan, the application should be objected to on the grounds of:</p> <ol style="list-style-type: none"> <li>1. Inappropriate massing (in comparison with other properties close by)</li> <li>2. Impact on neighbouring properties</li> <li>3. Traffic splays and visibility reports have not been submitted</li> <li>4. Drainage and flooding implications</li> </ol> <p>The proposal was seconded and unanimously agreed.</p> <p><b>19/30532/FUL</b> Variation of condition 2 on 06/06846/FUL at Euxley Farm, Outwoods, Farm Road, Outwoods</p> <p>There was no objection.</p> <p><b>19/30400/HOU</b> first floor bedroom/bathroom and ground floor dining porch extension at 16 Deer Park, Gnosall</p> <p>There was no objection</p> <p><b>19/30474/HOU</b> Single storey side extension to existing dwelling to create two new bedroom at Hunters Ride, Walnut Tree Lane, Moreton</p> <p>There was no objection</p> <p><b>19/30498/COU</b> To convert wooden building from class C3 to mixed use comprising of Class A1 and A3 at Kirkland Glen, Church Lane, Moreton</p> <p>There was no objection in principle as it was recognised that this application is in accordance with Gnosall's Neighbourhood Plan, (ref sections 4.8 and 4.9) , however concerns were raised as follows:</p> <ul style="list-style-type: none"> <li>• No parking was indicated on the plans</li> <li>• Access is not suitable</li> <li>• Increase in traffic in a rural area and the impact this would have on neighbours and on the roads</li> </ul> <p>The Clerk to include these concerns in the response to the Case Officer.</p>	Clerk

6	<b>To receive planning decision and information about planning appeals</b>  The Clerk to circulate information.	
7	<b>To deal with any correspondence and communication relating to Planning matters including</b>  There was no correspondence to consider.	
8	<b>Date and time of next meeting</b>  Thursday 27 <sup>th</sup> June 2019 at 7.30pm.	

Meeting closed at 8.45pm

