

Gnosall Parish Council
Minutes of the Planning Committee Meeting
Held on Thursday 19th September 2019 at 7.30pm in the Grosvenor Centre

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

Public Open Forum: none present

1	<p>To receive apologies and record absences</p> <p>Received from Cllr J Lammin, Cllr G Gregory and Cllr S Bishop</p>	
2	<p>To receive and confirm the minutes of the meeting held on 15th August 2019</p> <p>The minutes were approved as a true and accurate record.</p>	
3	<p>To receive any declarations of interest</p> <p>There were no declarations of interest.</p>	
4	<p>To consider any matters arising from the last meeting</p> <p>There were no matters arising.</p>	
5	<p>To consider the following planning applications:</p>	
	<p>19/31008/COU proposed refurbishment and change of use of existing outbuilding to form stabling and dog grooming salon (not kennels) at Coton Farm, Newport Road.</p> <p>Cllrs had visited Coton to understand the location of the property and the narrowness of the lanes.</p> <p>The application was carefully considered with particular reference being made to Gnosall's Neighbourhood Plan particularly Policy 1, Home Working points (a), (b) and (c) and Policy 2, Rural Diversification.</p> <p>It was proposed that part of the application (dog grooming salon) posed no issues providing the comments raised by Highways were adhered to ref parking. However cllrs did object to the change of use of an existing building to form livery stabling because they felt the residential amenity and character of the neighbourhood would be harmed by an unacceptable increase in traffic generation in very narrow lanes which surround the property (there are no passing places) including the possible use of horse boxes and trailers (ref Neighbourhood Plan Policy 1a).</p> <p>19/30334/FUL, conversion of a small single storey steel framed timber clad barn into a two bedroom dwelling.</p> <p>It was noted that this application had been put on hold to allow for a decision on application 19/30577/LDC, a lawful development certificate for the existing barn, to regularise it. The certificate was granted on 13th August.</p> <p>The application was considered and there was no objection.</p> <p>Application CTIL_207819 VF_95268 - Bank Top Garage</p> <p>A new radio base station at an amended site location to the already approved location at Bank Top Garage.</p> <p>The previous plans had been supported as were the amended plans for new location.</p>	

6	To receive planning decision and information about planning appeals Information on planning decisions was noted. Details attached to minutes.	
7	To deal with any correspondence and communication relating to Planning matters including It was noted that an appeal had been made to the Secretary of State in respect of the application at The Stables, Outwoods Bank, Newport, against the enforcement notice served by Stafford Borough Council. The alleged breach of planning control is that without planning permission, the appellant has changed use of the land and the buildings from use as a stable to use for siting of a caravan used as a residential dwelling.	
8	Date and time of next meeting Thursday 10 th October 2019 7.30pm	

Planning Committee - Update on Planning Applications as at 19.09.19

Application Number	Date GPC Committee considered	Details	GPC Decision	SBC Decision	Notes
18/28988/TCA	09.08.18	Tree work in a conservation area on none TPO trees at 3 High Street, Gnosall	No comments necessary	Awaiting Decision	
19/29995/FUL	21.02.19	Conversion of stables into holiday let accommodation with fully compliant access and facilities for the disabled at The Stables, Outwoods Bank, Outwoods	Objections raised when the previous 3 applications had been considered remain the same. Clerk asked to inform the Case Officer of this. 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. 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.	Awaiting decision	
19/30334/FUL	16.05.19	Conversion of small single storey steel framed, timber clad barn into a two bedroom dwelling at Barn at Hillside, Outwoods	Agreed GPC should write to the SBC Case Officer to request an opportunity for the GPC to consider the resubmitted application when received, to allow GPC to cross reference the application with its approved Neighbourhood Plan.	Awaiting decision	
19/29879/HOU	27.06.19	Minor material amendments to 15/22498/FUL to replace patio to side elevation with a chimney, 2 small windows on first floor front elevation	Members unable to make informed decision as the plans were confusing and lacked detail. Clerk to inform the Case Officer and request more detailed plans.	Allowed 28.08.19	19/29879/FUL Minor material amendments to 15/22498/FUL to replace patio to side elevation with a chimney, 2 small windows on first

		replaced by 1 larger to match existing ground floor and additional roof window at 1 The Adstons, Gnosall Road, Bescote			floor front elevation replaced by 1 larger to match existing ground floor and additional roof window at 1 The Adstons, Gnosall Road, Bescote to be considered 15.08.19
19/30804/FUL	25.07.19 15.08.19	Redevelopment of petrol station on Station Rd, Gnosall	To request an extension of time to respond and for further information to be sought and considered No objection to the application, but a number of points should be submitted to the Case Officer to take into consideration when reaching a decision on the application; parking concerns, delivery times, additional Pelican crossing and fire exits.	Awaiting decision	19/30804/FUL Demolition of existing buildings and redevelopment of existing petrol station at Gnosall Service Station, Station Road, Gnosall to be reconsidered 15.08.19
19/30748/FUL	25.07.19	Two steel portal framed agricultural storage buildings and an equestrian ménage on land northwest of Holly Farm, Horseshoe, Audmore	No objection	Allowed 21.08.19	
19/29995/FUL	25.07.19	The Stables Outwoods Bank Outwoods, amendment to previous application (Engineer's report).	Decision should be left with SBC Planning	Awaiting decision	