Gnosall Parish Council

(including the wards of Moreton & Knightley).

Minutes of the Planning Committee Meeting

Held on Thursday 8th August 2024 at 7.30pm in the Brearley Room

Present

Cllr Gregory (in the chair), Cllr Sullivan, Cllr Beswick, Cllr Webb, Cllr Mills, Cllr Payne, Cllr Symons and the Clerk, Jayne Cooper

Cllrs attending confirmed they had viewed all applications to be considered on SBC's website.

Public Open Forum - 5 minutes maximum.

There were no members of the public in attendance.

1. **To Receive Apologies and Record Absences.**

   All members were present.

2. **To Record any Declarations of Interest.**

   There were no declarations of interest.

3. **To Receive and Confirm the Minutes of the Meeting Held on Thursday 13th June 2024.**

   The minutes were approved as a true and accurate record of the meeting.

4. **To Consider any Matters Arising not Elsewhere on The Agenda.**

   It was confirmed that SBC Cabinet Aiden Godfrey had been contacted following the public meeting held on 4th June regarding flooding issues in the village and had been asked for reasons why land had been included in the Local Plan that was previously deemed not suitable. Mr Godfrey had offered to meet on 20th August which had been accepted. Planning members to inform Cllr Gregory if they can attend.

5. **To Consider any Planning Applications.**

   24/39200 Proposed single storey front extension at Brookfield Farm, Church Eaton

   There was no objection.

6. To receive feedback from the Neighbourhood Plan Working Group

It was reported that the Working Group had discussed working with Wrekin Housing Group regarding the development of land off Knightley Road and the setting up of a Project Board as Wrekin Housing had recommended. The majority of the working group members were not in favour of any collaboration at this point but there was an opposing view that not working with them from the outset may be too late and that view may be strengthened by the recent ministerial paper that all planning committee members had received.

A lengthy discussion followed which included matters for discussion at the meeting on 20th August with Cabinet Member Aiden Godfrey, particularly whether the ministerial paper would confirm proposals in the Local Plan for development off Stafford Road.

All members felt it would be advantageous to work with Wrekin Housing Group as it is likely that a planning application would come forward sooner rather than later and by having an influence and representing what the parish needs would be beneficial. There was however, a difference of opinion as to whether development on land off Knightley Road is preferable to development of land off Stafford Road but all members present felt both sites are likely to be development at some point in the future.

It was proposed that a recommendation is put to full council that the Parish Council should engage with Wrekin Housing Group by setting up initially a Pre-Project Board Meeting arrangement and at the end of an agreed period of time, decide if forming a Project Board is desirable. The proposal was seconded and unanimously agreed.

It was also noted that contact had been made with Severn Trent Water regarding the need to carry out a hydraulic assessment in Gnosall as it had been determined that plans to carry out tests had not taken place when a previous planning application for development in Gnosall was withdrawn. Severn Trent Water had been informed that over 200 new houses had been built over the past 10+ years and had agreed that testing is now required and those at the meeting at which this matter was discussed, had agreed to look into this further.

7. To Receive Updates on Previously Considered Applications.

The Chief Officer to update Cllrs on the outcome of recently considered applications.

8. To Consider any Policy or Risk Assessment Reviews.

There were no policies or risk assessments to review. The Developer Liaison Policy review is due by November 2024.

9. To Agree the Date and Time of the Next Meeting - 12th September 2024 at 7.30pm (apologies received from Cllr Mills and Cllr Sullivan).

The meeting closed at 8.25pm