



Gnosall Parish Council
(Including the wards of Moreton & Knightley)

Minutes of the Planning Committee Meeting
held on
Thursday 11th December 2025 at 7.30pm in Parish Office.

Present

Cllr Sullivan (in the Chair), Cllr Parry, Cllr Knight, Cllr Symons, CO J Marshall.

All Councillors present confirmed they had viewed all applications online to be considered on SBC's planning website.

	Public Open Forum None in attendance
1	To Receive Apologies and Record Absences Cllr Reves-Riche, Cllr Gregory, Cllr Holmes, Cllr Herbert, Cllr Beswick.
2	To Record any Declarations of Interest None given
3	To receive and confirm the minutes of the last meeting held on 9th October 2025 The minutes of the last meeting were approved as a true and accurate record and signed by the Chair.
4	To consider any matters arising. An update on the Land at Horseshoe/Audmore application was given. Public comments are now closed with over 370 comments made of which 4 were in favour. As this application has been called in the Borough Councillors, it will go to public committee. Date and time to be confirmed, but likely to be February/March at the earliest.
5	To consider the following planning applications: 25/41367/PAR - at Barns Bridge Farm Buildings Norbury - proposed development is described as Prior Approval of use of agricultural building to form two dwellings. Objection - this application sits outside the settlement boundary and there are considerable Highways issues to be addressed. 25/41372/POTH - at Hollies Farm Hollies Common Gnosall - proposed development described as prior approval - installation of 150 Solar panels across one building and one elevation on the barns located to the north-west of the site. - No Objection.

	<p>25/41473/PIP - at Land East of Old House Farm Lodge, Lodge Lane Woodseaves - proposed development is described as Permission in Principle - Not more than nine dwellings and access point. - Objection.</p> <ul style="list-style-type: none"> • This application sits on a road with a 60 mile an hour speed limit, has no pedestrian access, or sufficient space to provide the required splays. • Sits outside the settlement boundary. • In conjunction with the application below, it could be considered that these applications are attempting to avoid triggering the affordable homes quotient and that subsequent smaller applications on this area may follow, linking the two sites and increasing the housing density in this area considerably. <p>25/41476/PIP- at Land West of Old House Farm Lodge, Lodge Lane Woodseaves - proposed development is described as Permission in Principle - Not more than two dwellings and access point. - Objection.</p> <ul style="list-style-type: none"> • This application sits on a road with a 60 mile an hour speed limit, has no pedestrian access, or sufficient space to provide the required splays. • Sits outside the settlement boundary. • In conjunction with the application above, it could be considered that these applications are attempting to avoid triggering the affordable homes quotient and that subsequent smaller applications on this area may follow, linking the two sites and increasing the housing density in this area considerably.
<p>6</p>	<p>To receive updates on previously considered applications and notification of appeals.</p> <p>The Wharf Road/Stacey's Field application has been refused along with the Land at Stafford Road & Gorse Lane application. One previously undecided application has been approved since the last meeting.</p>
<p>8</p>	<p>To consider any Policy or Risk Assessment Reviews.</p> <p>None</p>
<p>9</p>	<p>To confirm the date and time of the next meeting.</p> <p>15th January 2026. Meeting Closed 8.21pm</p>

Signed: Cllr Gregory

Dated: 15/01/26