



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

Minutes of the Planning Committee Meeting
held on
Thursday 12th February 2026 at 7.30pm in Parish Office.

Present

Cllr Gregory (in the Chair), Cllr Symons, Cllr Parry, Cllr Herbert, Cllr Holmes, Cllr Sullivan., Cllr Knight, Cllr Reves-Riche, CSO Farmer.

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

	Public Open Forum No public in attendance.
1	To Receive Apologies and Record Absences Cllr Beswick
2	To Record any Declarations of Interest None given.
3	To receive and confirm the minutes of the last meeting held on 14th August 2025 The minutes of the last meeting were approved by four Councillors as a true and accurate record and signed by the Chair.
4	To consider any matters arising. No matters arising
5	To consider the following planning applications: 25/41545/TDC - at Badgers Rake, Mill Lane, Gnosall - proposed development is described demolition of existing derelict house and construction of between 3 custom build bungalows and alteration to site access following approval of 24/38750/PIP. - Given that Outline permission has been granted we have no objection 'per se', however we question whether three bungalows on this site would perhaps be overdevelopment and whether two would be more in keeping with general density, vernacular and street scene. We agreed with the 'considerate construction guidelines' set-in place in relation to this development stating that construction deliveries should only happen within reasonable hours between 8 and 5 and avoid school opening and closing times and not including Sundays. An important consideration will be ensuring that a permanent pedestrian access to Mill Lane and other properties is maintained as this is road is mostly single-track road with insufficient passing places.

6	<p>To receive updates on previously considered applications and notification of appeals.</p> <p>Reviewed but not much change.</p>
7	<p>To discuss the Project Boards proposal for the Rent to Buy scheme at Knightley Road.</p> <p>In 2023 Peter Mellor (Central & Country) and Steve Shaw (representing the development company Wrekin Housing Group, which is now Housing Plus) made the Parish Council aware that the land off Knightley Road (opposite Tulip and Daffodil) was now in private hands and was to be the subject of a Rural Exception Site application for 100% affordable homes. They requested co-operation from the parish council and local representatives in bringing such a community-led scheme forward.</p> <p>A pre-Project Board was formed, comprising representatives of the Parish Council and of other local groups and residents. It met for 6 months after which Councillors recommended that the Parish Council should formally support the scheme and work in partnership to form a project Board and take the application forward. GPC agreed to do this, and a Project Board was formed.</p> <p>Pre application discussions have now taken place, and SBC has indicated that it will not support a 100% affordable scheme. Therefore, any application must now be market-led, with a 40% affordable element. The Planning Committee considered whether to recommend continued support from the Parish Council.</p> <p>While disappointment at the decision was expressed, the committee decided that the other benefits of the scheme, particularly regarding flood prevention and attenuation, were such that they wished to recommend a continuing partnership to Full Council. This will be brought to the March Council meeting.</p>
8	<p>To consider any Policy or Risk Assessment Reviews.</p> <p>None</p>
9	<p>To confirm the date and time of the next meeting.</p> <p>12th March 2026. Meeting Closed 9.05pm</p>

Signed: Cllr Gregory

Dated: 12th March 2026