



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

Minutes of the Planning Committee Meeting
held on
Thursday 8th October 2026 at 7.30pm in Parish Office.

Present

Cllr Gregory (in the Chair), Cllr Parry, Cllr Beswick, Cllr Knight and Cllr Symons
Cllr Jobson, CO Jennifer Marshall,

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

	Public Open Forum
	One member of public was present.
1	To Receive Apologies and Record Absences
	Apologies from Cllr Holmes and Cllr Sullivan, Cllr Reeves-Riché was absent
2	To Record any Declarations of Interest
	None given
3	To receive and confirm the minutes of the last meeting held on 10th September 2026
	The minutes of the last meeting were approved as a true and accurate record by all and signed by the Chair.
4	To consider any matters arising.
	No matters arising.
5	To consider the following planning applications:
	26/42379/FUL - at Coton Farm, Newport Road, Gnosall - proposed development is described as demolition of existing outbuilding and erection of single storey residential annex. - The committee in principle approve the development of a related building never to be a separate dwelling due to sustainability, but until the application includes the heritage details, as per the Conservation & Heritage response, can make no formal response.
	26/42416/HOU - at Yew Tree Cottage, Cross Street, Gnosall - proposed development is described as 4m deep by 6.73m two-storey extension to the rear elevation of an existing cottage with single storey detached garage. Demolition of single storey conservatory. - no objection.
	26/42428/HOU - at Sunnymede, Newport Road, Gnosall - proposed development is described as demolition of existing lean-to. Erection of a 2-storey extension to rear gable and part single storey, lean-to extension. - No Objection.
	26/42469/HOU - at The Old School House, Church Lane, Moreton - proposed development is described as demolition of rear single storey flat roof extension before constructing a two-storey glazed staircase enclosure on the East elevation, as well as

	converting window into external door on South elevation and altering window opening on the North elevation. - This is a very complex and busy elevation with multiple roof lines, and the new additional adds further complexity but the committee have no objection. 26/42493/HOU - at The Haven, The Outwoods, Outwoods - proposed development is described as demolish existing garage. Proposed detached double garage, associated driveway and vehicular crossing dropped kerb. - No Objection. 26/42745/FUL - at Barns Bridge Farm Buildings, Norbury Road, Gnosall - proposed development is described as variation of Condition 2 on 24/39613/FUL - Incorporation of upper floor and associated windows. - No Objection. 26/42711/FUL - at Barn 2 Barns Bridge Farm Buildings, Norbury Road, Gnosall - proposed development is described as conversion of redundant agricultural building into two dwellings. - Approval was previously granted at appeal. Whilst the committee have no objection to the enhancement proposed in the amendment per se, there is concern that the appeal judgement included a condition that the development "must be carried out in accordance with the approved plans" and feel that this is a matter that Stafford Borough Council must rule on.
6	To receive updates on previously considered applications and notification of appeals One planning application has been removed and one application has been approved since last meeting on 13th August 2026.
7	To consider the request for support of Gnosall Sports & Social Club Planning Submission for Section 106 financial contributions. The Chair of the Sports and Social Club gave a brief synopsis of the proposal, highlighting the important role the club plays in the community and requesting that the Planning Committee support their request for Section 106 Funding from Stafford Borough Council. Cllr Gregory has made contact with the Borough to ascertain what S106 funding may be available and how to apply.
8	To note the National Scheme of Delegation Briefing Note on changes to planning legislation after 31st October 2026. Cllr Gregory advised that she had received a response to her letter to the Ministry of Housing, Communities and Local Government expressing the Council's concern over the removal of Borough Councillors rights to call-in applications. The letter acknowledged that the proposed change to the system in some areas but that HM Government believe the national scheme of delegation creates a fair system that is consistent nationally and continues to allow for public representation on planning decisions. The scheme will be reviewed in full within two years to ensure it is operating as intended.
9	To confirm the date and time of the next meeting. The next meeting is scheduled for the 12th of November at 7.30pm.
	Meeting Closed 8.34pm

Signed:

Dated: