Gnosall Parish Council

(Including the wards of Moreton & Knightley)

Minutes of the Planning Committee Meeting
held on
Thursday 13th August 2026 at 7.30pm in Brearley Room Grosvenor Centre.

Present
Cllr Gregory (in the Chair), Cllr Symons, Cllr Beswick, Cllr Knight, Cllr Holmes and Cllr Sullivan,
Cllr Reves-Riché, CO Jennifer Marshall,
Cllr Pearson (ex officio), Cllr Middleton – non-voting.

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

	Public Open Forum
	There were 32 residents present. The Chair welcomed members of the public to the meeting and, as many had not previously attended, outlined the procedure for Public Open Forum from Standing Orders. A representative of the Gnosall Planning Challenge Group read out a statement regarding the Knightley Road Planning Application 26/42032/OUT and the broader flooding issues in the village, requesting the Council either withdraw its support for the application or expressly condition its support.
1	**To Receive Apologies and Record Absences**
	Apologies from Cllr Parry.
2	**To Record any Declarations of Interest**
	Cllr Knight declared that he lives in proximity to one of the development areas to be discussed in this meeting.
3	**To receive and confirm the minutes of the last meeting held on 9th July 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:**
	25/41043/OUT – at Land at The Horseshoe, The Horseshoe, Audmore – amendment to the existing application. Cllr Gregory advised that the changes related to amendments to the biodiversity documents and indicative layout but did not fundamentally address any of the issues raised in the Council or residents' comments. Cllr Knight proposed a response, which had been previously circulated to members, concluding that the additional information submitted to the proposal had not demonstrated that the principal planning concerns previously identified have been satisfactorily addressed. This was unanimously agreed and Cllr Knight was thanked for compiling it.

6	**To receive updates on previously considered applications and notification of appeals**
	Two planning applications and one appeal have been approved since last meeting on 9th July 2026.
7	**To agree the response to the Knightley Road Application**
	Following the Extraordinary Meeting on the 3rd of August, the 12-page DRAFT Response to the Knightley Road Application 26/42032/OUT had been circulated to the Planning Committee, and comments and suggestions had been incorporated and a final draft distributed. Cllr Sullivan confirmed that the response states that the Council's support is conditioned on the development not commencing until attenuation issues at Tulip & Daffodil are resolved. It was noted that there are wider flooding issues and surface water flooding issues which need to be addressed and that this was covered in Recommendation 4, which requests that a drainage scheme following the advice of the LLFA be prepared and agreed. Cllr Reeves-Riché noted that the response covered all the residents' concerns raised at the extraordinary meeting. Cllr Knight agreed that the response gave a finely balanced overview of the issues associated with this proposed development, with extensive caveats to the Council's support. It had been responsible of the Council to work with the developer to achieve the best possible outcome for residents. It had been agreed at the extraordinary meeting that the Knightley Road response would be circulated to all councillors before being submitted. This would take place the following week, once the response had been approved by the Planning Committee. Cllr Reeves-Riché proposed that the response was submitted, seconded by Cllr Sullivan and this was unanimously agreed.
8	**To discuss a Notice of Motion regarding the changes in the Governments Planning and Infrastructure Act 2025, which comes into force in October 2026**
	The Council had been notified by another Checkley Parish Council of provision within the Planning and Infrastructure Act 2025 which removed or restricted the right of the elected District and Borough Councillors to call in planning applications before a Planning Committee. Checkley asked for support of their motion to oppose this. After discussion, committee members unanimously agreed to support the motion and asked the Chief Officer to write to the Secretary of State for Housing, Communities and Local Government and the local Member of Parliament expressing the council's concerns regarding the democratic implications and using the template provided.
9	**To confirm the date and time of the next meeting.**
	The next meeting is scheduled for the 10th of September at 7.30pm.
	Meeting Closed 8.10pm

Signed: Cllr Gregory

Dated:10th September 2026