



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

**Minutes of the Planning Committee Meeting**  
held on  
**Thursday 16<sup>th</sup> April 2026 at 7.30pm in Parish Office.**

**Present**

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

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

	<b>Public Open Forum</b> No public in attendance.
<b>1</b>	<b>To Receive Apologies and Record Absences</b> Apologies from Cllr Beswick, Cllr Parry, and Cllr Holmes.
<b>2</b>	<b>To Record any Declarations of Interest</b> None given.
<b>3</b>	<b>To receive and confirm the minutes of the last meeting held on 14<sup>th</sup> August 2025</b> The minutes of the last meeting were approved by three Councillors as a true and accurate record and signed by the Chair.
<b>4</b>	<b>To consider any matters arising.</b> No matters arising
<b>5</b>	<b>To consider the following planning applications:</b> <b>25/41496/OUT- at Brambles, Newport Road, Gnosall</b> - proposed development is described as Outline Application - erection of one detached dwelling. - <b>we object on the following grounds: -</b>  <b>No highways report to be seen which is critical at this location and in our view, this is historically such a dangerous bend and any further development on this site may further increase risk to traffic from all directions including coming from the proposed 4-bedroom house and existing 5-bedroom home plus annexe.</b>  <b>The proposal suggests inadequate parking for the new proposed dwelling, well under what is required and is already extremely tight for the existing home.</b>  <b>The size of the proposed building is overly large and risks overcrowding on the site as well as visual and noise impact on neighbouring properties which would overlook the site as well as the many users of the 'The Way for the millennium' route to the rear of the proposed property, giving the appearance of overdevelopment.</b>

	<p><b>There is general concern to the ecological and environmental impact on the rear boundary which backs on the 'The Way for the millennium' and has mature trees, hedges and provides homes for many species and should be considered in more detail.</b></p> <p><b>26/41791/HOU- at Lusarne, Lower Bromstead Lane, Moreton</b> - proposed development is described as single-story rear extension. - <b>no objection.</b></p> <p><b>26/41974/LDCPP- at Oak Cottage, Outwoods farm Road, Outwoods</b> - proposed development is described as Lawful Development Certificate Proposed - two-storey rear extension and part garage conversion. - <b>No objection but we wish to make the following comments: -</b></p> <p><b>The application is difficult to digest, and some relevant documents cannot be opened from the planning portal.</b></p> <p><b>It is unclear if the applicant is being asked to submit a planning application rather than a permitted development certificate.</b></p> <p><b>The officers report states the proposals exceed the permitted size in view of previous additions; however, the committee note that Rose Cottage application no. 22/36694/HOU appears to have now set the precedent for the locality and was not refused.</b></p> <p><b>The committee did not find the proposed plans offensive or disproportionate in any way and confusion was increased by not being able to view some documents within the portal which appears to have since been rectified.</b></p>
<b>6</b>	<p><b>To receive updates on previously considered applications and notification of appeals.</b></p> <p>Reviewed by all prior to and during the meeting. and in the meeting and noted a significant increase in planning application turn around/ decision times.</p>
<b>7</b>	<p><b>To consider any Policy or Risk Assessment Reviews.</b></p> <p>None.</p>
<b>8</b>	<p><b>To confirm the date and time of the next meeting.</b></p> <p>14<sup>th</sup> May 2026. Meeting Closed 8.22pm</p>

Signed:

Dated: