



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

Minutes of the Extraordinary Meeting of Gnosall Parish Council
held on Monday 3rd August 2026 at 7.30pm in the Grosvenor Centre

	Present Cllr Sullivan (in the Chair), Cllr Pearson, Cllr Parry, Cllr Middleton, Cllr Knight, Cllr Symons, Cllr Herbert, Cllr Beswick, Cllr Booth, Cllr Haycock, Cllr Reeves-Riché, J Marshall Chief Officer
	Cllr Pearson, Vice-Chair of the Council advised that as the Chair was not present and the duty would normally fall to the Vice-Chair to oversee the proceedings, that for this extraordinary meeting, which related exclusively to a Planning Application, she would stand down as Vice Chair and proposed the Vice-Chair of the Planning Committee to Chair the meeting. There was no objection and no suggestions for an alternative Chair, so the decision was agreed by consensus. Cllr Sullivan welcomed the residents in attendance and outlined the format of the meeting, advising that given the number of residents present, under the Chairs discretion, he would look to extend the public forum but requested that those who spoke, be as concise as possible.
	Open Public Forum There were forty-six members of the public in attendance. Three residents read statements regarding the item on the agenda. • The first resident requested that the Council make Stafford Borough Council aware of residents' concerns and continue to support the application on the proviso that a Grampian Condition covering successful implementation of remedial measures at Tulip and Daffodil attenuation basins are carried out and confirmed to be of an adoptable standard, prior to the commencement of development at the Knightley Road site. • The second resident outlined his detailed concerns regarding attenuation and the flooding impact this proposed development may have on the Tulip and Daffodil site and requesting that the Parish Council qualify its support of this application, until the flood risk and drainage deliverability issues are resolved. • The third resident provided information regarding the wider implications in relation to ongoing issues have further downstream in the Doley Brook and the existing outlet. He suggested a regular maintenance programme at the Acres to ensure the flood plain operates effectively to manage flood water.
26/079	To Receive Apologies and Record Absences Cllr Baker, Cllr Gregory, Cllr Alker and Cllr Holmes gave apologies.

26/080	To Record any Declarations of Interest Cllr Herbert declared that he was a resident in Tulip and Daffodil. Cllr Haycock advised that he was the owner of Love Gnosall and had been promoting information from the Gnosall challenge Group on his platform.
26/081	To consider the Council's response on the Knightley Road Application Cllr Sullivan gave a brief overview of the scope of the meeting, explaining that the meeting was to discuss the council's response to the Knightley Road application given the strength of feeling expressed at the Public Meeting on the 20th of July. The Project Board was established to work collaboratively with the developer to seek the best outcome for Gnosall, initially based on proposals for a 100% affordable housing scheme. Despite Stafford Borough Council revoking the 100% affordable in favour of a 60/40 split, the Council still believes it is more advantageous for the community to be involved in the process and be able to influence the outcomes from within. The Council supported the application in July, minute number 26/062, subject to the satisfactory resolution of the drainage and flooding issues. Cllr Sullivan stressed that Gnosall Parish Council is a statutory consultee and has no power to refuse an application. The decision to accept or refuse will be made by the planning authority – Stafford Borough Council. Councillors agreed that affordable homes in the community were much needed, and broadly favoured development provided it did not negatively impact existing residents or developments. The benefits of being involved in the Project Board were discussed, with most Councillors supporting the involvement. Cllr Herbert stated that he believed in hindsight, that the Council should have changed their support when Stafford Borough Council revoked the 100% affordable application dictating a 60/40 split and believes the Council should object to this application on flooding and drainage grounds. It was acknowledged that the village has a history of flooding, and that any future development should not adversely affect the existing situation. The issues at Doley brook were acknowledged, as well as the current situation at Tulip and Daffodil, which the Council have raised with Stafford Borough Council since becoming aware of the issue at the start of the Project Board collaboration in 2024. The Knightley Road developer has indicated that they are happy to undertake the remedial works on the Tulip and Daffodil attenuation ponds at their own expense, however landownership would need to be resolved. The position regarding any enforcement action at Tulip and Daffodil is understood to be constrained by the passage of time, although the Council recognises that the existing drainage issues remain unresolved. The settlement boundary as grounds for objection was discussed, with Cllr Sullivan explaining that under the revised planning guidelines an application being outside the settlement boundary was no longer sufficient grounds to object to an application on its own.

	It is understood that the land was purchased as a rural exception site. Rural exception sites sit outside of the settlement boundary and can be used to address the affordable homes shortfall. They are exceptions to normal planning rules and do not need to be allocated for residential development in a local authority plan. Cllr Booth expressed dissatisfaction that the Chair had called the meeting and yet wasn't present. She asked why the special motion to reverse a decision wasn't to be voted on at the meeting. The Chief Officer explained that subject to Standing Order 7 a) a resolution cannot be reversed within 6 months except by a special motion, signed by more than half the total number of councillors, being provided in writing to the Proper Officer in accordance with Standing Order 9. Standing Order 9 b) states that no motion can be moved at a meeting unless it is on the agenda and the mover has given written notice of its wording to the Proper Officer at least 5 clear days before a meeting. No special motion was received prior to the meeting. Should such a motion be submitted, it would be considered at the next Full Council Meeting in September, unless an extraordinary meeting was convened. The Council agreed that the next steps were for the Planning Committee to prepare a draft response to the application for consideration by all councillors before submission by the deadline on the 12th of August.
	Meeting Closed 21.17pm

Signed:

Dated: