MINUTES

Fulford Parish Council
Public Meeting Planning Application 25/41346/PIP

Tuesday 25th November 2025
Meir Heath and Rough Close Village Hall

Present:
Cllr Carol Baskin
Cllr Alec Sandiford (FPC & SBC)
Cllr Angela Noblett
Cllr Janet Crossley
Cllr Sue White
Cllr Derek Brindley
Cllr Gareth Brunt (Chair)
Cllr Andrew Lovatt

Cllr Faisal Hussain (Stoke on Trent)

In attendance:
Mrs Gemma Keiher-Knapper (Clerk/RFO)
50 Members of the Public

Meeting started at 18:30 hrs

1. **Welcome and Introductions.**

The Chairman welcomed everyone to the meeting and thanked the members of the public for attending.

2. **Overview of the Planning Process**.

The Clerk provided an overview of the planning process, explaining to residents that the planning authority is Stafford Borough Council and that Fulford Parish Council, like any resident, may only submit comments on the application.

The Clerk also informed the meeting that Fulford Parish Council has appointed a professional planning consultant to submit an objection on its behalf.

In addition, the Clerk noted that the application has been “called in,” meaning that the decision can no longer be made by a planning officer and must instead be determined by the Planning Committee, which is made up of Borough Councillors.

3. **Details of Planning Application 25/41346/PIP.**

The Clerk shared the indicative site proposed plan, planning statement with the meeting.

4. **Presentation by the Applicant / Applicant's Representative.**

There were no attendees from the applicantion.

5. **Fulford Parish Council – Grounds for Objection in brief**

The Clerk explained that the grounds of objection have to be planning considerations; therefore, Fulford Parish Council recommend that the application be refused on the following grounds:

Inappropriate development in the Green Belt (Does not meet special circumstances)

Outside of the settlement boundary. Closes the gap and creates urban sprawl.

Harms the character of Meir Heath because of the loss of CRoW land, open space and would impede public access and enjoyment.

Loss of woodland and habitat.

Unsafe access for vehicles, walking or cycling is far too dangerous.

Site prone to surface water flooding.

There is no housing land supply shortfall.

The application is not in keeping with the area.

No transport information with the application.

Country Side and Rights of Way Act 2000 (CROAW) "Any person is entitled by virtue of this subsection to enter and remain on any access land for the purpose of open air recreation" Regardless of Land ownership.

The Clerk went on to explain that your comments must be individual to you because the Planning Department will not accept duplicates, as it will only count as one objection, for example.

6. **How to Submit Comments (For or Against)**

The Clerk informed the meeting of all the options of how to submit for or against a planning application:

Email: planning@staffordbc.gov.uk

Post: Planning Department, Stafford Borough Council,
Civic Centre, Riverside, Stafford, ST16 3AQ

Telephone: 01785 619337

Online: www.staffordbc.gov.uk/planning-public-access

Deadline for submissions: Friday, 28 November 2025

7. **Questions and Comments**

Time was allocated for questions and answers.

Cllr A Sandiford to look into Village Green Status

Cllr Faisal Hussain (Stoke on Trent) will inform FPC if an application is received.

Residents made the meeting aware of the following:

- 1986 Fradley's submitted a planning application, which was refused.
- Persimmon Homes owned the land for 20 years and never managed to develop.
- Believed to be a protected hedgerow.
- Believed to be protected bluebells.
- CPRE can be of assistance.

8. **Drop-in Session**

If anyone requires any further assistance, please drop in to the Parish Office – Thursday, 27 November, 11:30–12:30 hrs or contact the Clerk to make alternative arrangements.

Meeting Closed at 1905hrs