

**Minutes of the Weston with Gayton Parish Council Meeting held on
Tuesday 8th September 2026 at 7.30 pm in Weston Village Hall**

Present: Councillor H. Hart (Chair), Councillor M. Edwards, Councillor J. Gair, Councillor D. Leake, Councillor S. Wilson and Staffordshire County Councillor A. Mynors

Parish Clerk B Nicholls.

Eight members of the public.

26/056: To Receive Any Apologies and Record Any Absences – Councillor M. Davis, Councillor J. Griffiths, Councillor J. Tallentire and Stafford Borough Councillor K. Aspin and F. Beatty

26/057: To confirm the Minutes of the Meeting of Parish Council on 7th July 2026

RESOLVED that the minutes of the Parish Council Meeting held at 7:30pm on the 7th July 2026 be confirmed and signed by the Chair.

26/058: To Note Any Declarations of Interest and Councillor Requests for Dispensation Relating to Items on the Agenda – Cllr S. Wilson declared an interest in item 26/065: To Receive an Update on Planning Application 26/41994/HOU - Malthouse Gayton

26/059: Public Participation - Members of the public are invited to address the Council on any issue over which it has power, for up to 5 minutes each.

A member of the public requested an update on the conifer trees overhanging the A51 footpath, which had previously been reported to the Parish Council. The Chair and Clerk advised that the matter had been referred to SCC Highways. A Highways officer has reviewed the issue and sent an enforcement letter to the landowner regarding clearance of the vegetation.

Action(s): Clerk to follow up with Highways.

The Chair brought forward item **26/065: To Receive an Update on Planning Application**
c) 26/42176/FUL & 26/42177/LBC - Abbeylands – self build

Member of public in attendance raised the following concerns regarding the application:

- Scale and appearance of the proposed dwelling & its relationship to neighbouring properties
- Potential impacts on residential amenity, privacy & loss of light
- Highway and pedestrian safety
- Heritage considerations relating to Abbeylands
- Relationship, timing & intention between the current proposal and the previously approved access and parking scheme.
- Approved access wall (as built) deviates from the planning permission as granted

Cllrs **agreed** to support Cllr F. Beatty decision to call in the application and requests the application receives full consideration through the call-in process by SBC Planning Authority when determining the application.

Action(s): Clerk to submit comment to SBC planning department.

26/060: To Receive Announcements and Notice – Clerk advised she had circulated SPCA AGM details. Cllr Gair and Cllr Edwards agreed to attend.

26/061 To Co-opt Vacant Weston Seat – Cllrs **RESOLVED** to co-opt L. Lee for the vacant Weston seat.

26/062: To Receive a Report from the Borough Councillor – The Clerk circulated an update from Cllr K. Aspin before the meeting and reported since receiving the update there had been an announcement that the Local

Government Reorganisation (LGR) put on hold and under review and the SBC elections will go ahead 2027 as planned.

The Chair read aloud the update from Stafford Borough Councillor K. Aspin:

- Changes in the National Planning Policy Frame (NPPF). There are some changes with the Planning as the parishes won't be consulted anymore on a certain type of applications(*) which must be delegated to officers only, instead of being called in by the Borough councillors and presented for the planning committee to decide. This is due to the government's ambition of building 1.5 million homes.
- *Householder development, Minor commercial development, Minor residential development (up to 9 dwellings), applications for reserved matter approvals other than phased reserved matters, applications for s96A non-material amendments to planning permissions, applications for the approval of conditions, applications for approval of the BNG Plan, applications for approval of prior approval (for permitted development rights), applications for Lawful Development Certificates, applications for a Certificate of Appropriate Alternative Development.
- On the 8th of September, the Borough council will decide if Stafford town will have a town Council parish for the unparished areas.

The Chair reported Cllr K. Aspin has included a document from Bloor Homes in her update, regarding the development resulting in the closed road between Beaconside and Sandon. SCC Cllr A.Mynors advised that he had attended a meeting with Hopton and Coton PC, Bloor Homes, SCC Highways and local business that are being affected by the road closure. Chair stated there had been correspondence received from two separate individuals from Weston raising their concerns on additional traffic on the A518/Stafford Road following the road closures. Chair advised that herself and the Clerk would collect recent data from the Speed Indicator Device in Weston to compare the amount of traffic since the road closure compared to previous year. Chair also informed Cllrs and members of the public in attendance of arrangements of previous speed community awareness group that folded due to lack of volunteers. It was agreed to advertise in the Compass magazine for volunteers to run the Speed Awareness Group.

Action: Advert for Speed Awareness Group volunteers to be advertised in Compass, noticeboards and website.

26/063: To Receive a Report from the County Councillor – Cllr A.Mynors gave an update:

- 151 bus service from Stone to Rugeley/Rugeley Stone commenced in August. People encouraged to use the service during the 12 month trial.
- Installation of footpath bridge in Burston complete. Part of the Two Saints Way public footpath.
- LGR paused whilst under review
- Environmental report – 92 proposals to spend on various small projects. Flooding around Staffordshire, reducing energy costs by putting Solar panels on Council buildings around Staffordshire, Cllr Mynors Encouraged people to download the MyStaffs app for information and to report issues.

26/064: To Receive a Report from the Village Hall Management Committee – Cllr Gair gave an update:

- No meeting held in August.
- Applied for £60,000 funding from the TONG Foundation trust for new toilets and new kitchen...
- No update from the Charity Commission regarding the lease.
- Two sheds will be removed from the side of the village hall due to safety concerns.
- Piano man event to take place on Saturday 10th October.
- Festive event to take place on Friday 20th November.

26/065: To Receive an Update on Planning Application

- a) 25/40960/OUT - Land off Green Road – No update, waiting for the application to be discussed by the planning committee.
- b) 26/41994/HOU – The Malthouse, Church Lane, Gayton – *Cllr S.Wilson left the room while the item was discussed.*

Cllrs **agreed** for the Parish Council to submit a comment in support of F.Beatty call in request to the planning committee.

Action: Clerk to submit Malthouse planning application comment.

Cllr S.Wilson rejoined the meeting.

26/066: To Discuss Village Green, Trees and Children's Play Area issues

- a) To discuss land in front of Village Green – The Chair provided an update on correspondence with SCC regarding the land in front of the Village Green, including the potential costs associated with installing signs on SCC-owned land. It was suggested that, in the first instance, 'no parking' signs be placed on trees located on Parish Council land, and that pupils from the local school be invited to design the signs.
A member of the public also raised concerns about the increasing number of vehicles parking near the school.

Action: Clerk to contact the school regarding parking signs and concerns about the number of vehicles parking near the school.

- b) To discuss and consider request for use of Village Green for U12s Football Club – Cllrs considered the request from Stafford Rangers Juniors to use the Village Green on Sunday afternoons for under-12s football, with no access to facilities required. The request was approved for a trial period until the end of December, subject to agreed conditions and a fee of £550, in line with the contribution previously made by former football teams towards grass cutting and grounds maintenance. The club will be responsible for arranging and funding its own line markings.

8:40pm Cllr A.Mynors left the meeting.

26/067: To Discuss Highways and Rights of Way issues

- a) To receive an update on Weston 6 Footpath – The Chair reported that the footpath had been cleared, presumably by Network Rail, although they have not accepted ownership of the land. The Clerk advised that she had asked SCC Public Rights of Way (PRoW) to confirm the responsible landowner for future maintenance. It was suggested that the public footpath be promoted in Compass to encourage regular use and help keep the route clear.
- b) To discuss Weston 2 Footpath – The Chair reported that Gayton Brook, which runs alongside Weston 2 Footpath, is heavily overgrown and requires clearance by landowners under riparian responsibilities. SCC Flood Risk Team advised that residents should be reminded of these responsibilities. The team also noted the presence of Himalayan Balsam, an invasive plant that should only be removed at certain times of year. The Chair provided an update on the Gayton Brook project previously undertaken around 10 years ago by Staffordshire Wildlife Trust and the Environment Agency. The Clerk advised that she had contacted Staffordshire Wildlife Trust for further information before approaching the landowners.
- c) To discuss increased traffic on the A518/Stafford Road due to the Sandon Road closure – This item was discussed during Borough Councillor's update.
- d) To receive an update on new 151 bus route between Stone and Rugeley – previously reported during County Councillor update.

Action: Clerk to follow up with Staffs Wildlife Trust and SCC PRoW

26/068: To Discuss Quiet Garden Space – Cllrs discussed the proposed gifting of the land to the Parish Council. It was suggested that ground maintenance costs be obtained for inclusion in the existing contract, and that the landowner be asked whether they would cover the legal fees and replace the two benches with composite alternatives. The item will be brought back to the October meeting for further consideration.

Action: Clerk to obtain costings for additional GM. Clerk/Chair to contact landowner.

26/069: To Discuss and Receive an Update on the War Memorial – Chair reported the PC had been successful in the Community funding application to SCC Cllr A.Mynors and the PC had been granted £300 towards the War memorial maintenance.

26/070: To Consider Finance Matters

- a) To approve the monthly Statement of Accounts, Receipts and Payments - Clerk presented monthly statement of accounts which the Clerk had distributed to Cllrs prior to the meeting, this was approved and signed by the Chair. Cllrs **approved** payments listed below and included on the monthly Statement of Accounts/Receipts and Payments.

Payments Approved and made before the meeting	Net	VAT	Total
HMRC Direct Debit NI	164.01	0.00	164.01
War Memorial - Re-imbursement LL	85.26	0.00	85.26
Grounds Maintenance July	1276.5	255.3	1531.80
SLCC FILCA Clerks Training	168.00	0.00	168.00
July Salaries	738.51	0.00	738.51
Office Expenses	26.00	0.00	26.00
LGPS Employer Contribution	153.17	0.00	153.17
LGPS Employee Contribution	42.98	0.00	42.98
Payments approved to be made:			
Salaries	738.51	0.00	738.51
Office Expenses	30.50	0.00	30.50
LGPS Employer Contribution	153.17	0.00	153.17
LGPS Employee Contribution	42.98	0.00	42.98
Grounds Maintenance June	1736.90	347.38	2084.28
Warm Memorial re-imbursement LL	80.00	00.00	80.00
	Total Net	Total VAT	Total
Total payments to be made:	2782.06	347.38	3129.44

26/071: To Request Items for the Next Meeting Agenda – Village Green Terms of Use, Parish Plan, Quiet Space, A518/Stafford traffic, Update on Football use of Green request

26/072: To Confirm the Date, Time, and Venue of next meeting – **Tuesday 13th October 2026** at Weston Village Hall.