



Town Clerk

Les Trigg

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15 Station Road
STONE
ST15 8JP

27 January 2020

Dear Councillor,

A meeting of the **PLANNING COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 4 FEBRUARY 2020** at 7.10pm, or upon the rising of the General Purposes Committee, if later.

The Agenda is set out below, and I trust you will be able to attend.

Members are reminded that the Planning Applications are available for inspection in the office prior to meetings. Access to planning documentation is also available at: <https://www12.staffordbc.gov.uk/online-applications/>

Les Trigg
Town Clerk

AGENDA

1. **To receive apologies for absence**
2. **Declarations of Interest and Requests for Dispensations Received**
3. **Representations from Members of the Public**

To consider representations from members of the public on items to be considered at this meeting, in accordance with the Council's scheme of public participation

4. **Minutes of Previous Meeting**
 - a) To confirm as a correct record the minutes of the meeting of the Planning Committee, held on 7 January 2020, Minute No's P20/085 – P20/090

5. **To consider the following applications for planning approval and to agree observations thereon for submission to Stafford Borough Council and Staffordshire County Council:**

Application Number – 19/31672/HOU

Applicant – Mr S. Harrison

Location – 11 Northesk Street, Stone

Development – Proposed internal alterations to ground, first and second floors; replacement windows and replacement roof to existing single storey at rear with roof windows and roof windows to main roof at rear; alterations to existing entrance piers

Application Number – 20/31709/HOU

Applicant – Mr R. Gimbert

Location – 2 Chestnut Grove, Stone

Development – Two storey extension to front elevation and new boundary wall along Chestnut Grove

Application Number – 20/31715/HOU

Applicant – Mr Bright

Location – Lynton, Church Street, Stone

Development – Rear two storey extension to dwelling house

Application Number – 20/31728/HOU

Applicant – Mr & Mrs Mellor

Location – 1 St Michaels Close, Stone

Development – Single storey front porch with WC

Application Number – 20/31788/FUL

Applicant – Mr & Mrs Naylor

Location – Rear of 207 Newcastle Road, Stone

Development – Re-submission of application 16/24090/FUL for the proposed residential development to create one dwelling.

6. **Applications included within the Borough Council's weekly list that have not yet been received by the Town Council (NOTE: these items will be withdrawn if the application has not been received by the day of the meeting)**

Application Number – 20/31818/HOU

Applicant – Mr M. Rudge

Location – 97 Oulton Road, Stone

Development – Proposed extensions and alterations to form additional accommodation at first floor and re-siting of existing kitchen to rear with conversion of existing kitchen to form garage.

7. **To note the following items considered under delegated powers where no objections were forwarded to Stafford Borough Council due to no Member asking for the item to be considered by a special meeting of the Committee:**

None

Members of the public are welcome to attend the Planning Committee Meeting as observers and/or to make representations to the committee in accordance with the Council's scheme of public participation. Details of this scheme are displayed in the Council's notice boards and are also available from the Town Council.

Persons attending should enter the Council Offices through the rear entrance door (adjacent to the car park). The Council Chamber is at the top of the stairs.

Stone Town Council – Planning Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 7 January 2020

PRESENT: Councillor J. Davies in the Chair, and
Councillors: K. Argyle, A. Best, I. Fordham, Mrs K. Dawson, M. Green, M. Hatton,
Mrs J. Hood, T. Kelt, J. Powell, C. Thornicroft and R. Townsend

ABSENT: Councillors: T. Adamson, Mrs A. Burgess, Mrs L. Davies, J. Hickling, R. Kenney
and P. Leason

P20/085 **Apologies**

Apologies were received from Councillors: T. Adamson, Mrs L. Davies, J. Hickling,
R. Kenney and P. Leason

P20/086 **Declarations of Interest and Requests for Dispensations**

Councillor Mrs Hood abstained from voting on all items.

P20/087 **Representations from Members of the Public**

None received

P20/088 **Minutes**

RESOLVED:

- a) That the minutes of the Planning Committee meeting held on 17
December 2019 (Minute Numbers P20/079 – P20/084), be approved as a
correct record.

P20/089 **Planning Applications**

Application Number – 19/31257/FUL

Applicant – Mr Schreiber (C/o Debtal Architecture Ltd)

Location – 13 High Street, Stone

Development – New external staircase, splitting of existing ground floor retail
unit (A1) into two retail units (A1) and change of use of upper floors to two
residential apartments (C3)

Observations: No objections

Application Number – 19/31330/FUL

Applicant – A. J. Roe Properties

Location – 2 Oulton Road, Stone

Development – Conversion of former tattoo studios (Sui generis) to new fish and chip restaurant and take away and with licence to sell alcohol (class A3)

Observations: The Town Council objects to the development proposal because of the following points of concern:

- Road safety risk to motorists and pedestrians – the location of the shop is not ideal as there will inevitably be inappropriate on street parking from customers who are not willing to park safely, away from the bridge, a major road junction and clear of double yellow road markings.
- Traffic congestion and flow – another consequence of the on street parking that is likely to occur outside a fish and chip takeaway near a busy road junction.
- The arrangements for the delivery of supplies – delivery vehicles will not be able to park outside the restaurant safely and without obstruction.
- Environmental Health aspects – there is no information in the application about the installation of an extractor unit. This equipment will be a necessary requirement in a fish and chip restaurant/takeaway and as they operate noisily, may cause disturbance to neighbouring homes.
- Disposal of rubbish/litter – the arrangements for the disposal rubbish and the management of litter have not been stated in the application.

P20/090

To note the following items considered under delegated powers where no objections were forwarded to Stafford Borough Council due to no Member asking for the item to be considered by a special meeting of the Committee.

None

CHAIRMAN