

# Stone Town Council – Planning Committee

## Minutes of the meeting held virtually on Tuesday 4 August 2020

**NOTE: Due to the Coronavirus Pandemic (COVID-19) and Government Guidelines on public gatherings, the meeting was held virtually on Zoom. Members of the public were invited to observe the meeting streamed live on YouTube.**

**PRESENT:** Councillor J. Davies in the Chair, and  
Councillors: T. Adamson, Mrs A. Burgess, Mrs L. Davies, I. Fordham, M. Green,  
Mrs J. Hood, T. Kelt, R. Kenney, P. Leason, J. Powell, C. Thornicroft and  
R. Townsend

**ABSENT:** Councillors: K. Argyle, A. Best, Mrs K. Dawson, M. Hatton and J. Hickling

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**P20/103 Apologies**

Apologies were received from Councillors: K. Argyle, A. Best, Mrs K. Dawson and J. Hickling

**P20/104 Declarations of Interest and Requests for Dispensations**

Councillor Mrs Hood abstained from voting on all items.

**P20/105 Representations from Members of the Public**

None received

**P20/106 Minutes**

RESOLVED:

- a) That the minutes of the Planning Committee meeting held on 3 March 2020 (Minute Numbers P20/097 – P20/102), be approved as a correct record.

**P20/107 Planning Applications**

**Application Number** – 20/32513/HOU  
**Applicant** – Mr J. Goodson  
**Location** – 31 Redwood Avenue, Stone

**Development** – Rearward extension of upper storey of existing house, built up from head of recent (2018) single storey extension to which permission 17/27168/HOU applies

**Observations:** No objections

**Application Number** – 20/32656/HOU

**Applicant** – Mr A. Khan

**Location** – The Hollies, Blackies Lane, Stone

**Development** – Replacement garage with gazebo

**Observations:** No objections

**Application Number** – 20/32263/FUL

**Applicant** – Mrs K. Champ (A & J New Homes Ltd)

**Location** – 2 Airdale Road, Stone

**Development** – Detached bungalow

**Observations:** The Town Council is concerned about access to the proposed development. It supports the conditions that were attached to planning application 12/17141/FUL which are also relevant to this new planning application.

**Application Number** – 20/32561/HOU

**Applicant** – Mr T. Bebb

**Location** – 28 Mercer Avenue, Aston Lodge, Stone

**Development** – Ground floor extension for bedroom and bathroom and ground floor extension for kitchen, dining room and orangery

**Observations:** No objections

**Application Number** – 20/32320/HOU

**Applicant** – Mr G. Mundell

**Location** – 85 Pirehill Lane, Stone

**Development** – Extensions to 85 Pirehill Lane

**Observations:** No objections

**Application Number** – 20/32779/HOU

**Applicant** – Mr C. Brown

**Location** – Holly Cottage, 72 Newcastle Road, Stone

**Development** – Raised deck to the rear

**Observations:** No objections

**P20/108**

**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.**

**Application Number** – 20/32023/HOU

**Applicant** – Mrs J. Holmes

**Location** – 1 The Crest, Manor Rise, Walton

**Development** – Extension to garage and partial conversion with extension above together with internal alterations

**Observations:** No objections

**Application Number** – 20/31892/LBC

**Applicant** – Mr K. Edwards

**Location** – Flat 61 The Moorings, Stafford Street, Stone

**Development** – Retrospective application for the replacement of windows and a patio door

**Observations:** The Town Council supports the comments of the Conservation Officer and the precedent set by the outcome of planning application 15/22309/LBC.

**Application Number** – 19/31330/FUL (amended plans)

**Applicant** – Mr A. Roe (A. J. Roe Properties)

**Location** – 2 Oulton Road, Stone

**Development** – Side extension and change of use of former tattoo studio (sui generis) to new fish and chip restaurant and take away (class A3)

**Observations:** The Town Council objects to this planning application and repeats its representations of 9 January 2020, submitted in response to the original plans:

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.

**Application Number** – 20/32053/HOU

**Applicant** – Mr S. Nicholls

**Location** – 4 Kings Avenue, Stone

**Development** – Demolition of existing timber framed conservatory and rebuilding to the same foot print and replacement windows to rear elevations

**Observations:** No objections

**Application Number** – 20/31898/ADV

**Applicant** – Mrs J. Evans

**Location** – Car park at rear of 41A Mill Street, Stone

**Development** – Signage advertising the terms and conditions of parking at the car park

**Observations:** No comment

**Application Number** – 20/32101/HOU

**Applicant** – Mrs Van De Laarschot

**Location** – The Beeches, 170 Oulton Road, Stone

**Development** – proposed greenhouse

**Observations:** No objections

**Application Number** – 20/32118/HOU

**Applicant** – Mr T. Yorke

**Location** – 1 Victoria Street

**Development** – Erection of single storey extension to the rear that replaces existing outbuildings

**Observations:** No comment

**Application Number** – 20/32115/HOU

**Applicant** – Mr & Mrs Northwood

**Location** – 30 Stuart Close North, Stone

**Development** – Two storey side extension and single storey rear extension with the widening of existing dropped kerb and drive

**Observations:** No comment

**Application Number** – 20/32178/FUL

**Applicant** – Mrs P. Johns

**Location** – Land adjacent to 11 Flax Croft, Stone

**Development** – Removal of Condition 11 on application 19/30663/FUL

**Observations:** No objections

**Application Number** – 20/32065/FUL

**Applicant** – Mr A. Roe (A. J. Roe Properties)

**Location** – 2 Oulton Road, Stone

**Development** – Two new semi-detached dwellings on land to the rear of 2 Oulton Road

**Observations:** The Town Council has no objections to the concept of building on the land to the rear of 2 Oulton Road. Concerns are, however, expressed about the plans in their current form. The proposal to build two, four bedroomed houses is considered to be too much for the size of the site, with unacceptable consequences in relation to the adequacy of vehicular parking.

The residential car parking standards detailed in Appendix B of the Plan for Stafford Borough state that detached or semi detached dwellings with four or more bedrooms should have three spaces for residents and visitors within the curtilage of the dwelling.

Local Plan Policy T2 (Parking and Maneuvering Facilities) states that all new development must have a safe and adequate means of access and egress and internal circulation, and the facilities do not materially impact highway safety or traffic movement.

The parking provision detailed in this proposal falls short of these standards. The dwellings have two car parking spaces, one in front of the other with barely room to access and with egress by reversing into the road. Such large homes will likely lead to more than two cars per household and therefore more on-street parking.

In addition the point was made that there may be a possible issue with the height of the proposed dwellings in relation to surrounding properties.

**Application Number** – 20/32110/COU

**Applicant** – Mr M. Irfan (Star Private Hire Staffs Ltd)

**Location** – 6 Church Street, Stone

**Development** – Change of use of former hairdressers (Use Class A1) to Taxi Booking Office

**Observations:** The Town Council raises no objections to a change of use of 6 Church Street for the operation of a business that will provide a valuable service to the residents of Stone.

However, concern is expressed about the business causing on-street parking and waiting which would be to the detriment of the free flow of traffic, create access and safety issues, and disturbance to the amenity of the neighbouring residential accommodation.

The application makes no reference to where the taxis would wait and Stafford Borough Council should seek clarification on the number of vehicles that would be associated with the business and where they would be parked at the premises.

As parking restrictions exist in Church Street (in the form of double yellow lines), Planning Conditions should prevent its use as a pick up point for customers and a rest stop for taxi drivers at all times.

**Application Number** – 20/32135/FUL

**Applicant** – English Dominican Congregation

**Location** – St Dominics Convent, Station Road, Stone

**Development** – Erection of care home (Building Block A) to complete application 18/28402/FUL. Relocation of bin store, parking areas and associated works.

**Observations:** No comment

**Application Number** – 20/32201/HOU

**Applicant** – Mr A. Wright

**Location** – 14 Augustine Close, Aston Lodge Park, Stone

**Development** – Side extension above existing garage to form additional bedrooms

**Observations:** No objections

**Application Number** – 20/32242/HOU

**Applicant** – Mrs B. Hurdle

**Location** – 51 Stafford Road, Stone

**Development** – Two storey rear extension and associated internal alterations

**Observations:** No objections

**Application Number** – 20/32307/COU

**Applicant** – Mr L. James (The Original Reggies of Stone)

**Location** – 41B High Street, Stone

**Development** – Removal of condition 3 (use of the flat roofed area) on application 19/30984/COU

**Observations:** The Town Council raises objections to the proposed roof terrace for the following reasons:

- To safeguard the character of the Stone Conservation Area.
- To protect the amenity of nearby residents from noise and nuisance.
- To encourage use of the High Street for residential apartments, an issue which will become increasingly important in the future. Reference is made to Stafford Borough Local Plan Policies N1 (Design) and N9 (Historic Environment).

Please also note the following comments:

- Removal of Planning Condition 3 on application 19/30984/COU, little more than six months after the award of planning permission, appears to undermine its original purpose and value.
- Should the Committee be minded to approve the application, planning conditions should be applied to ensure that adequate measures are implemented to mitigate the potential for noise pollution. These should include sound screening and a requirement for music volumes and noise levels to be maintained within acceptable parameters.

**Application Number** – 20/31715/HOU (amended plans)

**Applicant** – Mr Bright

**Location** – Lynton, Church Street, Stone

**Development** – Rear two storey extension to dwelling house

**Amendments** – Two storey extension omitted; single storey extension spanning the width of the dwelling at rear and balcony (which does not fill the entirety of the proposed flat roof extension and is away from the boundary with the neighbouring residential property).

**Observations:** No objections

**Application Number** – 20/32347/LBC

**Applicant** – Mrs K. Edwards

**Location** – The Moorings, Flat 61 Stafford Street, Stone

**Development** – Replace existing UPVC window and French door with timber to comply with Listed Buildings status. Retrospective consent to maintain UPVC was rejected under ref: 20/31892/LBC

**Observations:** No objections

**Application Number** – 20/32249/FUL

**Applicant** – Mr A. Stewart (Persimmon Homes West Midlands)

**Location** – Walton Hill Residential Development West of Longhope Drive, Stone

**Development** – Full application for the erection of 60 no. dwellings including access, open space and associated infrastructure

**Observations:** No objections

**Application Number** – 20/32305/HOU

**Applicant** – Mr M. Walley

**Location** – 22 Northesk Street, Stone

**Development** – Repair and replace a number of sash windows/patio doors

**Observations:** No objections

**Application Number** – 20/32420/HOU

**Applicant** – Mr P. Frodsham

**Location** – 5 Airdale Road, Stone

**Development** – Proposed alterations, extensions and replacement of flat roof with pitched roof and first floor extension over existing garage

**Observations:** No objections

**Application Number** – 20/32466/HOU

**Applicant** – Mr M. Warrilow

**Location** – 8 Fraser Close, Stone

**Development** – Porch off side elevation and single storey rear extension with the demolition of existing car port

**Observations:** No objections

**Application Number** – 20/32467/FUL

**Applicant** – Mr R. Jenkinson & Mr R. Dawson

**Location** – 30 & 32 Whitemill Lane, Stone

**Development** – Replace existing flat roof with new hipped roof and bedroom in new roof space

**Observations:** No objections

**Application Number** – 20/32425/HOU

**Applicant** – Mrs T. Flanagan

**Location** – 13 Gower Road, Stone

**Development** – Single storey rear extension

**Observations:** No objections

**Application Number** – 20/32307/COU (amended plans)

**Applicant** – Mr L. James (The Original Reggies of Stone)

**Location** – 41B High Street, Stone

**Development** – Removal of condition 3 (use of the flat roofed area) on application 19/30984/COU

**Amendment** – Additional structures on the roof terrace: gates, barrier, seating, bar



**Observations:** The Town Council has no additional comments to add in response to the proposed amendments and repeats its representations of 20 May 2020 which are as follows:

The Town Council raises objections to the proposed roof terrace for the following reasons:

- To safeguard the character of the Stone Conservation Area.
- To protect the amenity of nearby residents from noise and nuisance.
- To encourage use of the High Street for residential apartments, an issue which will become increasingly important in the future. Reference is made to Stafford Borough Local Plan Policies N1 (Design) and N9 (Historic Environment).

Please also note the following comments:

- Removal of Planning Condition 3 on application 19/30984/COU, little more than six months after the award of planning permission, appears to undermine its original purpose and value.
- Should the Committee be minded to approve the application, planning conditions should be applied to ensure that adequate measures are implemented to mitigate the potential for noise pollution. These should include sound screening and a requirement for music volumes and noise levels to be maintained within acceptable parameters.

**Application Number** – 20/32644/FUL

**Applicant** – Screwfix Direct Limited

**Location** – 5-7 Diamond Way Business Park, Diamond Way, Stone

**Development** – Variation of condition 8 on application 16/23975/FUL

**Observations:** Members repeat their objection submitted regarding planning application 16/23975/FUL. They object due to the inappropriate development in close proximity to a residential area and concerns regarding noise and vibration.

**Application Number** – 20/32291/HOU

**Applicant** – Mr & Mrs Harris

**Location** – 9 Fallowfield Close, Stone

**Development** – Front, side and rear extensions

**Observations:** No objections

**CHAIRMAN**