



Town Clerk

Les Trigg

Tel: 01785 619740

Email: clerk@stonetowncouncil.gov.uk

15 Station Road
STONE
ST15 8JP

22 February 2021

Dear Councillor,

A **VIRTUAL** meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held on **TUESDAY 2 MARCH 2021** at **7:10pm** or on the rising of the General Purposes Committee meeting, if later.

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

The meeting will be streamed live on YouTube and members of the public are welcome to observe.

View Meeting: <https://www.youtube.com/channel/UCXHye7pCvT-mVBouN3IUTWQ>

Access to planning documentation is 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 Consultative Committee, held on 2 February 2021, Minute Numbers P20/139 – P20/144

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 – 20/33452/LBC

Applicant – Mr A. Howells (BHG Developments)

Location – Land at St Johns Church, Granville Terrace, Stone

Development – Minor internal works to listed building and repositioning of roof lights approved by listed building consent APP/Y3425/Y/16/3164144

Application Number – 21/33653/HOU

Applicant – Mr G. Wilcox & Ms K. Archer

Location – 106 The Fillybrooks, Stone

Development – Extension to side to form carport with bedroom with en-suite above and internal alterations

Application Number – 20/33574/FUL

Applicant – Mr M. Dibbs

Location – 1 Albert Street and 40 Old Road, Stone

Development – Internal alterations to convert two flats into four whilst providing alternative access into the building, and two new windows to front elevation

Application Number – 21/33666/HOU

Applicant – Mr & Mrs J. Pinfold

Location – 3 Mill Farm Barns, Mill Street, Stone

Development – Single storey rear extension and internal alterations to existing dwelling

Application Number – 21/33850/COU

Applicant – Mr H. Kadhar

Location – 13 High Street, Stone

Development – Minor material amendment to application 20/33313/COU (internal/external alteration of extraction)

Application Number – 20/33497/HOU

Applicant – Mr and Mrs D. Bell

Location – 38 St Chads Close, Stone

Development – alterations and extensions

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)**

None

7. **To note the following items considered under delegated powers:**

None

Members of the public are welcome to attend the Planning Consultative 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 website.

NOTE: Due to the pending by-election for the Stonefield and Christchurch Ward, the Town Council's Public Participation Scheme is currently suspended.

Stone Town Council – Planning Consultative Committee

Minutes of the meeting held virtually on Tuesday 2 February 2021

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: A. Best, Mrs A. Burgess, Mrs K. Dawson, Mrs L. Davies, M. Green,
M. Hatton, J. Hickling, Mrs J. Hood, T. Kelt, R. Kenney, P. Leason, J. Powell,
C. Thornicroft and R. Townsend

ABSENT: Councillors: K. Argyle and I. Fordham

P20/139 Apologies

Apologies were received from Councillors: K. Argyle and I. Fordham

P20/140 Declarations of Interest and Requests for Dispensations

Councillor Mrs Hood confirmed that, as a member of Stafford Borough Council's Planning Committee, she would not comment on the planning applications listed and abstained from voting on all items.

P20/141 Representations from Members of the Public

There were no representations from members of the public.

The Town Clerk confirmed that the Town Council's Public Participation Scheme was now suspended until after the by-election for the Stonefield and Christchurch Ward. The election cannot be held before 6 May 2021.

P20/142 Minutes

RESOLVED:

- a) That the minutes of the Planning Consultative Committee meeting held on 5 January 2021 (Minute Numbers P20/133 – P20/138), be approved as a correct record.

P20/143 Planning Applications

Application Number – 20/33507/HOU

Applicant – Mr & Mrs R. Cullen

Location – 9 Kings Avenue, Stone

Development – Single storey rear extension to replace existing low grade conservatory

Observations: No objections

Application Number – 20/33462/COU

Applicant – Mr L. James

Location – 41A High Street, Stone

Development – Change of use from shops (F2) to drinking establishment (Sui Generis) to include outdoor seating to the front of the premises

Observations: The Town Council asks that the following points are considered by the Borough Council in relation to the installation of an outdoor seating area at the front of the premises:

- The presence of waste bins in the vicinity of the drinking establishment should remain accessible for use by the general public, and not be obstructed.
- If the applicant intends putting up temporary awnings, parasols, shades or similar, they should be mindful not to restrict surveillance by the High Street CCTV systems fixed to the building(s).

Application Number – 20/33526/HOU

Applicant – Mr & Mrs P. Hallam

Location – 138 Pirehill Lane, Walton

Development – Porch extension

Observations: No objections

Application Number – 20/33465/HOU

Applicant – Mr M. Blackburn

Location – Aston House, 4 Granville Court, Granville Terrace, Stone

Development – New garage including two bays for cars with gable ends, garage to consist of a timber and brick structure

Observations: No objections

P20/144

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 – 20/33313/COU (amended plans)

Applicant – Mr H. Khadar

Location – 13 High Street, Stone

Development – Change of use to ground floor from two retail units to mixed Sui Generis use including sale of hot and cold food A5/A3 and including sale of hot and cold desserts

Amendments – External flue to the side, facing no. 11 High Street, has been added to the application for Environmental Health purposes. The amendment has altered the red edge and the description.

Observations: The Town Council wishes to repeat its observations made in response to the original plans, submitted in a letter to Stafford Borough Council on 4 November 2020:

The Town Council would welcome a daytime hot and cold food takeaway provision to add to the amenities of the town. However, it would not support evening takeaway services which could increase the flow of traffic in the High Street, on street parking and other consequential risks.

Please also note that the Town Council supports the Conservation Officer's recommendations.

CHAIRMAN