



Town Clerk

Les Trigg

Tel: 01785 619740

Email: clerk@stonetowncouncil.gov.uk

15 Station Road
STONE
ST15 8JP

26 April 2021

Dear Councillor,

A **VIRTUAL** meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held on **TUESDAY 4 MAY 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/>

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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 13 April 2021, Minute Numbers P20/151 – P20/156

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 – 21/34155/HOU

Applicant – Mr J. Higgs

Location – 83 Alexandra Street, Stone

Development – Demolition of existing rear kitchen, bathroom and lean-to and erection of new two storey extension, including minor alterations and adaptations in association therewith.

Application Number – 21/33919/FUL

Applicant – Mr L. Clarke (CCP Developments (Stone) Limited)

Location – Former Stone Police Station, Radford Street, Stone

Development – Change of use of former Stone Police Station and associated outbuilding to provide eight apartments and related works including small elements of demolition and rebuild on main police station building, first floor extension to outbuilding to be converted, demolition of further outbuilding, provision of access off Northesk Street and car parking.

Application Number – 20/33462/COU (amended plans)

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

Amendments – Additional information showing details of the proposed external extraction and CCTV cameras. The description of the development has also been slightly amended from Class F2 to Class E.

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 13 April 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 J. Hood, Mrs L. Davies, Mrs K. Dawson,
I. Fordham, T. Kelt, R. Kenney, P. Leason, J. Powell, C. Thornicroft and
R. Townsend

ABSENT: Councillors: K. Argyle, M. Green, M. Hatton and J. Hickling

P20/151 **Apologies**

Apologies were received from Councillors: K. Argyle, M. Green and J. Hickling

P20/152 **Declarations of Interest and Requests for Dispensations**

As a member of Stafford Borough Council's Planning Committee, Councillor Mrs Hood did not wish to comment on the planning applications listed and abstained from voting on all items.

P20/153 **Representations from Members of the Public**

The Committee noted that the Town Council's Public Participation Scheme had been suspended until after the by-election for the Stonefield and Christchurch Ward.

P20/154 **Minutes**

RESOLVED:

- a) That the minutes of the Planning Consultative Committee meeting held on 2 March 2021 (Minute Numbers P20/145 – P20/150), be approved as a correct record.

P20/155 **Planning Applications**

Application Number – 20/33579/FUL

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

Location – 2 Oulton Road, Stone

Development – Conversion of former tattoo studio (Sui generis) to form new retail sales premises (A1). Demolition of existing two storey lean-to extension and erection of new store/accommodation

Observations: The Town Council would like to receive a lot more information on

this proposal, to include a level of detail that would be comparable to the planning application previously withdrawn (19/31330/FUL). Full planning details would allow an opportunity to provide Stafford Borough Council with meaningful observations.

Application Number – 21/33758/FUL

Applicant – Mr R. Trippett

Location – Stone Business Park, Blocks 1 & 2 (Phase 1), Diamond Way, Stone

Development – Variation of conditions 2 and 11 and removal of condition 19 on application 16/23975/FUL

Observations: The Town Council has no objections as long as the need to avoid disturbance to Brooms Park residents is recognized.

Application Number – 20/33322/HOU

Applicant – Mr R. Conlon

Location – 3 Squires Court, Stone

Development – Single storey side extension

Observations: No observations

Application Number – 20/33452/LBC (amended plans)

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

Amendments – The initial application didn't clearly show the proposed works and the newest submission does show this detail. Please refer to the heritage statement where the proposed works are set out in a list. New drawings and heritage statement also highlight the removal of internal walls (units 1 and 2)

Observations: No observations

Application Number – 21/34064/PTEL

Applicant – Hutchinson UK Ltd

Location – Street Record, The Fillybrooks, Stone

Development – Proposed 18m Phase 8 Monopole C/W wrapround cabinet at base and associated ancillary works

Observations: No observations

Application Number – 20/33518/HOU

Applicant – Mrs K. Munslow

Location – 147A Lichfield Road, Stone

Development – Alterations and new first floor extension

Observations: The Town Council is concerned about the potentially overbearing nature of this development bearing in mind the size of the proposal.

P20/156

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 – 20/32679/FUL (amended plans)

Applicant – Dr G. Rhys

Location – 6 Mill Farm Barns, Mill Street, Stone

Development – Retrospective boundary fence

Amendments – The existing and proposed fence has been amended to show steel grates at the bottom as opposed to concrete boards in an attempt to mitigate flood water flows.

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

The Town Council supports the comments made by Councillor I. Fordham in the 'Call In' document submitted to Stafford Borough Council.

CHAIRMAN