



Town Clerk

Les Trigg

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27 August 2021

Dear Councillor,

A meeting of the **TOWN COUNCIL** will be held in **St Michael's Suite at the Frank Jordan Centre, Lichfield Street, Stone**, on **TUESDAY 7 SEPTEMBER 2021 at 7:00pm** for consideration of the matters itemised in the following agenda.

Attendees are asked to wear face masks other than when taking part in the meeting.

Les Trigg
Town Clerk

Agenda

1. **To receive apologies for absence**
2. **Declarations of Interest and Requests for Dispensations**
3. **Representations from Members of the Public**
4. **To confirm as a correct record the minutes of the Meeting of the Town Council held on 3 August 2021, Minute Numbers C22/025 – C22/034 (attached)**
5. **To receive the draft minutes and decisions of the under mentioned Committees:**
 - a) **General Purposes Committee meeting held on 3 August 2021, Minute Numbers GP22/038 – GP22/055 (attached)**

b) Planning Consultative Committee meeting held on 3 August 2021, Minute Numbers PC22/007 – PC22/012 (attached)

6. **To receive the forthcoming Civic Announcements** (attached)
7. **To receive the Town Mayor's and Deputy Town Mayor's Reports of Engagements** (attached)
8. **Exclusion of the Press and Public**

To resolve, pursuant to the Public Bodies (Admission to Meetings) Act 1960, that the Public and Press be excluded from the meeting whilst the next items of business are discussed on the grounds that publicity would be prejudicial to public interest by reason of the confidential nature of the debate.

9. **Confidential Minutes**

To approve the confidential minutes of the General Purposes Committee held on 3 August 2021, Minute No's GP22/038 and GP22/055 (attached).

Members of the public are welcome to attend the Town Council meeting as observers and/or to make representations to the committee in accordance with the Council's scheme of public participation. Details of the scheme are displayed in the Council's notice boards and website.

Stone Town Council

Minutes of the Meeting held in St Michael's Suite at the Frank Jordan Centre, Lichfield Street, Stone, on Tuesday 3 August 2021

PRESENT: Councillor J. Powell in the Chair and
Councillors: K. Argyle, A. Best, J. Davies, Mrs L. Davies, Mrs J. Hood, T. Kelt,
R. Kenney, C. Thornicroft and S. Walley.

ABSENT: Councillors: Mrs A. Burgess, Mrs K. Dawson, I. Fordham, M. Green, M. Hatton,
J. Hickling, P. Leason and R. Townsend.

Before the meeting began Councillor Mrs Lin Davies led prayers.

C22/025 Apologies

Apologies were received from Councillors: Mrs A. Burgess, Mrs K. Dawson,
I. Fordham, M. Green, J. Hickling, P. Leason and R. Townsend.

C22/026 Declarations of Interest and Requests for Dispensations

None received

C22/027 Representations from Members of the Public

None

C22/028 Minutes

RESOLVED:

- a) That the minutes of the Annual Meeting of the Town Council held on 8 July 2021 (Minute Numbers C22/011 – C22/024), be approved as a correct record.

C22/029 Draft Committee Minutes

RESOLVED:

- a) The minutes of the General Purposes Committee Meeting held on 8 July 2021 (Minute Numbers GP22/019 – GP22/037), were noted.

* Items marked with an asterisk refer to reports or papers circulated with the agenda or distributed at the meeting. They are attached as an appendix to the signed copy of the Council minutes.

C22/030 **Presentation of the Mayor's Charity Collection for 2019-21 to Crown Wharf Theatre**

The Mayoress for the term 2019 to 2021, Mrs Kristan Green, awarded Mr Craig Chesters and Mr Mark Doran of Crown Wharf Theatre Group, the sum of £1,006.25, on behalf of the Town Mayor for 2019 to 2021, Councillor Mark Green.

Councillor Green had been keen for his Mayor's Charity to receive the sum collected at the earliest opportunity but had been unable to make the award himself due to ill health.

Mr Doran and Mr Chesters expressed their gratitude to Councillor and Mrs Green on behalf of the Crown Wharf Theatre Project and its trustees, for the sum of money received.

Mr Doran informed the Town Council that back in 2019 getting chosen as the Mayor's Charity had almost been the first positive fundraising result for the project at a time when everyone had been daunted about the task ahead. Councillor and Mrs Green's support of the charity had been important to them and significant in generating the energy and community support for the theatre. They offered Councillor Green their very good wishes and a speedy return to good health.

C22/031 **Six Month Attendance Rule**

The Town Council considered a written communication from Councillor M. Green (enclosed with the agenda for the meeting) in respect of Section 85(1) of the Local Government Act 1972.

The Town Clerk informed the Council that the legislation requires that all Councillors attend at least one meeting in every six month period or they automatically cease to become a councillor. Councillor Green had been unable to attend meetings following surgery and a long period of hospitalisation.

RESOLVED: That Councillor Green's reasons for not attending meetings of the Town Council are accepted and that the requirements of Section 85(1) of the Local Government Act 1972 are waived.

C22/032 **Local Government Transparency Code 2015**
Openness of Public Bodies Regulations 2014

The report of the Local Government Transparency Code 2015* and Openness of Public Bodies Regulations 2014 were noted for the quarter ending 30 June 2021.

C22/033 **Civic Announcements**

The Civic Announcements, which had been previously circulated, were noted.

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The Civic Announcements included the Town Mayor's Civic Sunday on 5 September 2021.

C22/034 Town Mayor's and Deputy Town Mayor's Reports of Engagements

The Town Mayor's and Deputy Town Mayor's reports of engagements, which had been previously circulated, were noted.

The Town Mayor reported on his attendance at the Kibblestone Scouting AGM via Zoom. He said it had been interesting to observe the strength of the scouting organisations and their focus on achieving positive outcomes for their members.

TOWN MAYOR

* Items marked with an asterisk refer to reports or papers circulated with the agenda or distributed at the meeting. They are attached as an appendix to the signed copy of the Council minutes.

Stone Town Council – General Purposes Committee

Minutes of the meeting held in St Michael’s Suite at the Frank Jordan Centre, Lichfield Street, Stone, on Tuesday 3 August 2021

PRESENT: Councillor R. Kenney in the Chair, and
Councillors: K. Argyle, A. Best, J. Davies, Mrs L. Davies, Mrs J. Hood, T. Kelt,
J. Powell, C. Thornicroft and S. Walley

ABSENT: Councillors: Mrs A. Burgess, Mrs K. Dawson, I. Fordham, M. Green, M. Hatton,
J. Hickling, P. Leason and R. Townsend

GP22/038 **Apologies**

Apologies were received from Councillors: Mrs A. Burgess, Mrs K. Dawson,
I. Fordham, M. Green, J. Hickling, P. Leason and R. Townsend.

GP22/039 **Declarations of Interests**

None

GP22/040 **Requests for Dispensations**

None

GP22/041 **To receive the report of the County Councillors**

County Councillor Mrs J. Hood

The Chairman invited Councillor Mrs Hood to address the Committee.

County Highways

Councillor Mrs Hood advised the Committee that the Highways Team from Amey had done a very good job on road resurfacing/patching repairs in the town, particularly with challenges caused by the weather. The team had been sensitive to the needs of commuters having undertaken the work during the night (which wasn't something they had to do).

Councillor Mrs Hood congratulated the Highways team on the quality of work and in almost meeting their target completion date.

Plane Tree

Councillor Mrs Hood informed the Committee that block paving repairs around the Plane tree in Granville Square were scheduled to remedy uneven surfaces following tree root movement. This was an ongoing problem as the Highways Team had last carried out repair work between lockdowns.

Full County Council Meeting

Councillor Mrs Hood informed the Committee that she had called for a Covid-19 vaccination centre to be set up in Stone. She said this would assist young people to

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get vaccinated, remove the need for travel to Stoke on Trent or Stafford and eliminate associated costs.

New Pub at Crown Wharf

Councillor Mrs Hood advised the Committee that she and Councillor Kenny had been involved in the Crown Wharf development from its inception. She had delivered a report in favour of the development, challenged the Highways Department (one of the first jobs she had undertaken as a County Councillor) and supported the development at a Borough Council planning meeting where the architect had not been in favour of the traditional design (preferring something modern).

Councillor Mrs Hood informed the Committee that she was proud of the new pub and welcomed its opening which will be enjoyed by, all including the High Street. She said the pub was a remarkable achievement given the prevalence of public house closures nationally.

County Councillor I. Parry

Councillor Parry was not in attendance at the meeting.

GP22/042 To receive the report of Borough Councillors

The Chairman informed the Committee that Stafford Borough Council was now sharing its Chief Executive with Cannock Chase Council (on a temporary basis which may become permanent). Two deputy Chief Executives have been appointed – one at Cannock and one at Stafford. The officers are also looking at further shared services.

The Chairman invited Councillor Mrs Hood to address the Committee.

Trees on Westbridge Park

Councillor Mrs Hood referred the Committee to a coloured information sheet (distributed at the meeting) detailing the diseases that had damaged trees in Westbridge Park. The Borough Council had needed to fell the trees and to remove associated dangers to the public.

Councillor Mrs Hood emphasised that the trees were only removed because they were diseased and will be replaced by the Borough Council. She invited people to contact her with any questions.

Tilling Drive

Councillor Mrs Hood advised the Committee that completion of the temporary road had over run and Stafford Borough Council's Legal Department had written to the developer about the delay.

She informed the Committee that the play area on Tilling Drive will be enhanced and only youngsters will be playing football there.

Councillor Mrs Hood informed the Committee that she was working to achieve a compromise with the care home developers on forming a workable screen. She said removing the footpath at the side of the field had been suggested along with the planting of an avenue of trees. A local business has very kindly come forward to provide them. She called for ideas from the Councillors present.

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Full Borough Council Meeting

Councillor Mrs Hood advised the Committee that the new Corporate Business Plan 2021-24 had been issued at the full Council Meeting (which could also be downloaded). She said Stone had one of the strongest communities in the Borough which had been demonstrated repeatedly through the Covid-19 pandemic.

Councillors were also given the new Ministry of Housing, Communities and Local Government National Planning Policy Framework booklet, and the draft Equality and Inclusion Policy 2021-24. The Borough Council's vision was to have a prosperous and attractive borough and an equal opportunity for all.

Councillor Mrs Hood advised the Committee that the Welcome Back Fund would be financing the hanging baskets in the town and additional seating in the High Street.

Councillor Mrs Hood advised the Committee that the Borough Council had granted the Royal British Legion the Freedom of the Borough which was unanimous decision.

Councillor Mrs Hood informed the Committee that a member of the public had asked the Leader of the Borough Council what action would be taken in response to the Boundary Commission for England's Boundary Review proposals and the Leader's response had been that town and parish councils should sort the matter out themselves. He didn't feel the Borough Council should get involved.

Councillor Mrs Hood expressed her view that this was a disappointing response and the Town Council had done an excellent job in writing to the Boundary Commission. Her belief that 'if it ain't broke don't fix it' was also the overwhelming message from residents. She assured everyone that the five Borough/Town Councillors would be pleased to continue working for the town on this matter.

GP22/043 Representations from Members of the Public

None

GP22/044 Minutes

RESOLVED:

- a) That the minutes of the General Purposes Committee meeting held on 8 July 2021 (Minute Numbers GP22/019 – GP22/037), be approved as a correct record.

GP22/045 Minutes of Sub-Committees

- a) Tourism & Town Promotion Sub-Committee held on 6 July 2021 (Minute Numbers TTP22/001 – TTP22/007), that the draft minutes be noted and the recommendations of the Sub-Committee contained in Minute Number TTP22/005 be adopted.
- b) Environment Sub-Committee held on 6 July 2021 (Minute Numbers ENV22/001 – ENV22/006), that the draft minutes be noted and the

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recommendations of the Sub-Committee contained in Minute Numbers ENV22/005 and ENV22/006 be adopted.

- c) Mayor's Charity Sub-Committee held on 6 July 2021 (Minute Numbers MC22/001 – MC22/006), that the draft minutes be noted along with the resolutions of the Sub-Committee contained in Minute Numbers MC22/004, MC22/005 and MC22/006.

GP22/046 Requests for Grants from Local Organisations

Florence Brass Band - £500

The Committee considered the grant application from Florence Brass Band requesting £500 towards two projects (identified before the Covid-19 pandemic struck). These are the redesigning of the storeroom to make it more ergonomic and improve safety when players collect instruments and accessories, and the advertising of vacant positions within the band.

The Town Clerk informed the Committee that the application didn't meet the Town Council's policy in relation to the level of reserves compared with annual income.

RESOLVED: To award £500 to Florence Brass Band.

GP22/047 Covid-19

The Committee considered an email from Stafford Borough Council enquiring about the Town Council's intentions to commemorate local people who had lost their lives to Covid-19.

A copy of an email from Corporate Support had been attached to the agenda for the meeting.

The Committee expressed the strong view that a commemoration should include all people who had been adversely affected by the Covid-19 pandemic (including their relatives, friends and colleagues) and not just those who had died. The crisis had affected children who have missed almost two years of education, key workers and many others who have endured horrendous experiences.

The Committee also expressed the view that Stone was a distinctive and separate community wishing to create its own memorial or other appropriate commemoration. This approach would be far more significant for Stone people and reflect all sectors of the community.

RESOLVED: That the Town Clerk is asked to inform the Borough Council that the town will independently be considering a commemoration for local people whose lives have been affected by Covid-19 and will advise the Borough Council should finance be required.

GP22/048 Review of Parliamentary Constituencies

The Committee received a copy of the Town Council's response to the Boundary Commission for England's Review of Parliamentary Constituencies (circulated with the agenda for the meeting)

The Chairman reminded the Committee that the Town Council's draft representation had been circulated to Councillors prior to its submission. He confirmed that no Councillor had requested changes or alterations and all comments given had been positive.

GP22/049 **Heroes of Stone Award**

The Committee considered the establishment of a Town Mayor's Heroes of Stone award Scheme.

The Chairman invited the Town Mayor to address the Committee.

The Town Mayor advised the Committee that he would like to establish an annual Stone Heroes Awards Scheme in recognition of exceptional voluntary work delivered by the people of Stone. It would be similar to other award schemes except that local people will be recognised who might otherwise be overlooked by the larger district or county. The recipients would be nominated and the awards categorised into: Community Hero of the Year, Junior Hero of the Year, Team of the Year, Environmental Hero of the Year and the big award of Stone's Hero (which would be one of the four nominees).

There would be a merit award and a winner with the awards ceremony taking place at the Mayor's Civic Dinner.

The Town Mayor suggested the judges consist of the Mayor and Mayoress, the Mayor of the previous year, the Deputy Mayor and potentially the Mayor's Chaplain.

The Committee asked that the Town Mayor consider genuine volunteers or someone who had done something truly remarkable, rather than organisations with lots of paid staff.

RESOLVED: That the Town Mayor submits his plans for the Heroes of Stone Award to the Town Clerk to enable the rules and costings to be prepared for consideration at a future General Purposes Committee.

GP22/050 **Community Diagnostic Hubs**

The Committee considered an email (which had been attached to the agenda for the meeting) from the Clinical Lead at the Community Diagnostic Hubs Project.

The Community Diagnostic Hubs Project is working to improve diagnostic services and is asking members of the public to take part in a survey. The survey requests information about how people currently access diagnostic services and views on what they think of the emerging proposals.

The Clinical Lead explained that most diagnostic tests used to work out what is causing a person's illness or symptoms are done in larger hospitals and national guidance now recommends that NHS organisations move towards a local approach for Community Diagnostic Hubs (CDHs) in the county.

The Town Clerk informed the Committee about the nature of the questions and the Committee concluded that collectively the Town Council could only respond to certain questions as the survey had more of a personal leaning.

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Although the Committee expressed the view that the general answers to the questions were obvious: NHS services require improvement in timeliness, resources and management, it was agreed that individually Councillors should give their personal opinion and should promote the survey in the community.

RESOLVED: That the Town Clerk in consultation with the Chairman of the General Purposes Committee be authorised to respond to the generalised questions in the survey, on behalf of the Town Council.

GP22/051 Town Council Payments

RESOLVED: To note the list* of Town Council payments made by the Council during the period 1 to 30 June 2021.

Councillor Mrs Hood said that the service provided by Stafford Borough Council to install and remove the bollards in the High Street was not always delivered. The Town Clerk said that he would follow this matter up.

GP22/052 Update from Working Groups:

Neighbourhood Plan Steering Group

Councillor Mrs Hood advised the Committee that no meeting of the Steering Group had taken place.

Stone Area Parish Liaison Group

Councillor Davies informed the Committee that an excellent meeting had been held on 21 July via Zoom which was useful for these sorts of meetings as attendees were situated all around the northern part of the Borough. The usual topics were discussed such as HS2 and the consultation on the proposed Parliamentary Constituency boundaries.

Councillor Davies said that the forum continues to prove extremely useful and was not very time consuming for those who attend it.

Heritage Centre Working Group

Councillor Kenney advised the Committee that the Working Group's first meeting had been held last week, and members were joined by an architect and two experts in the field of heritage centres. All will supply costings before moving on with the project.

The Chairman advised the Committee that the working group had split into two specialised work areas; one for the heritage centre build and internal fittings and the other for the displays and exhibits.

The Town Clerk gave reassurances that the working group was a single working group that involved a piece of work requiring specialities. He said the working group would be expected to come together on a regular basis to ensure that its work was co-ordinated.

* Items marked with an asterisk refer to reports or papers circulated with the agenda or distributed at the meeting. They are attached as an appendix to the signed copy of the Council minutes.

GP22/053 To receive reports from Town Councillors on attendance at meetings of local organisations and outside bodies as a representative of the Town Council

Stone ATC

Councillor Davies advised the Committee that Stone ATC had a meeting that evening. He reported that they were doing very well and sent their grateful thanks to the Town Council for the grant that had assisted in the purchase of air rifles which are now in full use and adding an extra and valued dimension to the training that the cadets receive.

Stone ATC is down to 14 cadets at the moment but they are unable to have more than 12 people at any one time under the Covid regulations. Next month they are going to do some more recruiting.

Councillor Davies said Stone ATC will be looking at providing a nomination for the Town Mayor's Cadet and hope to be present on Civic Sunday. They are affected by the Air Training Corps Covid-19 regulations and won't be able to march but can be present at the church.

Age Concern Stone & District

Councillor Thornicroft advised the Committee that there had been no meeting.

Stafford & Stone Access Group

Councillor Kelt reported that a meeting had taken place a week ago which was both a regular meeting and also the AGM. The main part of the meeting had been taken up by a representative from the Borough Council Housing Group who came to talk about the availability of suitably adapted houses. Houses offered to disabled people are not always suitably adapted for their disability. The Housing Group have agreed to work on an adapted properties register so the adaptations can be fitted/made to the houses that are available.

Councillor Kelt advised the Committee that the website had been discussed and an expert had advised that changes were required due to Brexit. Further information was awaited on this matter.

The Chair has announced that he will be standing down next year which will bring the Committee close to collapse due to lack of membership. There is a need to recruit new members.

Stone Common Plot Trustees

Councillor Kenney confirmed that there had been no further meetings since the Plot walk.

Stone Community Hub Liaison Group

Councillor Mrs Hood, Councillor Mrs Davies and Councillor Powell confirmed that no meetings had taken place.

SPCA Executive Committee

Councillor Green was not available to provide a report.

The meeting was temporarily suspended and then reconvened after the open session of the Planning Consultative Committee meeting had taken place.

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GP22/054 **Exclusion of the Press and Public**

To resolve, pursuant to the Public Bodies (Admission to Meetings) Act 1960, that the Public and Press be excluded from the meeting whilst the next items of business are discussed on the grounds that publicity would be prejudicial to public interest by reason of the confidential nature of the debate.

RESOLVED: To exclude the Press and Public from the next item of business.

GP22/055 **Heritage Centre Lease**

The Committee considered whether to enter into a lease for the operation of the Heritage Centre. A copy of the lease and associated documents had been attached to the electronic version of the confidential agenda for the meeting.

RESOLVED: That the Town Clerk is authorised to sign the lease for the Heritage Centre on behalf of the Town Council.

CHAIRMAN

Stone Town Council – Planning Consultative Committee

Minutes of the meeting held in St Michael’s Suite at the Frank Jordan Centre, Lichfield Street, Stone, on Tuesday 3 August 2021

PRESENT: Councillor T. Kelt in the Chair, and
Councillors: K. Argyle, A. Best, J. Davies, Mrs J. Hood, Mrs L. Davies, R. Kenney,
J. Powell, C. Thornicroft and S. Walley

ABSENT: Councillors: Mrs A. Burgess, Mrs K. Dawson, I. Fordham, M. Green, M. Hatton,
J. Hickling, P. Leason and R. Townsend

PC22/007 **Apologies**

Apologies were received from Councillors: Mrs A. Burgess, Mrs K. Dawson,
I. Fordham, M. Green, J. Hickling, P. Leason and R. Townsend

PC22/008 **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 be commenting on planning applications
listed and abstained from voting on all items.

PC22/009 **Representations from Members of the Public**

None received

PC22/010 **Minutes**

RESOLVED:

- a) That the minutes of the Planning Consultative Committee meeting held
on 4 May 2021 (Minute Numbers PC22/001 – PC22/006), be approved as
a correct record.

PC22/011 **Planning Applications**

Application Number – 21/34566/HOU (with amendment)

Applicant – Mr & Mrs D. Vickers

Location – 100 The Fillybrooks, Stone

Development – Side and rear two storey extension and alterations to dwelling

Amendment – removal of side bedroom window

Observations: No objections

Application Number – 21/34196/FUL (amended plans)

Applicant – Mr M. Haines (Northgate Healthcare)

Location – Autumn House Nursing Home, 37 Stafford Road, Stone

Development – Works to include new glazing to existing porch, boundary fence with garden path, timber pergola and patio doors, rendered structure to house bed lift

Amendments – The size of the ambulance space has been increased and there are changes to the fencing at the frontage. The amendments are in response to the observations made by the County Highways Authority.

Observations: No objections

Application Number – 21/33785/HOU

Applicant – Mr A. Burton

Location – 22 Sheridan Way, Stone

Development – Detached single storey garage on the front elevation of the house

Observations: No objections

Application Number – 21/34251/FUL

Applicant – Dr A. Jilka

Location – 15 Lichfield Street, Stone

Development – Carry internal alterations to first and second floors forming existing domestic accommodation to dental practice. Provide additional car parking to rear, use existing rear access to existing car parking. Provide signage.

Observations: The Town Council has no objections to the development proposal subject to the Borough Conservation Officer's approval of the scheme.

PC22/012

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 – 21/33967/FUL

Applicant – Mr R. Towers (Swanline Print Limited)

Location – Land between Unit 9 and Unit 13 Whitebridge Industrial Estate, Whitebridge Way, Stone

Development – Extension between two existing units

Observations: No objections

Application Number – 21/34056/FUL

Applicant – Mr A. Howells (BHG (Stone) Ltd)

Location – The Coal Yard, Abbey Street, Stone

Development – Demolition and reconstruction of building to form garage with first floor storage

Observations: No objections

Application Number – 20/33460/COU (amended plans)

Applicant – Miss E. Spencer

Location – 8 Redwood Avenue, Stone

Development – Change of use from garage to beauty room, including raising height of existing flat roof

Amendment – Widening of driveway to provide an additional parking space with an extended dropped kerb

Observations: The Town Council notes the amendments to this planning application and repeats the observations submitted in a letter dated 6 January 201. These are:

The Town Council has no comments to make other than to endorse the advice provided by the Highways Authority.

Application Number – 21/34052/HOU

Applicant – Mr M. Meir

Location – 70 Mount Road, Stone

Development – Single storey side extension and internal alterations

Observations: No objections

Application Number – 21/34308/HOU

Applicant – Mr R. Cook

Location – 9 St Vincent Road, Stone

Development – Alterations to dwelling to change flat roof to a pitched roof in conjunction with 11 St Vincent Road

Observations: No objections

Application Number – 21/34317/HOU

Applicant – Mr T. Holt

Location – 11 St Vincent Road, Stone

Development – Alternations to a dwelling to change a flat roof to a pitched roof in conjunction with 9 St Vincent Road and internal alterations to form third bedroom

Observations: No objections

Application Number – 21/34125/HOU

Applicant – Mr & Mrs J. Allchin

Location – 170 Lichfield Road, Stone

Development – Double storey side extension, front porch alterations, rear roof alterations and internal alterations

Observations: No objections

Application Number – 21/34281/PIP

Applicant – Mr C. Taberner

Location – Land at Heath Gardens, Stone

Development – Erection of up to two bungalows and provision of enhanced area of community amenity space on adjoining land

The Town Council's comments on this planning application are appended*.

Application Number – 21/34159/HOU

Applicant – Mr S. Nicholls

Location – 4 Kings Avenue, Stone

Development – Variation of Conditions 5 (Rooflights) and 6 (Rainwater Goods) on planning application 20/32053/HOU.

Observations: No objections

Application Number – 21/33579/FUL (amended plans)

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: No objections

Application Number – 21/34173/FUL

Applicant – The Governors, St Dominic's Priory School

Location – St Dominic's Priory School, 37 Station Road, Stone

Development – Extension to the Priory Hall to provide three stores, replacement of the existing sports changing block with two-storey accommodation to provide changing for sports and drama and a linked entrance and single storey link block

Observations: No objections

Application Number – 21/34196/FUL

Applicant – Mr M. Haines (Northgate Healthcare)

Location – Autumn House Nursing Home, 37 Stafford Road, Stone

Development – Works to include new glazing to existing porch, boundary fence with garden path, timber pergola and patio doors, rendered structure to house bed lift

Observations: No objections

Application Number – 21/34205/FUL

Applicant – Mr M. Holland (Holland Construction)

Location – Whitebridge Industrial Estate, Whitebridge Way, Stone

Development – Two storey extension with proposed canopy to the side elevation

Observations: No objections

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.

Amendment – The amendments are not material to the building. There is parking at the side of the property but the access is shared. The red edge has been amended on the plans to include the shared driveway.

Observations: No objections

CHAIRMAN

From: Les Trigg
Sent: 17 May 2021 11:49
To: PBarber@staffordbc.gov.uk; John Holmes; planning@staffordbc.gov.uk
Subject: Planning Permission in Principle - Erection of up to two bungalows and provision of enhanced area of community amenity space on adjoining land, Land at Heath Gardens, Stone, Staffordshire.
Attachments: UVE Ltrr Stone Town Council 2134281PIP 12-05-2021.pdf

Planning Permission in Principle - Erection of up to two bungalows and provision of enhanced area of community amenity space on adjoining land, Land at Heath Gardens, Stone, Staffordshire.

Ref: 21/34281/PIP

I have attached to this email a letter containing the Council's formal comments on the above planning application, which has been prepared on our behalf by planning consultants Urban Vision CIC.

To provide some background, the land which is the subject of this planning application was originally included in the draft Stone Neighbourhood Plan as a local green space, designated LGS29. As such, it was the subject of widespread consultation in both October 2016 and again in August 2017.

The designation of this land as green space was also included in the statutory Regulation 14 (June/July 2018) and Regulation 16 (November/December 2018) Neighbourhood Plan consultations.

The external examiner, in reviewing the Neighbourhood Plan, recommended a change in the designation of the land from local green space to local green infrastructure, which was accepted by the Town Council. It thus became LGI16 in the final version of the Plan. He said "I accept that it is a valued green space incidental to the original laying out of the housing estate and as such could more appropriately be designated as local green infrastructure with an appropriate policy protection (see Policy CAF5)"

The policy CAF5 referred to by the examiner is:

"Policy CAF5: Local Green Infrastructure (LGI)

The areas detailed as LGI in Appendix C of this Plan are designated as Local Green Infrastructure which are to be regarded as part of the green infrastructure network which Policy N4 of the Plan for Stafford Borough protects and commits to enhance and expand."

The Neighbourhood Plan was overwhelmingly supported by Stone residents in the referendum which took place on 6th May 2021.

This land is thus protected by both the Stone Neighbourhood Plan (Policy CAF5) and the Plan for Stafford Borough (Policy N4).

The Council therefore objects in the strongest possible terms to this application for planning permission in principle, and refers you to the attached letter for our detailed comments.

Regards,

Les Trigg

Les Trigg | Town Clerk | 01785 619740
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les.trigg@stonetowncouncil.gov.uk | www.stonetowncouncil.gov.uk

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12th May 2021

Dear Paul Barber

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Planning Permission in Principle - Erection of up to two bungalows and provision of enhanced area of community amenity space on adjoining land, Land at Heath Gardens, Stone, Staffordshire.

Ref: 21/34281/PIP

Urban Vision Enterprise CIC has been appointed by Stone Town Council to make representations with regard to the above proposed development (Reference 21/34281/PIP).

Since the submission of the planning application and its supporting planning statement, the Stone Neighbourhood Plan has received a yes vote at referendum. The local planning authority must now make the plan. However, it should be noted that it already forms part of the statutory development plan for the area, as stated in Planning Practice Guidance:

'A neighbourhood plan comes into force as part of the statutory development plan once it has been approved at referendum'.

Section 38(6) of the Planning and Compulsory Purchase Act requires determination of planning applications to be made in accordance with the plan unless material considerations indicate otherwise.

Grounds of Objection

We recommend that the application be refused on the following grounds:

- The proposed development involves the loss of green infrastructure in the form of a green space, valued by the local community and explicitly identified in the Stone Neighbourhood Plan.

- The proposed development is contrary to national policy on promoting healthy and safe communities and on achieving well-designed places, and also Government guidance on design in the form of the Model National Design Code.
- The proposed development is contrary to the policies of the Stafford Borough Local Plan Part 1, adopted June 2014.
- The proposed development is contrary to the policies of the Stone Neighbourhood Plan, which identifies the site Local Green Infrastructure.

National Planning Policy Framework 2019

Chapter 8, Paragraph 91 of the NPPF highlights the importance of accessible green infrastructure and public space and their active and continual use.

Paragraph 96 states that access ‘to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities’.

Paragraph 97 states that existing open spaces should not be built on, unless specific requirements are met, including demonstrating that the space is surplus to requirements, provision of equivalent or better space.

Clearly these requirements have not been met.

Chapter 12 of the NPPF deals with Achieving Well-Designed Places and is augmented by guidance, in the form of the National Model Design Code.

National Model Design Code 2021

The National Model Design Code refers to green infrastructure and green space repeatedly.

Paragraph 51 states that

‘Nature and green spaces should be woven into the fabric of our villages, towns and cities. This provides benefits in terms of health and wellbeing, biodiversity, climate and flood mitigation.’

Paragraph 60 states:

‘New development should contribute towards the creation of a network of green spaces. All schemes will be expected to follow national policy by achieving a 10% net gain in biodiversity. Schemes should incorporate biodiversity design principles, e.g. creating and enhancing habitats’.

The proposed development reduces green space provision, so represents poor and unsustainable design against the context of the National Model Design Code.

Local Plan, Plan for Stafford Borough, Part 1, adopted June 2014

The spatial vision in the Local Plan makes explicit reference to 'new green infrastructure / biodiversity enhancement schemes' for the Town of Stone (page 15). This is also reflected in the key objectives (page 17).

Policy Stone 1 refers to the need for adequate provision of open space, sports and recreational facilities, including play areas and green spaces.

Policy C7 Open Space, Sport and Recreation refers to 'Retaining, protecting, supplementing, or enhancing all types of sport, recreation and open space facilities ...' and states that development that results in the loss of existing open space, sport and recreation facilities will be resisted.

Policy N2 Climate Change seeks to protect or enhance existing open spaces, including amenity and landscape value, to meet the needs of the local community.

Policy N4 The Natural Environment and Green Infrastructure refers to open spaces for formal and informal recreation, natural corridors, access routes and recreational opportunities for new and existing communities. The policy seeks to protect local landscape features which should be 'accessible to local communities, as appropriate, for leisure and recreation'. In addition, new development should provide 'a variety of spaces to meet the needs of people and nature'.

The proposed development involves a loss of valued community green space. This clearly conflicts with both the letter and the spirit of the above range of Local Plan policies. The development is clearly unsustainable.

Stone Neighbourhood Development Plan

The Stone Neighbourhood Plan identifies Heath Gardens, which includes the development site, as local green infrastructure (LGI16 - see attachment).

Policy CAF2 Green Infrastructure requires development to protect, conserve or enhance Stone's environment and green infrastructure.

This requirement is augmented by Policy CAF5, which states:

'Local Green Infrastructure (LGI) The areas detailed as LGI in Appendix C of this Plan are designated as Local Green Infrastructure which are to be regarded as part of the green infrastructure network which Policy N4 of the Plan for Stafford Borough protects and commits to enhance and expand, to support health and well-being for local communities'.

It is clear that the development proposal is contrary to both policies CAF2 and CAF5.

Conclusions

The development proposal clearly has a harmful impact, involving the loss of a valued community space.

Urban Vision Enterprise CIC

Foxlowe Arts Centre (1st Floor), Stockwell Street, Leek, Staffordshire, ST13 6AD

Suite 15, oriel Chambers, 14 Water Street, Liverpool, L2 8TD

Company No: 7690116, VAT Registration Number: 133 8013 43, Directors: Hannah Barter; Dave Chetwyn

The proposal fails to meet the requirements of national policy and guidance and the policies of the statutory development plan, in the form of the Stafford Borough Local Plan and the Stone Neighbourhood Plan.

There is no justification in this application to support substantial departure from national policy and guidance, the policies of the Local Plan and the policies of the Neighbourhood Plan.

Section 38 of the Planning and Compulsory Purchase Act 2004 clearly signals refusal of the planning application.

Yours faithfully

Dave Chetwyn, MA, MRTPI, IHBC, FInstLM, FRSA
Managing Director

Attachment

Protected Reference		LGI 16	Site Description: Virtually opposite Redfern Road is an amenity greenspace containing a tree lined path planted with daffodils. It provides a pleasant route from the upper parts of the housing developments at Walton, to those at a lower level, such as Spring Gardens and the Beacon Rise area. It is walkway which also offers the opportunity for children and parents to walk to the Walton Middle School and Pirehill 1 st School along an enjoyable, traffic free route. Its value and importance to the local community therefore lies in it being both a pleasurable and tranquil communication link between different parts of Walton, and a corridor for wildlife.
Name		Heath Gardens	
Location	Post Code	ST15 0AS	
	OS Grid Ref	SJ 899 324	
Type of protection		Local Green Infrastructure (Policy CAF5)	
<p>This is a valued green space incidental to the original laying out of the housing estate.</p>			



STONE TOWN COUNCIL MEETING
7 SEPTEMBER 2021

CIVIC ANNOUNCEMENTS

Town Mayor

Friday 10 September	Christ Church First School – Opening of Garden
Wednesday 15 September	Staffordshire County Scout Council’s Annual General Meeting
Sunday 19 September	Staffordshire Moorlands Chairman’s Civic Service

Deputy Mayor

No engagements currently

TOWN MAYOR

TOWN MAYOR'S REPORT – to 27 August 2021

Sunday 15 August

The Mayoress and I were invited to attend a small ceremony of the Burma Star Association, remembering the fallen in the far East. It was lovely to meet the members of the association and members of the Royal British legion. To hear their stories, make their friendships and remember the sacrifice made by the service personnel in the far East during World War 2. Also to understand the local people involved.

DEPUTY TOWN MAYOR'S REPORT – to 27 August 2021

The Deputy Town Mayor has no report for this period