



Town Clerk

Les Trigg

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15 Station Road
STONE
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28 September 2021

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 5 OCTOBER 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.

Access to planning documentation is available at:

<https://www12.staffordbc.gov.uk/online-applications/>

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 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 7 September 2021, Minute Numbers PC22/013 – PC22/018

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 – 21/34455/HOU

Applicant – Mr G. Blundell

Location – 177 Lichfield Road, Stone

Development – Internal alterations including removal of and creation of openings to load bearing walls. Removal of load bearing wall between kitchen and lounge to connect both rooms, installation of new windows, doors and bi-folding doors both internally and externally. External alterations include creation of new extension towards the rear of the building overlooking the garden. The entire building is to be rendered externally, excluding a garage.

Application Number – 21/34503/HOU

Applicant – Mr D. Craig

Location – 45 St Michaels Mount, Stone

Development – Removal of existing porch and side conservatory, new side extension and new front porch along with external works including relocation of front gate.

Application Number – 21/34845/HOU

Applicant – Mr E. Wood & Miss L. Evans

Location – 2 Ridge Croft, Stone

Development – Two storey side extension, single storey rear extension, conversion of part of garage into living space with new roof, front porch and internal alterations.

Application Number – 21/34338/FUL

Applicant – Mr Burney (Burney Estates Ltd)

Location – Dan's Motorcycle Showroom, The Fillybrooks, Stone

Development – Alterations and refurbishment to convert existing showroom to a Starbucks Drive Through, including external layout alterations, new signage and landscaping. In conjunction with 21/34339/ADV

Application Number – 21/34339/ADV

Applicant – Mr Burney (Burney Estates Ltd)

Location – Dan's Motorcycle Showroom, The Fillybrooks, Stone

Development – 4 No. fascia signs, 1 No. totem pole (other 1), 2 No. directional signs (other 2 & 3), and 2 No. menu boards (other 4 & 5). In conjunction with 21/34338/FUL

Application Number – 21/34419/OUT

Applicant – Mr M. Preston

Location – Land north of Trent Road, Stone

Development – Erection of 7no. affordable starter homes

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:**

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.

Amendments – Various amendments including wall taken down at the rear, changes to the parking area, window replacement with UPVC and plant and machinery (air source heat pump - possibly impacting neighbour amenity). The details are documented on the amended plans, additional information and photographs on the portal.

Observations: The Town Council advised Stafford Borough Council on 4 August 2021 that it had no objections to the development proposal subject to the Borough Conservation Officer's approval of the scheme.

The Town Council raises objections to the newly installed uPVC windows which are detrimental to the appearance of this historic asset and inappropriate in the conservation area. The Town Council hopes the Conservation Officer will also reject the uPVC installation and request replacement with windows of suitable design and construction in natural wood material.

The installation of an air flow unit/air source heat pump should be installed in an unobtrusive position and the Borough Council be satisfied that there will be no impact on neighbour amenity.

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.

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 7 September 2021

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

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

PC22/013 **Apologies**

Apologies were received from Councillors: Mrs K. Dawson, I. Fordham,
M. Green and R. Townsend

PC22/014 **Declarations of Interest and Requests for Dispensations**

Councillor Kelt declared an interest in planning application 21/34292/HOU.

Councillor Mrs Hood confirmed that, as a member of Stafford Borough Council’s
Planning Committee, she would not be commenting or voting on the planning
applications listed in the agenda apart from sharing her observations on planning
application 21/34355/FUL.

PC22/015 **Representations from Members of the Public**

None received

PC22/016 **Minutes**

RESOLVED:

- a) That the minutes of the Planning Consultative Committee meeting held
on 3 August 2021 (Minute Numbers PC22/007 – PC22/012), be approved
as a correct record.

PC22/017 **Planning Applications**

As the Chairman, Councillor Kelt, had declared an interest in planning application
21/34293/HOU, before leaving the room he invited the Vice Chairman,
Councillor J. Davies, to take the chair for this item.

Application Number – 21/34293/HOU

Applicant – Mr & Mrs Capernaros

Location – 2 Mount Villas, Mount Road, Stone

Development – Single storey extension

Amendment – Amended proposal description to two storey extension

Observations: The Town Council has no objections to the development proposal in principle but asks that the neighbours comments are noted as well as its own concerns about flat roofs and issues relating to surface water run off.

Application Number – 21/34355/FUL

Applicant – Barclays Bank PLC

Location – 45 High Street, Stone

Development – Removal of the existing fascia sign, protruding boxing, projecting Barclay's Signage and night safe, existing stone and brickwork to be made good on completion. Existing ATM to be removed, new brickwork to be installed to match existing on completion.

Observations: The Town Council is pleased to note that the development proposal includes work that will restore the external appearance of the building back to its original condition when the facia, signage, boxing, night safe and ATM have been removed.

The restoration work should be executed to the highest of standards. Apertures should be infilled with matching mortar and brickwork (in colour, size and texture) and any damage exposed following removal of facia and signage etc. should be restored exactly in line with the original fabric of the building.

The Town Council feels very strongly that the architectural and historical detail of the building is restored sympathetically and that the character and appearance of the Stone Conservation Area is maintained.

The Town Council asks that the Borough Council make the applicant aware of the standards that need to be worked to, and that if the work is not carried out strictly in accordance with the planning authorities guidance, appropriate compliance action will be taken.

Application Number – 21/34087/HOU

Applicant – Mr K. Hazel

Location – 192 Lichfield Road, Stone

Development – Side extension to provide lounge and increase size of porch with tiled roof

Observations: No objections

Application Number – 21/34240/HOU

Applicant – Mr G. Hurlstone

Location – 1 Valley Road, Stone

Development – two storey side extension

Observations: No objections as long as the Borough Council take note of other consultation responses.

PC22/018

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 – 21/34373/HOU

Applicant – Mr A. Watts

Location – 78 Newcastle Road, Stone

Development – Single storey extension to side and rear to improve existing accommodation

Observations – No objections

Application Number – 21/34125/HOU (amended plans)

Applicant – Mr & Mrs J. Allchin

Location – 170 Lichfield Road, Stone

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

Amendments - The application now includes a hipped roof on the side extension

Observations – No objections

CHAIRMAN