

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

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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.

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)	
This is a valued green space incidental to the original laying out of the housing estate.			



Urban Vision Enterprise CIC

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