



**Town Clerk**

Les Trigg

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15 Station Road  
STONE  
ST15 8JP

26 October 2021

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 2 NOVEMBER 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 5 October 2021, Minute Numbers PC22/019 – PC22/024

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** – 21/34629/HOU

**Applicant** – Mr G. Davies

**Location** – 15 St Michaels Mount, Stone

**Development** – Single storey rear extension and new tiled canopy to front elevation

**Application Number** – 21/34762/FUL

**Applicant** – Mr L. Trigg (Stone Town Council)

**Location** – Car Park to Walton Shops, Eccleshall Road, Stone

**Development** – Temporary lighting columns to allow for two 'V' shaped curtains of LED Christmas lights to be run from the columns to the canopy above the shops. The columns will require permanent non-electrical sockets to be placed in the ground to facilitate the location and removal of the temporary columns and the start and end of the Christmas lighting season. The columns are expected to be in place from the end of October to mid-January (approximately) each year, with the lighting switched on from approximately 3:00pm to 12:00am.

**Application Number** – 21/34905/HOU

**Applicant** – Mr L. Barrett

**Location** – 24 Hawthorn Avenue, Stone

**Development** – Two storey extension to side and tiled canopy to front

**Application Number** – 21/34665/HOU

**Applicant** – Mr I. Hazlehurst

**Location** – Rosslyn, Redhill Road, Stone

**Development** – Demolish existing garage, outhouse and utility room. Construct new pitched roof extension containing garage, utility room and WC.

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.

# Stone Town Council – Planning Consultative Committee

## Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 5 October 2021

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

**ABSENT:** Councillors: M. Green, M. Hatton and J. Hickling

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**PC22/019**      **Apologies**

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

**PC22/020**      **Declarations of Interest and Requests for Dispensations**

Councillor Mrs Hood advised the Sub-Committee that, as a member of Stafford Borough Council's Planning Committee, she would not be commenting or voting on the planning applications listed except to say that she had been asked to call in the Starbucks planning applications (21/34338/FUL and 21/34339/ADV).

**PC22/021**      **Representations from Members of the Public**

None received

**PC22/022**      **Minutes**

RESOLVED:

- a) That the minutes of the Planning Consultative Committee meeting held on 7 September 2021 (Minute Numbers PC22/013 – PC22/018), be approved as a correct record.

**PC22/023**      **Planning Applications**

**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.

**Observations:** No objections

**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.

**Observations:** No objections

**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.

**Observations:** No objections

**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

**Observations:** The Town Council resolved not to comment on this planning application.

**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

**Observations:** The Town Council resolved not to comment on this planning application.

**Application Number** – 21/34419/OUT

**Applicant** – Mr M. Preston

**Location** – Land north of Trent Road, Stone

**Development** – Erection of 7no. affordable starter homes

**Observations:** The Town Council wishes to object to this planning application for the following reasons:

- The development site is located outside the settlement boundary as defined by Stafford Borough Council’s Adopted Local Plan.
- The development of this greenfield site would be inappropriate and result in the loss of valuable open green space. The Town Council’s

reasons for wishing to include the land as Local Green Space (LGS41) in the draft Stone Neighbourhood Plan (prior to its removal by the Inspector) remain valid.

- The planning documents define the land as low quality grass land with some trees and a hedge boundary. The SHLAA defines the land as a brownfield site but historic maps show no evidence of any previous development going back in time. The Town Council challenged the Borough Council on the brownfield designation during the neighbourhood planning process and Borough Officers thought a mistake may have been made but did not come back on the point.
- The housing development is contiguous with an area of green land and it is not clear whether this is one area/site or if under single ownership. Some of the planning documents seem to treat the whole area as one plot – such as the grounds investigation report.
- The Borough Council's housing targets for building affordable homes in Stone are already on target to be met. Stone is meeting the requirements through housing already built and in its plans for the next five years. Stone is not obligated to agree to more unplanned affordable homes.
- The planning application makes no reference to previous uses of the land and the potential for it to be contaminated. Historically, the land was used during the foot and mouth epidemic to bury animal remains. The Town Council would question whether a comprehensive Environmental Assessment has been carried out.
- Concerns about residential amenity as well as traffic and highway considerations.

The Town Council would like to register its support for the comments made by Stafford Borough Council's Health and Housing Manager.

#### **PC22/024**

**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** – 21/34251/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.

**CHAIRMAN**