

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

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