



Town Clerk

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23 December 2021

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in **St Michael's Suite at the Frank Jordan Centre, Lichfield Street, Stone**, on **TUESDAY 4 JANUARY 2022 at 7:00pm** for consideration of the matters itemised in the following agenda.

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/>

In view of the current situation regarding the pandemic, meetings may be rearranged or cancelled at short notice. Anyone planning to attend should check the Council's website before setting out. All attendees are asked to wear face masks throughout, other than when speaking as part of 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 December 2021, Minute Numbers PC22/031 – PC22/036

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 – 21/35028/FUL

Applicant – Mrs A. Graham

Location – Christ Church, Church of England First School, Northesk Street, Stone

Development – Remedial works and repairs to existing boundary walls and replacement of existing boundary fencing. The proposed works will only affect the boundary treatments and will not impact upon the listed school building itself (see 21/35029/LBC)

Application Number – 21/35029/LBC

Applicant – Mrs A. Graham

Location – Christ Church, Church of England First School, Northesk Street, Stone

Development – Remedial works and repairs to existing boundary walls and replacement of existing boundary fencing. The proposed works will only affect the boundary treatments and not impact on the listed school building itself.

Application Number – 21/34927/FUL

Applicant – Wm Morrisons Supermarkets PLC

Location – Morrisons Supermarket, Mill Street, Stone

Development – Existing glazed gables to be replaced with cladded gables following vandalism

Application Number – 21/34835/HOU

Applicant – Mr and Mrs Burn and Coleman

Location – Marston House, Granville Court, Granville Terrace, Stone

Development – Replacement of existing open porch including hipped roof over with new 3.5m² gable ended porch

Application Number – 21/34338/FUL (amended plans)

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

Amendments – Creation of additional footpath along the side of the A34 linking to the existing footpath. The parking layout and pedestrian access in the site has also been amended to address the Highways Authorities comments. Finally an Arboricultural Impact Assessment has been submitted.

Application Number – 21/34581/HOU

Applicant – Mr K. Turner

Location – 24 Kings Avenue, Stone

Development – Replacement garage

Application Number – 21/34606/FUL

Applicant – Mr M. Sherratt

Location – Stafford Bus Centre Ltd, Unit 8 Walton Industrial Estate, Stone

Development – 1 bay garage extension

Application Number – 21/34251/FUL (amended plans)

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.

Application Number – 21/34801/HOU

Applicant – Mr D. Haines

Location – 1 Stafford Close, Stone

Development – Two storey side extension

Application Number – 21/35017/HOU links worked

Applicant – Mr T. Powell

Location – 209 Newcastle Road, Stone

Development – Demolition of existing conservatory and erection of single storey rear extension

Application Number – 21/34711/FUL

Applicant – Shell Oil UK Products Limited

Location – Shell Stone, Eccleshall Road, Stone

Development – Replacement sales building, removal of jet and car wash, removal of existing forecourt and replacement of pumps (domestic and HGV), new canopy, provision of car parking and electric vehicle charging and associated works.

Application Number – 21/35101/LBC

Applicant – Mr A. Howells (BHG Stone Ltd)

Location – Land at St Johns Church, Granville Terrace, Stone

Development – Retention of unauthorised works to the church and erection of a two storey rear extension (following demolition of existing single storey extension) to convert the building into five residential units.

Application Number – 21/34293/HOU (amended plans)

Applicant – Mr & Mrs Capernaros

Location – 2 Mount Villas, Mount Road, Stone

Development – Single storey extension

Amendments – Omission of the first-floor element and door to the rear, with a reduction in depth regarding the single storey front extension. There has also been a change to the certificate signed which is now certificate B as the development crosses boundaries.

Application Number – 21/35003/HOU

Applicant – Mr & Mrs R. Jones

Location – 29 Granville Terrace, Stone

Development – Replacement of two windows with accurate copies of sash windows in a conservation area

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 – 21/34905/HOU (amended plans)

Applicant – Mr L. Barrett

Location – 24 Hawthorn Avenue, Stone

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

Amendments – dropped kerb in front of driveway and reduction in ridge height.

Observations: No objections

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 7 December 2021

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

Officers: Mr L. Trigg and Mrs T. Williams

ABSENT: Councillors: A. Best, M. Green, M. Hatton, J. Hickling and Mrs J. Hood

PC22/031 **Apologies**

Apologies were received from Councillors: A. Best, M. Green J. Hickling and
Mrs J. Hood

PC22/032 **Declarations of Interest and Requests for Dispensations**

None received

PC22/033 **Representations from Members of the Public**

None received

PC22/034 **Minutes**

RESOLVED:

- a) That the minutes of the Planning Consultative Committee meeting held
on 2 November 2021 (Minute Numbers PC22/025 – PC22/030), be
approved as a correct record.

PC22/035 **Planning Applications**

Application Number – 21/34694/ADV

Applicant – Dr A. Jilka

Location – 15 Lichfield Street, Stone

Development – signage

Observations: No objections

Application Number – 21/34752/COU

Applicant – Mrs M. A. Jones (Jaguar Land Rover)

Location – Land at Jasper Way, Walton

Development – Change of use of part of the site for storage purposes (use class B8)

Observations: The Town Council objects to the development proposal on the grounds that the applicant is proposing to extend use of the site beyond the use that was originally agreed.

The original planning approval related to the parking of motor vehicles and not use as a storage area which would be detrimental to neighbourhood amenity and cause harm to the view of the residents of Stone.

This motion was carried after a vote and Councillor R. Kenney asked that his abstention be recorded in the minutes.

Application Number – 21/34696/FUL

Applicant – Mr P. Wyatt

Location – Canal Cruising Company Limited, Crown Street, Stone

Development – Erection of brick and tile building to house pump facility extracting effluent from holding tanks on narrow boats

Observations: No objections

Application Number – 21/34657/HOU

Applicant – Mr & Mrs Wainwright

Location – 35 The Avenue, Stone

Development – Single storey rear/side extension and conversion of existing single garage to WC and utility room including extending existing front boundary wall and reinstating railings.

Observations: No objections

Application Number – 21/35171/LBC

Applicant – Mr A. Howells (BHG Developments Ltd)

Location – Land at St Johns Church, Granville Terrace, Stone

Development – Retention of unauthorised works to include the repositioning of roof lights approved by listed building consent APP/Y3425/Y/16/3164144 and internal works to include the removal of a staircase, removal of internal walls within units 1 & 2 and other minor alterations.

Observations: No objections

This motion was carried after a vote and Councillor R. Kenney asked that his abstention be recorded in the minutes.

Application Number – 21/35049/FUL

Applicant – Mr A. Howells (BHG Developments Ltd)

Location – Land at St Johns Church, Granville Terrace, Stone

Development – Variation of Condition 2 (plans) on planning application 16/23671/FUL

Observations: No objections

This motion was carried after a vote and Councillor R. Kenney asked that his abstention be recorded in the minutes.

Application Number – 21/35101/LBC

Applicant – Mr A. Howells (BHG Stone Ltd)

Location – Land at St Johns Church, Granville Terrace, Stone

Development – Retention of unauthorised works to the church and erection of a two storey rear extension (following demolition of existing single storey extension) to convert the building into five residential units.

Observations: No objections

This motion was carried after a vote and Councillor R. Kenney asked that his abstention be recorded in the minutes.

Application Number – 21/34939/HOU

Applicant – Miss S. Mills & Mr D. Rowley

Location – 27 Saddler Avenue, Stone

Development – Single storey rear extension

Observations: No objections

Application Number – 21/34988/LBC

Applicant – Crown Property Services Limited

Location – The Maltings, Crown Street, Stone

Development – Conversion of former ‘The Maltings’ to Hotel Accommodation (use Class C1), Gym and Retail Unit (Use Class A1/A3)

Observations: No objections

Application Number – 21/34989/FUL

Applicant – Crown Property Services Limited

Location – The Maltings, Crown Street, Stone

Development – Conversion of former ‘The Maltings’ to Hotel Accommodation (use Class C1), Gym and Retail unit: Use Classes E(d) and E(a)

Observations: No objections

Application Number – 21/34938/FUL

Applicant – K. Hand

Location – 6 Radford Street, stone

Development – Change of use to add the Use Class A1 hairdressing to the existing Beauty Parlour (Sui Generis)

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.

Further Amendments – Changes to the lift shafts and other external claddings etc, and also a smaller external enclosed garden area along the front

Observations: No objections

PC22/036

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 – 21/34455/HOU (amended plans)

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.

Amendments – The re-consultation has been issued as the plans have been corrected to include render as described within the proposals description.

Observations: No objections

Application Number – 21/34503/HOU (amended plans)

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.

Amendments – changes include an extended dropped kerb to the existing access and a reduction in width to the proposed side extension.

Observations: No objections

CHAIRMAN