

# 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 4 January 2022

**PRESENT:** Councillor T. Kelt in the Chair, and  
Councillors: K. Argyle, A. Best, J. Davies, Mrs K. Dawson, Mrs L. Davies,  
Mrs J. Hood and C. Thornicroft

Officers: Mr L. Trigg and Mrs T. Williams

**ABSENT:** Councillors: Mrs A. Burgess, I. Fordham, M. Green, M. Hatton, J. Hickling,  
R. Kenney, P. Leason, J. Powell, R. Townsend and S. Walley

**PC22/037**      **Apologies**

Apologies were received from Councillors: Mrs A. Burgess, I. Fordham, M. Green  
J. Hickling, R. Kenney, P. Leason, J. Powell and S. Walley

**PC22/038**      **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 or voting on the planning  
applications listed on the agenda apart from advising the Committee that she  
had called in planning application 21/34338/FUL in response to concerns from  
residents.

Councillor Best declared an interest in planning applications 21/35028/FUL and  
21/35029/LBC.

Councillor Kelt declared an interest in planning application 21/34293/HOU.

**PC22/039**      **Representations from Members of the Public**

None received

**PC22/040**      **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 7  
December 2021 (Minute Numbers PC22/031 – PC22/036), be approved as a  
correct record.

**PC22/041**      **Planning Applications**

**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)

**Observations:** No objections

**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.

**Observations:** No objections

**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

**Observations:** No objections

**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

**Observations:** No objections

**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. An Arboricultural Impact Assessment has been submitted.

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

**Application Number** – 21/34581/HOU

**Applicant** – Mr K. Turner

**Location** – 24 Kings Avenue, Stone

**Development** – Replacement garage

**Observations:** The Town Council has no objections subject to the Conservation Officer's approval of the proposed development.

**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

**Observations:** No objections

**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.

**Observations:** The Town Council advised Stafford Borough Council on 4 August and 20 September 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.

**Application Number** – 21/34801/HOU

**Applicant** – Mr D. Haines

**Location** – 1 Stafford Close, Stone

**Development** – Two storey side extension

**Observations:** No objections

**Application Number** – 21/35017/HOU

**Applicant** – Mr T. Powell

**Location** – 209 Newcastle Road, Stone

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

**Observations:** No objections

**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.

**Observations:** The Town Council has no objections but asks that the safety of pedestrians walking along the Eccleshall Road is recognised. Concerns have been raised about the possibility that some traffic may attempt to exit onto the Eccleshall Road and the visibility of motorists and pedestrians may be obscured (by a fence and a hedge).

**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

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 (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.

**Observations:** The Town Council has no objections to the development proposal in principle but asks that the Conservation Officer's comments are recognised, and appropriate action taken.

Councillor Kelt retook the Chair.

**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

**Observations:** No objections

**PC22/042**

**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** – 21/34905/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

**CHAIRMAN**