



Town Clerk

Les Trigg

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15 Station Road
STONE
ST15 8JP

1 February 2022

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 8 FEBRUARY 2022 at 7:10pm**, or on the rising of the General Purposes Committee, 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/>

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 4 January 2022, Minute Numbers PC22/037 – PC22/042

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 – 21/35051/HOU

Applicant – Mr Ayman Alhanouti

Location – Almeria, Walton Way, Stone

Development – The application site is currently a bungalows detached house with a front and back/side garden, from the front of Walton Way, Stone. The application for full planning permission to rear extensions bungalows detached house with 4m extensions and 4.2m height, which is a kitchen and family living room. In addition to internal modifications, including converting the existing kitchen into an en-suite bedroom.

Application Number – 21/35085/HOU

Applicant – Mr Clifford

Location – 126 Oulton Road, Stone

Development – Single storey rear extension and two storey side extension over existing garage

Application Number – 21/34672/HOU

Applicant – Mrs C. Hulme

Location – 3 Greenway Avenue, Stone

Development – Apex roof to attached garage that currently has a flat roof and continuing the roof around the front of the house for an overhang and a porch over front door.

Application Number – 21/35131/HOU

Applicant – Mr & Mrs D. Bell

Location – 38 St Chads Close, Stone

Development – Alterations & extensions. Rear ground floor extension (more than 6m on semi-detached house) and second floor/roof 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 – Addressing points raised by Conservation Officer and other consultees. New noise survey, clarification on condenser unit, changes to parking area – lighting, different surface and fewer spaces.

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)**

Application Number – 21/35184/HOU

Applicant – Mr G. Haynes

Location – 35 Pirehill Lane, Stone

Development – Single storey rear extension

Application Number – 21/35243/HOU

Applicant – Mrs G. Banks

Location – 30 St Michael's Mount, Stone

Development – Demolition of existing garage. New single and two storey side and rear extension with internal alterations

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 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