



Town Clerk

Les Trigg

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15 Station Road
STONE
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22 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 1 MARCH 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 8 February 2022, Minute Numbers PC22/043 – PC22/048

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 – 21/35243/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

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within the Borough Council's weekly list that have not yet been received by the Town Council (NOTE: these items will be withdrawn if the application has not been received by the day of the meeting)**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 – 21/34625/HOU

Applicant – Mr & Mrs P. Rotchell

Location – 9 Saxifrage Drive, Stone

Development – Demolition of an existing conservatory and the construction in its place of a two-storey rear extension to form a larger kitchen and family area on the ground floor with bedroom extension on the first floor

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 8 February 2022

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

Officers: L. Trigg

ABSENT: Councillors: M. Green, J. Hickling, P. Leason, and S. Walley

PC22/043 **Apologies**

Apologies were received from Councillors: M. Green and S. Walley

PC22/044 **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.

Councillor Fordham stated that he would not be speaking or voting on application 21/34251/FUL (amended plans), as he had called it in as a Borough Council member.

PC22/045 **Representations from Members of the Public**

None received

PC22/046 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 4 January 2022 (Minute Numbers PC22/037 – PC22/042), be approved as a correct record.

PC22/047 **Planning Applications**

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.

Observations: No objections

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

Observations: No objections

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.

Observations: No objections

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.

Observations: No comments

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.

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.

Application Number – 21/35184/HOU

Applicant – Mr G. Haynes

Location – 35 Pirehill Lane, Stone

Development – Single storey rear extension

Observations: No objections

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

Observations: No comments at this stage. Application to be brought back to the next Planning Consultative Committee meeting to enable neighbour comments to be taken into account.

PC22/048

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.

None

CHAIRMAN