



Town Clerk

Les Trigg

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STONE
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26 July 2022

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Frank Jordan Centre, Lichfield Street, Stone**, on **TUESDAY 2 AUGUST 2022 at 7:10pm**, or on the rising of the General Purposes Committee meeting, 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 5 July 2022, Minute Numbers PC23/013 – PC23/018 (copy attached).

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 – 22/36008/FUL

Applicant – St Dominic’s Catholic Primary School

Location – St Dominic’s Catholic Primary School, Margaret Street, Stone

Development – Repairs to boundary wall

Application Number – 22/36009/LBC

Applicant – St Dominic’s Catholic Primary School

Location – St Dominic’s Catholic Primary School, Margaret Street, Stone

Development – Repairs to boundary wall

Application Number – 22/35865/FUL

Applicant – Mr P. Hannigan (PH Construction Services Ltd)

Location – 71 & 73 Manor Rise, Walton

Development – Conversion of the existing flat roof to a new pitched roof to create new second floor bedrooms with en-suites

Application Number – 22/35844/ADV

Applicant – Mr Burney (Burney Estates Ltd)

Location – Dans Motorcycle Showroom, The Fillybrooks, Stone

Development – 1 – Totem Pole

Application Number – 22/35935/FUL

Applicant – Kerry Washburn

Location – 1 Ambleside Close, Stone

Development – Demolish existing boundary wall and erect new boundary wall in position shown. The area of land between the existing and the new to be change of use from incidental to domestic. The existing boundary to no. 1 Ambleside Close incorporates the incidental land use.

Application Number – 22/36059/OUT

Applicant – Ms S. Tolley

Location – Land at rear of 66 Mount Road, Stone

Development – Outline application for a new dwelling (access and scale)

Application Number – 21/35273/FUL

Applicant – Mr Y. Laher

Location – Lamb Inn, Eccleshall Road, Stone

Development – Retrospective application for car park management system at the Lamb Inn

Application Number – 21/35274/ADV

Applicant – Mr Y. Laher

Location – Lamb Inn, Eccleshall road, Stone

Development – Retrospective application for car park management signage – 9 signs mounted on signage poles, signage is 2 sizes, 800mm x 600mm and 600mm x 600mm, facing internally into the car park to advise of the car parks stay allocation as per the British Parking Association (BPA)

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 – 22/35857/HOU

Applicant – Mr & Mrs S. Nicholls

Location – 4 Kings Avenue, Stone

Development – Replacement front window

Application Number – 22/35866/HOU

Applicant – Mr & Mrs C. Moss

Location – 1 Blundell Drive, Stone

Development – Single storey side extension

Application Number – 22/35917/HOU

Applicant – Mr & Mrs T & H Brocklebank

Location – The Rectory, 56 Lichfield Road, Stone

Development – Single storey rear extension

Application Number – 22/35978/HOU

Applicant – Mr A. Balderson

Location – 12 St Michael's Mount, Stone

Development – New porch with canopy over to front elevation, conversion of garage two storey rear extension internal re-modelling and alterations

7. **To note the following items considered under delegated powers:**

Application Number – 21/34694/ADV

Applicant – Dr A. Jilka

Location – Mayfield House, 15 Lichfield Street, Stone

Development – Signage

Observations: No comments were made by the Town Council

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 5 July 2022

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

Officers: L. Trigg & Mrs T. Williams

ABSENT: Councillors: Mrs A. Burgess, Mrs L. Davies, I. Fordham, M. Hatton, P. Leason and
S. Walley

PC23/013 **Apologies**

Apologies were received from Councillors: Mrs L. Davies, I. Fordham, P. Leason
and S. Walley

PC23/014 **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 Townsend declared a personal interest in planning application
22/35583/HOU.

Councillor Powell declared a personal interest in planning applications
22/35725/HOU and 22/35742/HOU.

PC23/015 **Representations from Members of the Public**

None received

PC23/016 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 7
June 2022 (Minute Numbers PC23/007 – PC23/012), be approved as a correct
record.

PC23/017 **Planning Applications**

Application Number – 22/35503/FUL

Applicant – Cube Homes

Location – Land at Former Bowling Club, Crown Street, Stone

Development – Demolition of existing structures and erection of ten dwellings with access, landscaping and associated works.

Observations: The Town Council objects to the development proposal on the grounds that the construction of ten dwellings would be over intensive on the site. The suggestion is made that the applicant be asked to consider reducing the number of units to eight.

Application Number – 22/35428/FUL

Applicant – Mr Y. Cohen

Location – 17/17a - 21 High Street, Stone

Development – Conversion of four dwellings into nine apartments

Observations: The Town Council objects to this development proposal as the conversion of four existing dwellings into nine apartments would lead to over intensification of the site.

The Council is also concerned about the storage of refuse and recycling bins as the proposed bin store is not considered adequate for nine dwellings. It would be unacceptable for wheelie bins (of which there may be 18 in number) to be permanently stationed on the pavement due to the inadequate provision of bin storage.

Application Number – 22/35461/FUL

Applicant – Mr C. Boulton

Location – Oakwood House, The Fillybrooks, Stone

Development – Dropped kerb to A34 for access to new house

Observations: No objections

Application Number – 22/35583/HOU

Applicant – Mr R. Crookshank

Location – 78 Stafford Road, Stone

Development – Replacement of existing dilapidated timber shed/woodstore with covered parking space and wood store

Observations: No objections

Application Number – 22/35541/FUL

Applicant – Mr S. Virani

Location – 36 High Street, Stone

Development – Change of use of retail unit to cocktail bar and conversion of upper floors to rentable rooms in conjunction with the adjacent Crown Hotel. In conjunction with 22/35542/LBC

Observations: The Town Council feels unable to make comment on this planning application due to the lack of detail provided.

As examples, there is no clarity in respect of what is meant by 'rentable rooms' as opposed to hotel rooms and the customer base accommodated. The plans do not make clear the parking arrangements or show the interconnectivity between

the property and the Crown Hotel next door. The plans do not identify the location of fire escapes.

Application Number – 22/35542/LBC

Applicant – Mr S. Virani

Location – 36 High Street, Stone

Development – Change of use of retail unit to cocktail bar and conversion of upper floors to rentable rooms in conjunction with the adjacent Crown Hotel. In conjunction with 22/35541/FUL

Observations: The Town Council feels unable to make comment on this planning application due to the lack of detail provided.

Application Number – 22/35947/FUL

Applicant – St Dominic’s Catholic Primary School

Location – St Dominic’s Catholic Primary School, Margaret Street, Stone

Development – Alterations to existing car park, form a new archway in existing boundary wall to match existing archway, new 2.1m and 2.4m high vertical bar gates, new path formed with new high bow top fencing and gate separating the path from the car park and new bin store.

Observations: No objections

Application Number – 22/35725/HOU

Applicant – Mr J. Basketts

Location – 70 St Vincent Road, Stone

Development – Second floor extension to replace a flat roof with a pitched roof and create 2 no. bedrooms and bathroom

Observations: No objections

Application Number – 22/35742/HOU

Applicant – Mr R. & Mrs K. Outhwaite

Location – 72 St Vincent Road, Stone

Development – Second floor extension to replace a flat roof with a pitched roof and create 1 no. bedroom and ensuite

Observations: No objections

PC23/018

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