

# 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**