



**Town Clerk**

Les Trigg

**Tel: 01785 619740**

**Email: [clerk@stonetowncouncil.gov.uk](mailto:clerk@stonetowncouncil.gov.uk)**

15 Station Road  
STONE  
ST15 8JP

28 September 2022

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Frank Jordan Centre, Lichfield Street, Stone**, on **TUESDAY 4 OCTOBER 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 6 September 2022, Minute Numbers PC23/025 – PC23/030 (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** – 22/36231/OUT

**Applicant** – Hitachi Energy UK Limited

**Location** – Stonefield Works, Oulton Road, Stone

**Development** – Outline application for the demolition of existing buildings and redevelopment of the site for residential development of up to 130 dwellings, public open space and associated works (all matters reserved except for access).

**Application Number** – 22/36072/FUL

**Applicant** – Shell UK Oil Products Limited

**Location** – Shell Stone, Eccleshall Road, Stone

**Development** – Variation of Condition 2 (plans) on 21/34711/FUL

**Application Number** – 22/35866/HOU

**Applicant** – Mr & Mrs C. Moss

**Location** – 1 Blundell Drive, Stone

**Development** – Single storey side extension

**Application Number** – 22/35857/HOU

**Applicant** – Mr & Mrs S. Nicholls

**Location** – 4 Kings Avenue, Stone

**Development** – Replacement front window

**Application Number** – 22/35530/FUL (amended plans)

**Applicant** – Mr R. Douglas (Leons properties Limited)

**Location** – Land Adjacent Units A1-A5 Douglas Park, Stone Business Park, Opal Way, Stone

**Development** – Commercial Development comprising of a single B2/B8 industrial unit and 4 light industrial units to rear of existing business park

**Amendments** – The most significant amendment is that units D1-4 are now one building joined at their corner, rather than two. This has resulted in changes to floor plan, elevation, landscaping and layout of the site

**Application Number** – 21/35171/LBC (amended plans)

**Applicant** – Mr A. Howells (BHG Developments Ltd)

**Location** – Land at St Johns Church, Granville Terrace, Stone

**Development** – Retention of unauthorised works to include the repositioning of roof lights approved by listed building consent APP/Y3425/Y/16/3164144 and internal works to include the removal of a staircase, removal of internal walls within units 1 & 2 and other minor alterations.

**Amendments** – Administrative changes to align/make consistent the details on the documents for all three planning applications including: revised location and site plan, amendments to applicant name, drawings to correspond on the positions of roof lights

– eight of which have been moved slightly, floor plan alignment, additional supporting and structural information with repair work.

**Application Number** – 21/35049/FUL (amended plans)

**Applicant** – Mr A. Howells (BHG Developments Ltd)

**Location** – Land at St Johns Church, Granville Terrace, Stone

**Development** – Variation of Condition 2 (plans) on planning application 16/23671/FUL

**Amendments** – Administrative changes to align/make consistent the details on the documents for all three planning applications including: revised location and site plan, amendments to applicant name, drawings to correspond on the positions of roof lights – eight of which have been moved slightly, floor plan alignment, additional supporting and structural information with repair work.

**Application Number** – 21/35101/LBC (amended plans)

**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.

**Amendments** – Administrative changes to align/make consistent the details on the documents for all three planning applications including: revised location and site plan, amendments to applicant name, drawings to correspond on the positions of roof lights – eight of which have been moved slightly, floor plan alignment, additional supporting and structural information with repair work.

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** – 22/36002/HOU

**Applicant** – Mr & Mrs Sweeney

**Location** – 7 Northesk Street, Stone

**Development** – Single storey rear 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

**Application Number** – 22/36316/HOU

**Applicant** – Mr & Mrs R. & J. Holmes

**Location** – 1 The Crest, Manor Rise, Stone

**Development** – Two storey extension to side to form bedroom with wet room and lift for disabled facilities

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

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 6 September 2022

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

Officers: L. Trigg and R. Mincher

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

**PC23/025**     **Apologies**

Apologies were received from Councillors: M. Green, J. Hickling and R. Townsend

**PC23/026**     **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 speak or vote on the planning applications listed on the agenda.

**PC23/027**     **Representations from Members of the Public**

None received

**PC23/028**     **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 2 August 2022 (Minute Numbers PC23/019 – PC23/024), be approved as a correct record.

**PC23/029**     **Planning Applications**

**Application Number** – 22/36324/FUL

**Applicant** – Mr C. Jaram

**Location** – Land Adjacent to Lichfield Road, Stone

**Development** – Vary/remove condition 12 (closing lay-by), 13 (pedestrian crossing) and 20 (number of dwellings) on 18/27783/OUT. An outline planning application seeking planning permission for affordable (local) housing and a local shopping and service centre including the provision of a local food store with all matters reserved for later approval.

**Observations:** No comments

**Application Number** – 22/36184/FUL

**Applicant** – J & S Property Acquisitions Ltd

**Location** – 67 High Street, Stone

**Development** – Alterations to the existing estate agents on the ground floor, including a new shop front and the conversion of part of the ground floor to a one-bedroom apartment, conversion of the first floor to a bedsit and a one-bedroom flat and the conversion of the second floor to a one-bedroom flat.

**Observations:** No objections

NOTE: The following applications were included on the agenda, but were not considered as they had not been received by the day of the meeting.

**Application Number** – 22/36002/HOU

**Applicant** – Mr & Mrs Sweeney

**Location** – 7 Northesk Street, Stone

**Development** – Single storey rear extension

**Observations:** Application not yet received from the Borough Council

**Application Number** – 22/35857/HOU

**Applicant** – Mr & Mrs S. Nicholls

**Location** – 4 Kings Avenue, Stone

**Development** – Replacement front window

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**Location** – 1 Blundell Drive, Stone

**Development** – Single storey side extension

**Observations:** Application not yet received from the Borough Council

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**Applicant** – Mr & Mrs T & H Brocklebank

**Location** – The Rectory, 56 Lichfield Road, Stone

**Development** – Single storey rear extension

**Observations:** Application not yet received from the Borough Council

**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

**Observations:** Application not yet received from the Borough Council

**PC23/030**

**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** – 22/36327/LBC

**Applicant** – St Dominic’s Catholic Primary School

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

**Development** – Forming new archway in existing boundary wall

**Observations:** No objections

**CHAIRMAN**