



Town Clerk

Les Trigg

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15 Station Road
STONE
ST15 8JP

26 October 2022

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Frank Jordan Centre, Lichfield Street, Stone**, on **TUESDAY 1 NOVEMBER 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 4 October 2022, Minute Numbers PC23/031 – PC23/036 (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 – 22/36462/FUL

Applicant – Mrs P. Sutherland

Location – 4 River Way, Stone

Development – Variation of Condition 2 (approved plans) on 21/35412/HOU

Application Number – 22/35978/HOU

Applicant – Mr A. Balderson

Location – 22 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 – 22/36505/REM

Applicant – Mr C. Jaram

Location – Land adjacent to Lichfield Road, Stone

Development – Application for approval of reserved matters on application 18/27783/OUT – access, appearance, landscaping, layout and scale

Application Number – 22/36297/FUL

Applicant – Mr L. Clarke

Location – Land off Northesk Street, Station Road, Radford Street, Stone

Development – Erection of nine dwellings

Application Number – 22/36364/OUT

Applicant – Mr S. Virani

Location – Crown Courtyard, Crown Street, Stone

Development – semi-permanent market units (Access and Scale only)

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within the Borough Council's weekly list that have not yet been received by the Town Council (NOTE: these items will be withdrawn if the application has not been received by the day of the meeting)**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 – 22/35922/HOU

Applicant – Mrs T. Nawrot

Location – 29 Uttoxeter Road, Stone

Development – Two storey side/rear extension

Application Number – 22/36420/HOU

Applicant – Mr J. Houlding

Location – 3 Highlands, Stone

Development – Demolition of existing garage and proposed single storey extension to side

Application Number – 22/36002/HOU
Applicant – Mr & Mrs Sweeney
Location – 7 Northesk Street, Stone
Development – Single storey rear extension

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

Application Number – 22/36248/FUL
Applicant – InstaVolt Ltd
Location – Keypoint, The Fillybrooks, Stone
Development – InstaVolt are proposing to install four rapid electric vehicle charging stations within the car park of Keypoint, Stone. Four existing parking spaces will become an EV charging bay, along with associated equipment.

Application Number – 22/36294/HOU
Applicant – Mr Shanahan
Location – 9 Granville Terrace, Stone
Development – Demolition of an existing garage to be replaced with a new garage

Application Number – 22/36489/HOU
Applicant – Mr M. Foster
Location – 27 Pembroke Drive, Aston Lodge, Stone
Development – Demolition of existing conservatory and proposed two storey extension at rear

Application Number – 22/36498/HOU
Applicant – Mr P. Smith
Location – 4 Blackies Lane, Stone
Development – Double storey front extension and upward extension to form first floor to existing bungalow

Application Number – 22/36511/HOU
Applicant – Mr & Mrs R. Norris
Location – 6 Phillips Close, Aston Lodge, Stone
Development – Contemporary rear extension and alterations to boundary treatments

Application Number – 22/36506/HOU
Applicant – J. James
Location – 4 Leacroft, Aston Lodge, Stone
Development – First floor bedroom extension over existing family area

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 October 2022

PRESENT: Councillor T. Kelt in the Chair, and
Councillors: A. Best, J. Davies, I. Fordham, Mrs J. Hood, J. Powell, C. Thornicroft,
R. Townsend and S. Walley

Officers: L. Trigg and Mrs T. Williams

ABSENT: Councillors: K. Argyle, Mrs A. Burgess, Mrs L. Davies, Mrs K. Dawson, M. Green,
M. Hatton, J. Hickling, R. Kenney and P. Leason

PC23/031 **Apologies**

Apologies were received from Councillors: K. Argyle, Mrs L. Davies,
Mrs K. Dawson, M. Green, J. Hickling, R. Kenney and P. Leason

PC23/032 **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.

PC23/033 **Representations from Members of the Public**

None received

PC23/034 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 6
September 2022 (Minute Numbers PC23/025 – PC23/030), be approved as a
correct record.

PC23/035 **Planning Applications**

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).

Observations: The Town Council raises the following points in respect of this
development proposal:

- The Borough Council is asked to carefully consider whether or not advertisement of the site has been proven to meet planning requirements and is satisfied that the developer has done enough marketing to justify a change of use from business to housing land.
- The existing flood risk on Oulton Road is high and a housing development of this size will put further strain on drainage in the area.
- Although not listed, the buildings have special architectural and historic value and are held dear to the people of the town. The Town Council would like to see the site developed sympathetically with retention of the character buildings, incorporating them into a mix of property types rather than demolition in favour of new build homes that are the same as others in the town.
- Despite the planning application being outline in nature, a large number of residents have expressed concerns about the negative impacts of the proposal. The loss of employment, damage to residential amenity, impact on character and appearance of the area, impact on highways and traffic and increased flood risk have all been cited. These reserved matters should be noted by the Borough Council for future consideration.
- Concern was expressed that a further significant number of additional houses now under consideration had not been included in the Local Plan for the Borough, as Stone cannot be expected to continue accepting windfall sites of 130 homes and similar, with no provision for appropriate infrastructure.

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

Observations: No objections

Application Number – 22/35866/HOU

Applicant – Mr & Mrs C. Moss

Location – 1 Blundell Drive, Stone

Development – Single storey side extension

Observations: No objections

Application Number – 22/35857/HOU

Applicant – Mr & Mrs S. Nicholls

Location – 4 Kings Avenue, Stone

Development – Replacement front window

Observations: No objections

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

Observations: No objections

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.

Observations: No objections

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.

Observations: No objections

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.

Observations: No objections

Application Number – 22/35917/HOU

Applicant – Mr & Mrs T & H Brocklebank

Location – The Rectory, 56 Lichfield Road, Stone

Development – Single storey rear extension

Observations: No objections

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 – 22/35978/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

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

Observations: Application not yet received from the Borough Council

PC23/036

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