



Town Clerk

Les Trigg

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15 Station Road
STONE
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7 December 2022

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Frank Jordan Centre, Lichfield Street, Stone**, on **TUESDAY 13 DECEMBER 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 1 November 2022, Minute Numbers PC23/037 – PC23/042 (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 – 22/36622/ADV

Applicant – Mrs Hand (The Sanctuary Stone Ltd)

Location – 65 High Street, Stone

Development – Illuminated sign over shop front and entrance

Application Number – 22/36618/COU

Applicant – Mrs Hand (The Sanctuary Stone Ltd)

Location – 65 High Street, Stone

Development – Change of use from retail to dance School, dance hall, café, retail and licenced bar

Application Number – 22/36412/FUL

Applicant – Persimmon Homes West Midlands

Location – Walton Hill Residential Development West of Longhope Drive, Stone

Development – Variation of Condition 2 (Approved plans) and 10 (Drainage Scheme) of permission 20/32249/FUL (erection of 59 no. dwellings including access, open space and associated infrastructure).

Application Number – 22/36773/FUL

Applicant – Mr P. Williams (Midland Logistics Ltd)

Location – Land Adjacent to Antylia Scientific, Beacon Road, Walton

Development – Siting of surface mounted building of non-permanent construction on existing hardstanding to maintain commercial vehicles

Application Number – 22/36232/HOU

Applicant – Mr A. Fung

Location – 21 Old Road, Stone

Development – Two storey rear extension

Application Number – 22/36768/FUL

Applicant – Mr J. Basketts & Mr R. & Mrs K. Outhwaite

Location – 70 & 72 St Vincent Road, Stone

Development – Addition of second storey extension replacing the flat roof with pitched roof and creating loft rooms

Application Number – 22/36712/LBC

Applicant – Mr K. King

Location – The Moorings, Flat 37 Stafford Street, Stone

Development – Retention of unauthorised works for replacement of existing UPVC windows and sliding door to wood to comply with Listed Building status

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 – 22/36316/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 – 22/36294/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

Application Number – 22/36624/HOU
Applicant – Mr Smith
Location – 24 Springwood Drive, Stone
Development – Two storey side and single storey rear extension

Application Number – 22/36669/HOU
Applicant – Mr & Mrs A. & J. Forrester
Location – 26 Trinity Drive, Stone
Development – Single storey lounge extension to rear

Application Number – 21/35277/FUL
Applicant – K. Hand
Location – 6 Radford Street, Stone
Development – front elevation alterations to include new storefront at ground floor

Application Number – 22/36754/HOU
Applicant – Mr J. Henson
Location – 14 Meaford Avenue, Stone
Development – Rear extension

Application Number – 22/36807/HOU
Applicant – Mr L. Boulton
Location – 21 Airdale Road, Stone
Development – Front entrance relocation with glazed units, rear extension in-fill, balcony to rear accessed from bedrooms, general internal alterations, change existing car port into an enclosed garage

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

Application Number – 22/36248/FUL
Applicant – InstaVolt Ltd
Location – Keypoint, The Fillybrooks, Stone
Development – Installation of four rapid electric vehicle charging stations and associated equipment.

Observations: No objections

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

Observations: Stone Town Council notes the adverse comments made by the Conservation Officer and has no further comments to add.

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 1 November 2022

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

Officers: L. Trigg and Mrs T. Williams

ABSENT: Councillors: Mrs A. Burgess, Mrs L. Davies, M. Hatton and R. Townsend

PC23/037 **Apologies**

Apologies were received from Councillors: Mrs L. Davies and R. Townsend

PC23/038 **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.

Councillor R. Kenney advised that, as a member of Stafford Borough Council, he would not speak or vote on planning application 22/36364/OUT as he had called it in.

PC23/039 **Representations from Members of the Public**

None received

PC23/040 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 4 October 2022 (Minute Numbers PC23/031 – PC23/036), be approved as a correct record.

PC23/041 **Planning Applications**

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

Observations: No objections

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

Observations: The Town Council raises no objections to the development proposal but observes that there is the potential for environmental harm to occur to trees and vegetation.

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

Observations: No comments were made in respect of this planning application.

Application Number – 22/36297/FUL

Applicant – Mr L. Clarke

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

Development – Erection of nine dwellings

Observations: No objections

Application Number – 22/36364/OUT

Applicant – Mr S. Virani

Location – Crown Courtyard, Crown Street, Stone

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

Observations: The Town Council objects to this planning application on the grounds of appropriateness and the negative impact the market units will have on the town visually (especially when not in use), on the town's retail trade and on existing markets.

The Town Council is also concerned about right of access into and out of Market Square particularly in respect of the disabled and in providing safe exit routes when the town is busy such as on occasions when public events are taking place.

Any safety issues/concerns that arise from the narrowing of the right of way out of Market Square to prevent community events from being possible, would be a serious and devastating consequence on the town.

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Development – Two storey side/rear extension

Observations: Application not yet received from the Borough Council

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

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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

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.

Observations: Application not yet received from the Borough Council

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

Observations: Application not yet received from the Borough Council

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

Observations: Application not yet received from the Borough Council

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Applicant – Mr P. Smith

Location – 4 Blackies Lane, Stone

Development – Double storey front extension and upward extension to form first floor to existing bungalow

Observations: Application not yet received from the Borough Council

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

Observations: Application not yet received from the Borough Council

Application Number – 22/36506/HOU

Applicant – J. James

Location – 4 Leacroft, Aston Lodge, Stone

Development – First floor bedroom extension over existing family area

Observations: Application not yet received from the Borough Council

PC23/042

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