



Town Clerk

Les Trigg

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7 December 2022

Dear Councillor,

A meeting of the **TOWN COUNCIL** will be held at the **Frank Jordan Centre, Lichfield Street, Stone**, on **TUESDAY 13 DECEMBER 2022 at 7:00pm** for consideration of the matters itemised in the following agenda.

Les Trigg
Town Clerk

Agenda

1. **To receive apologies for absence**
2. **Declarations of Interest and Requests for Dispensations**
3. **Representations from Members of the Public**
4. **To confirm as a correct record the minutes of the Meeting of the Town Council held on 1 November 2022, Minute Numbers C23/066 – C23/075 (attached)**
5. **To receive the draft minutes and decisions of the under mentioned Committees:**
 - a) General Purposes Committee meeting held on 1 November 2022, Minute Numbers GP23/100 – GP23/119 (attached)

- b) Planning Consultative Committee meeting held on 1 November 2022, Minute Numbers PC23/037 – PC23/042 (attached)
 - c) General Purposes Committee meeting held on 15 November 2022, Minute Numbers GP23/120 – GP23/127 (attached)
- 6. **To receive the forthcoming Civic Announcements** (attached).
- 7. **To receive the Town Mayor's and Deputy Town Mayor's Reports of Engagements** (attached).
- 8. **Exclusion of the Press and Public**

To resolve, pursuant to the Public Bodies (Admission to Meetings) Act 1960, that the Public and Press be excluded from the meeting whilst the next items of business are discussed on the grounds that publicity would be prejudicial to public interest by reason of the confidential nature of the debate.
- 9. **To receive the draft Confidential Minutes and decisions of the undermentioned Committees:**
 - a) General Purposes Committee meeting held on 1 November 2022, Minute Numbers GP23/100, GP23/117, GP23/118 and GP23/119 (attached).

Members of the public are welcome to attend the Town Council meeting as observers and/or to make representations to the committee in accordance with the Council's scheme of public participation. Details of the scheme are displayed in the Council's notice boards and website.

Stone Town Council

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

Before the meeting began Reverend Prebendary Cardinal led prayers.

C23/066 **Apologies**

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

C23/067 **Declarations of Interest and Requests for Dispensations**

None received

C23/068 **Representations from Members of the Public**

None

C23/069 **Minutes**

RESOLVED:

- a) That the minutes of the meeting of the Town Council held on 4 October 2022 (Minute Numbers C23/056 – C23/065, be approved as a correct record.

C23/070 **Committee Minutes**

RESOLVED:

- a) The minutes of the General Purposes Committee meeting held on 4 October 2022 (Minute Numbers GP23/083 – GP23/099), were noted.
- b) The minutes of the Planning Consultative Committee meeting held on 4 October 2022 (Minute Numbers PC23/031 – PC23/036), were noted.

* Items marked with an asterisk refer to reports or papers circulated with the agenda or distributed at the meeting. They are attached as an appendix to the signed copy of the Council minutes.

**C23/071 Local government Transparency Code 2015
Openness of Public Bodies Regulations 2014**

The Information* for Quarter ending 30 September 2022 was noted.

C23/072 Civic Announcements

The Civic Announcements, which had been previously circulated, were noted.

The Town Mayor advised the Committee that he was looking forward to joining the people of Stone at the upcoming Remembrance Sunday commemoration and the Christmas Lights Switch-On which was one of the highlights of the year.

C23/073 Town Mayor's and Deputy Town Mayor's Reports of Engagements

The Town Mayor's and Deputy Town Mayor's reports of engagements, which had been previously circulated, were noted.

The Town Mayor drew the Committee's attention to the Girlguiding Stone Outward Division's 'Bon Voyage' Service at Christchurch where he was very proud to hand out rucksacks to the amazing young ladies who were travelling to Kenya to refurbish a school building that previous girl guides had created.

The Town Mayor said the evening was wonderful with lots of information about the project and an opportunity to chat to parents who were very pleased that their daughters had put words into action to make a difference to the children who study at the school.

The meeting was temporarily suspended and then reconvened after the open session of the General Purposes Committee and the Planning Consultative Committee meetings had taken place.

C23/074 To resolve, pursuant to the Public Bodies (Admission to Meetings) Act 1960, that the Public and Press be excluded from the meeting whilst the next items of business are discussed on the grounds that publicity would be prejudicial to public interest by reason of the confidential nature of the debate.

RESOLVED: To exclude the Press and Public from the next item of business.

C23/075 Confidential Committee Minutes

- a) The confidential Minutes of the General Purposes Committee meeting held on 4 October 2022, Minute Numbers GP23/083, GP23/098 and GP23/099 were noted.

TOWN MAYOR

* Items marked with an asterisk refer to reports or papers circulated with the agenda or distributed at the meeting. They are attached as an appendix to the signed copy of the Council minutes.

Stone Town Council – General Purposes Committee

Minutes of the meeting held at the Frank Jordan Centre, Lichfield Street, Stone, on Tuesday 1 November 2022

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

GP23/100 Apologies

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

GP23/101 Declarations of Interests

Councillor Walley declared a personal interest in agenda item 9 – Grants to Local Organisations: Walton Community Centre (Minute Reference: GP23/108 (a)).

Councillor Mrs Hood declared a personal interest in agenda item 9 – Grants to Local Organisations: St Michael's Hall (Minute Reference: GP23/108 (b)).

Councillor Kenney declared a personal interest in agenda item 9 – Grants to Local Organisations: St Michael's Hall (Minute Reference: GP23/108 (b)).

Councillor Leason declared a personal interest in agenda item 9 – Grants to Local Organisations: St Michael's Hall (Minute Reference: GP23/108 (b)).

GP23/102 Requests for Dispensations

None

GP23/103 To receive the report of the County Councillors

County Councillor Mrs J. Hood

The Chairman invited Councillor Mrs Hood to address the Committee.

Councillor Mrs Hood advised the Committee that she had no report on this occasion.

County Councillor I. Parry

Councillor Parry was not in attendance at the meeting.

GP23/104 To receive the report of Borough Councillors

The Chairman invited Councillor Fordham to address the Committee.

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Councillor Fordham reminded the Committee about the ongoing Stafford Borough Council Local Plan 2020-2040 Consultation which provided an opportunity for residents to view the Preferred Options for the future allocation and development of housing at an exhibition to be held at Christchurch on Tuesday 15 November 2022.

Councillor Fordham encouraged residents to take part in the consultation as it was important for the future of the town.

Councillor Fordham advised the Committee that the St Michael's and Stonefield Ward Councillors had agreed to represent residents when the outline application for a major development of up to 130 new homes at the Stonefield Works site on Oulton Road comes before Planning Committee.

GP23/105 Representations from Members of the Public

None

GP23/106 Minutes

RESOLVED:

- a) That the minutes of the General Purposes Committee meeting held on 4 October 2022 (Minute Numbers GP23/083 – GP23/099), be approved as a correct record.

GP23/107 Minutes of Sub-Committees

- a) Estates Sub-Committee held on 27 September 2022 (Minute Numbers EST23/010 – EST23/019), that the draft minutes be noted, and the recommendations of the Sub-Committee contained in Minute Numbers EST23/014, EST23/015 and EST23/016 be adopted.
- b) Tourism & Town Promotion Sub-Committee held on 25 October 2022 (Minute Numbers TTP23/017 – TTP23/026), that the draft minutes be noted, and the recommendations of the Sub-Committee contained in Minute Number TTP23/025 be adopted.

After acceptance in principle of the recommendations in Minute Number TTP23/025 (b), the Committee appointed the following members to attend Stone Traders' Group Directors Meeting on a rotating basis:

Councillors: J. Davies, I. Fordham, Mrs J. Hood, T. Kelt, J. Powell, C. Thornicroft and S. Walley

The Town Clerk advised the Committee that each representative would in turn be expected to report back on the Traders' Group meetings attended. As Town Council representatives they would not need to declare an interest in being part of the group.

- c) Management Sub-Committee held on 25 October 2022 (Minute Numbers MAN23/001 – MAN23/008), that the draft minutes be noted, and the

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recommendations of the Sub-Committee contained in Minute Numbers MAN23/005 and MAN23/008 be adopted.

GP23/108 Grants to Local Organisations

The Committee considered requests for grant aid from two local organisations which at the time of the agenda's issue had not met the Council's grant policy eligibility criteria. The policy required that a motion be moved and seconded for each application to enable the criteria to be waived and grants to be approved.

The Town Clerk advised the Committee that following adoption of Management Sub-Committee Minute Number MAN23/005 (above) St Michael's Hall now meets the revised eligibility criteria under the grants policy. The status of Walton Community Centre is unchanged in that it continues not to meet the revised criteria.

- a. **Organisation:** Walton Community Centre
 Amount Requested: £500
 Reason: Timed sensors and flushing units for the Centre urinals
 Criteria Not Met: Level of reserves

RESOLVED: That the eligibility criteria under the grant policy are waived to enable the grant application submitted by Walton Community Centre to be discussed by the Committee.

RESOLVED: That Walton Community Centre is asked to clarify the value of reserves earmarked for the repair of the roof to enable an accurate assessment of the effective level of reserves held.

- b. **Organisation:** St Michael's Community Hall
 Amount Requested: £500
 Reason: To provide a venue for the people of Stone and environs to carry out their legal activities
 Criteria Not Met: Level of reserves met grant policy criteria after adoption of MAN23/005 on 25 October 2022)

As the Chairman had declared an interest in this item, the Vice Chairman, Councillor Fordham, took the Chair.

RESOLVED: To award a grant of £500 to St Michael's Hall.

The Chairman took back the Chair for the remainder of the meeting.

GP23/109 Budget Monitoring Report – September 2022

The report* of the Town Clerk was noted.

The Town Clerk advised the Committee that the rise in energy prices was a future issue that would need to be considered in the budget for the year 2023-24.

GP23/110 Market Square

The Committee considered the installation of removable bollards around the Market Square to support the initiative to reduce traffic movements in Stone High

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Street and to prevent Market Square from being used as a car park by patrons of High Street venues.

The Chairman reminded the Committee that the Town Council was supportive of traffic controls in the High Street and the work of Staffordshire Police in responding to motorists' unauthorised use of the High Street.

The Committee discussed the proposal and expressed views that were both in favour and against the installation of bollards. Those against the proposal suggested their installation and ongoing costs of taking them out and putting them in would be expensive and ineffective in reducing traffic in the High Street. Some Town Councillors considered that the parking issues would shift to the High Street and potentially be more dangerous.

The Committee made the alternative suggestion that an Automatic Number Plate Recognition system (ANPR) would be more effective, and it was suggested that Stafford Borough Council was considering this possibility which would capture all traffic entering the High Street. ANPR would also be a revenue generator and pay for itself over time.

The Committee suggested that other requirements also needed to be taken account of such as access to the High Street for making donations to charity shops.

The use of tree planting was also suggested as a potential solution although this option may compromise use of Market Square in the long term.

The Committee concluded that the Town Council should investigate the costs of installing bollards alongside urging Stafford Borough Council to progress its investigation into the installation of an ANPR system for Stone High Street. The Committee considered it prudent to inform businesses around Market Square of the Council's enquiries.

RESOLVED: That the Town Clerk is asked to obtain costings for the installation of an appropriate number of suitable bollards around Market Square and the ongoing costs of managing their use (removal and installation) when access was needed.

RESOLVED: That the Town Clerk contact Stafford Borough Council to ask for an update on its investigations into the potential installation of APNR in the High Street and information on costings.

GP23/111 HS2 Liaison Meetings

The Committee considered the suggestion by HS2 to hold quarterly joint liaison meetings with Stone Town Council, Chebsey Parish Council and Yarnfield & Cold Meece Parish Council.

The Town Clerk advised the Committee that If the Council agreed to take part, the Committee would need to identify Councillors to represent Stone, as a meeting with all 32 Councillors over the three Councils would be likely to be impractical.

RESOLVED: That the Town Council agree to participate in joint liaison meetings with HS2 Ltd and Chebsey Parish Council and Yarnfield and Cold Meece Parish Council.

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RESOLVED: That Councillor Mrs Hood and Councillor Kelt be nominated as HS2 Liaison Group representatives with Councillor Kenney acting as a deputy representative.

GP23/112 Stafford Borough Council Local Plan 2020-2040

The Committee considered Stafford Borough Council's new Local Plan 2020-2040 consultation which runs from Monday 24 October 2022 to Monday 12 December 2022 with enclosed Preferred Options document, which includes:

- New levels of housing and employment land requirements, and how these will be distributed across the Borough through a new settlement hierarchy;
- Proposed development allocations including Stafford Station Gateway and a new garden community at Meecebrook, which is adjacent to Cold Meece and near to Yarnfield and Eccleshall.
- A range of draft planning policies on topics such as climate change, economic development, housing provision, transport and the environment

As part of the consultation, the Borough Council had arranged an online event and a number of drop-in exhibitions across the Borough for interested parties to discuss the Local Plan and to ask questions. The Borough Council had also arranged an additional consultation event date on 8 November 2022.

Due to the large size of the Preferred Options document a link had been provided to the document which had been distributed to all Councillors in advance of the meeting.

RESOLVED: That Town Councillors individually put forward their ideas to the Town Clerk who would in consultation with the Chairman and the Vice Chairman of the General Purposes Committee, the Chairman of Neighbourhood Planning, and the Chairman of the Planning Consultative Committee, prepare a draft response for consideration by the Committee on 15 November 2022.

GP23/113 Town Council Payments

RESOLVED: To note the list* of Town Council payments made during the period 1 to 30 September 2022.

The need for replacement bollards in the High Street following damage and the required maintenance to benches following mindless graffiti were highlighted.

GP23/114 Update from Working Groups:

Neighbourhood Plan Steering Group

Councillor Mrs Hood reported that the Neighbourhood Plan Steering Group had not met.

Stone Heritage Centre Steering Group

Councillor Kenney advised the Committee that although there had been no meeting there was a confidential item to be discussed at the end of the agenda.

Engagement with Young People

Councillor Mrs Dawson advised the Committee that no meeting had taken place.

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GP23/115 To receive reports from Town Councillors on attendance at meetings of local organisations and outside bodies as a representative of the Town Council

Stone Area Parish Liaison Group

Councillor Davies advised the Committee that the Liaison Group had had a very good meeting last week where a range of topics had been discussed. In particular the Meecebrook Garden Community which will affect parishes to the west of Stone was listed on the agenda. The Group had been disappointed that the withdrawal of school transport for the over 16s by Staffordshire County Council had not been resolved.

Stone ATC

Councillor Davies informed the Committee that the Air Cadets had hosted an Open Day last week and will be having an Annual General Meeting on 22 November 2022. No meeting had taken place since the last meeting of the General Purposes Committee.

Age Concern Stone & District

Councillor Thornicroft advised the Committee that no meeting had taken place.

Stafford & Stone Access Group

Councillor Kelt reported that no meeting had taken place.

Stone Common Plot Trustees

Councillor Kenney reported that no meeting had taken place.

Stone Community Hub Liaison Group

Councillor Mrs Hood advised the Committee that no meeting of the Liaison Group had taken place.

SPCA Executive Committee

Councillor Green advised the Committee that he had no report.

The meeting was adjourned and then reconvened after the Planning Consultative Committee meeting and the closed session of the Town Council meeting had taken place.

GP23/116 Exclusion of the Press and Public

To resolve, pursuant to the Public Bodies (Admission to Meetings) Act 1960, that the Public and Press be excluded from the meeting whilst the next items of business are discussed on the grounds that publicity would be prejudicial to public interest by reason of the confidential nature of the debate.

RESOLVED: to exclude the Press and Public from the next items of business

GP23/117 Confidential Minutes

RESOLVED:

That the Confidential Minutes of the General Purposes Committee meeting held on 4 October 2022, Minute Numbers GP23/083, GP23/098 and GP23/099 be approved.

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GP23/118 Confidential Minutes and Recommendations of Sub-Committees

- a) Estates Sub-Committee Meeting held on 27 September 2022, Minute Numbers: EST23/010, EST23/018 and EST23/019.

RESOLVED: To note the minutes

- b) Management Sub-Committee Meeting held on 25 October 2022, Minute Numbers: MAN23/001 and MAN23/008.

RESOLVED: To note the minutes and approve the recommendations contained in Minute Number MAN23/008

GP23/119 Heritage Centre

The Committee considered an update on the Stone Heritage Centre building works tendering process and the appointment of a main contractor for this work.

RESOLVED:

To delegate to the Town Clerk, in consultation with the Committee Chairman, authority to accept a suitable tender for the Heritage Centre building works.

CHAIRMAN

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.

Application Number – 22/35922/HOU

Applicant – Mrs T. Nawrot

Location – 29 Uttoxeter Road, Stone

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 exiting garage and proposed single storey extension to side

Observations: Application not yet received from the Borough Council

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 – 22/36316/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

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

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

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

Stone Town Council – General Purposes Committee

Minutes of the meeting held at the Frank Jordan Centre, Lichfield Street, Stone, on Tuesday 15 November 2022

PRESENT: Councillor I. Fordham in the Chair, and
Councillors: K. Argyle, A. Best, J. Davies, Mrs K. Dawson (from Minute Number GP23/124), Mrs J. Hood, T. Kelt, and R. Townsend

Officers: L. Trigg and Mrs T. Williams

ABSENT: Councillors: Mrs A. Burgess, Mrs L. Davies, M. Green, M. Hatton, J. Hickling, P. Leason, R. Kenney, J. Powell (Mayoral Engagement), C. Thornicroft and S. Walley

GP23/120 Apologies

Apologies were received from Councillors: Mrs L. Davies, M. Green, J. Hickling, R. Kenney, J. Powell (Mayoral Engagement), C. Thornicroft and S. Walley.

GP23/121 Declarations of Interests

None

GP23/122 Requests for Dispensations

None

GP23/123 Representations from Members of the Public

None

GP23/124 Stafford Borough Council Local Plan 2020-2040

The Committee considered Stafford Borough Council's new Local Plan 2020-2040 consultation which runs from Monday 24 October 2022 to Monday 12 December 2022 with enclosed Preferred Options document, which includes:

- New levels of housing and employment land requirements, and how these will be distributed across the Borough through a new settlement hierarchy;
- Proposed development allocations including Stafford Station Gateway and a new garden community at Meecebrook, which is adjacent to Cold Meece and near to Yarnfield and Eccleshall.
- A range of draft planning policies on topics such as climate change, economic development, housing provision, transport and the environment

As part of the consultation, the Borough Council had arranged an online event and a number of drop-in exhibitions across the Borough for interested parties to discuss the Local Plan and to ask questions.

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Rather than being attached to the agenda, due to its size, a copy of the Preferred Options document was distributed to all Councillors electronically in advance of the meeting.

The Chairman asked the Committee to consider the Town Council's response to the Local Plan Consultation for submission to Stafford Borough Council.

As a starting point for this consideration the Committee received a hardcopy of a draft response produced by the Chairman and Vice Chairman of the General Purposes Committee, the Chairman of Neighbourhood Planning and the Chairman of the Planning Consultative Committee. The document had also been previously circulated electronically to all Councillors.

The Chairman paused while the Committee read over the representation* and the following points were agreed as additions:

Housing and Distribution

- Point 1: Insert 'Doctors, Dentists, **roads**, schools plus other vital services
- Point 1: Insert the requirement for definitive improvements to infrastructure. When are we going to improve the infrastructure? Stone doesn't have the capacity to service the growing population and would like to see the promise of an allocation of infrastructure.
- Point 2: insert 'overexpansion with no accompanying increase in services'.
- Points 2 and 3: Insert the request for a formal Transport Assessment which should look at the traffic travelling along Marlborough Road, Pirehill Lane and Eccleshall Road. This has to be financed by the developer but carried out by an independent organisation.
- HS2 Transport Feasibility Reports should be reviewed as part of the process as the development off Marlborough Road should not be considered in isolation.
- Point 3: In the last sentence (where it states, 'mitigation measures are considerable') add 'and costly (£225,000)'.
- Traffic movements between Pirehill Lane and the new development which could take place over a five-year period.
- HS2 traffic up and down Pirehill Lane. A development could give the residents of the area dreadful problems.
- Point 4: Land off Lichfield Road has been approved for the development of 21 houses and 5 shops with pedestrian crossing on the Lichfield Road further adding to the stalling of traffic. This development does not appear in the Local Plan and the pedestrianised crossing will not mitigate the additional traffic and delays that regularly occur at the level crossing.
- There is no mitigation to address traffic congestion. The mitigation will be a new surface on the crossings and cameras.
- Meecebrook Garden Development will bring more traffic through Walton. A map of the development does not show roads in or out of the development and the Town Council would like to know how this will work.
- Flood risk and alleviation (such as at Oakleigh Court) is not detailed.
- Air Quality in Walton will deteriorate as a result of the additional proposed development. There appears to be no Green Plan and the environment will be decimated by congested traffic.
- The proposal includes development of agricultural/farmland that has been farmed for generations. This is against Government Policy when brownfield sites are available.

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Policies

This section of the report was accepted by the Committee without amendment.

RESOLVED: That the Committee accept the report with the addition of the amendments detailed above for submission to Stafford Borough Council.

GP23/125 Boundary Commission for England Review

The Committee considered the Boundary Commission for England's Revised Proposals in its final public consultation which runs from Tuesday 8 November to Monday 5 December 2022.

The Committee noted that all news will be published on the Boundary Commission for England's website and the consultation website which provides a platform to view interactive maps of the proposals and submit representations directly.

Paper copies of the Boundary Commission's proposals were available to view at the Council's offices and it was noted that the Commission's proposals for Stone remained unchanged from the previous version.

The Chairman advised the Committee that, what appeared to be an artificial new constituency had been created with a lot of drawbacks that would result in Stone being cut off from its local surrounding communities and the loss of a logical geographical boundary to reflect the interests of Stone in all aspects.

Despite a formal presentation being made by Councillor Fordham (as representative of the Town Council) which was supported by many people including the south, no notable changes had resulted in the revised boundary proposals for the Stone and Great Wyrley Constituency apart from a small area around Lichfield.

Councillor Fordham was congratulated for the presentation he delivered to the Boundary Commission and the Committee decided that it did not wish to commit any further time to the issue.

RESOLVED: That no further representations are made by the Town Council in response to the Boundary Commission for England's Review.

The meeting was adjourned and then reconvened after the Estates and the Environment Sub-Committee meetings had taken place.

GP23/126 Exclusion of the Press and Public

To resolve, pursuant to the Public Bodies (Admission to Meetings) Act 1960, that the Public and Press be excluded from the meeting whilst the next items of business are discussed on the grounds that publicity would be prejudicial to public interest by reason of the confidential nature of the debate.

RESOLVED: to exclude the Press and Public from the next items of business

* Items marked with an asterisk refer to reports or papers circulated with the agenda or distributed at the meeting. They are attached as an appendix to the signed copy of the Council minutes.

GP23/127 Heritage Centre

The Committee considered an update on the Stone Heritage Centre building works tendering process and the appointment of a main contractor for this work. He advised the Committee that he was currently awaiting the report from the Council's mechanical and electrical engineering consultant.

CHAIRMAN

Housing and Distribution

SUMMARY

1. Stone does not have the necessary infrastructure to support the proposed new housing allocation. (Doctors, dentists, schools plus other vital services.).
2. The proposed development in Walton (Marlborough Road) should be resisted both because Walton has already seen very significant expansion over the last few years and this new addition would amount to over-intensive development - and because access for the works traffic would necessarily be through the existing housing estates leading to damage to residents amenity.
3. The proposed developments on Uttoxeter Road and East of Oakleigh Court will exacerbate the existing delays caused by the railway level crossing on Uttoxeter Road and commuter traffic would inevitably be queuing at peak times. In addition, the mitigation measures required by Network Rail are considerable.
4. A current application for up to 130 new homes on Oulton Road should, if passed, be allocated as a SDL and the numbers should therefore be included in the overall requirement for Stone removing need for at least one of the 3 larger proposed allocations.
5. The ready acceptance of the desire of Black Country authorities to demand extra housing within Stafford Borough under the 'duty to co-operate' has significant implications and should be carefully reviewed. A reduction of only 10% in requested numbers would allow removal of 2 of the principal proposed developments in Stone.
6. Under the previous Local Plan, Stone had been expected to take 10% of new housing and Stafford 70% a ratio of 1:7. In the Preferred Options, Stone is proposed to take 1: 3 in relation to Stafford. The allocations therefore require revisiting and/or explanation.

RATIONALE

Rationale for recommending reductions in proposed housing numbers:

Infrastructure: There is a lack of necessary infrastructure in Stone: Doctors, Dentists, Schools etc

More specifically in relation to the proposed locations:

Marlborough Rd (STO07): There has been intensive recent development to the West of Stone (Walton)....in fact in excess of 600 new homes representing a 20% expansion. This amounts to over intensive development. Access for works traffic would be through the existing housing during construction.

Uttoxeter Rd (STO16): Railway crossing limits ready access to the development and will exacerbate current issues.

East of Oakleigh Court (STO13): Railway Crossing limits ready access and will exacerbate current issues.

Additionally:

1. **A current planning application for 130 homes has not been included in the analysis and if passed should be identified as a Strategic Development Location leading to a proportionate reduction in allocations for Stone.**

22/36231/OUT Stonefield Works Oulton Road Stone Staffordshire ST15 0RS

This outline application calls for the demolition of existing buildings and redevelopment of the site for a residential development comprising of up to 130 dwellings

2. Distribution of housing:

In the table below you can see that when the Meecebrook development is excluded from the distribution percentage that the Stone share of the distribution of housing has increased to 14.6% from 10% in the previous Plan for Stafford Borough(PFSB) 2011-2031 whereas Stafford's has decreased from 70% to 46.5%

Table: Broad spatial distribution of housing

Sources of housing supply 2020-2040 (proportion in brackets)	Completions 2020-2022	Commitments	New allocations/ supply sources	Proportion excluding Meecebrook	PFSB 2011- 2031
Windfall (6%)	N/A	N/A	750		
Stafford (59%)	766	5438	1,181	46.5%	70%
Stone (7%)	243	268	370	14.6%	10%
Meecebrook (24%)	N/A	N/A	3,000		
Larger settlements (4%)	84	144	234		
Smaller settlements (<1%)	7	13	N/A		
Rural areas (<1%)	20	62	N/A		
Total	1,120	5,925	5,535		

3. External responses to the Issues and Options consultation

A joint response was received from the Black Country authorities. This response highlighted the functional migration and commuting relationship between Stafford Borough and the Black Country and requested that Stafford Borough Council take between 1,500 and 2,000 homes as a contribution to meeting unmet need in the Black Country. Additionally, the Black Country authorities requested that Stafford Borough consider accommodating 35-40ha of employment land which is unable to be accommodated in the Black Country.

The higher number of 2,000 has been included but without any justification. However the acceptance of the higher number has significant implications for the Borough and potentially for Stone.

The number could be reduced marginally:

1800 homes would still give 525 per year for SBC but with the removal of both:

Land at Marlborough Road (STO07)	101
Land at Uttoxeter Road (STO16)	97

Or

1770 homes would still give 523.5 per year for SBC with removal of:

Land at Marlborough Road (STO07)	101
Land East of Oakleigh Court (STO13)	131

New Local Plan Preferred Options

3. Preferred options for housing and employment land

3.1 This section outlines the council's preferred housing and employment land requirements and the reasons for their selection. That is followed by a summary of the council's reasons for rejecting the alternative options set out in the EHDNA.

Preferred housing requirement

3.2 The council's emerging preferred options is to plan for 535 new homes each year (10,700 new homes 2020-2040). This is a variant on Scenario D in the EHDNA and is referred to as 'Scenario D+'.

3.3 This option could deliver the borough's own housing needs of 435 new homes each year (8,700 homes 2020-2040) calculated in accordance with Scenario D of the EHDNA, together with 2,000 homes as a contribution to meeting unmet need in the sub-region.

Table 4: EHDNA housing growth scenarios

Option	Number of new homes each year
Scenario A Minimum local housing needs. Note rebased local housing need in 2022 is 391	408 (now 391)
<p>Scenario D Cambridge Econometrics jobs growth The number of homes that would be needed to support a Cambridge Econometrics November 2018 projection for jobs growth in the borough, assuming</p> <p>that commuting patterns don't change (i.e. there is no increase in the proportion of jobs filled by people commuting from other areas into the borough nor a reduction in the proportion of economically active residents commuting out of the borough).</p>	435 (489)
<p>Scenario E Policy on jobs growth</p> <p>The number of homes that would be needed to balance a 'policy on' jobs growth target whereby 6,500 additional jobs are created by 2040 through new employment sites at a new garden community and at Stafford Station Gateway in addition to the Cambridge Econometrics (Nov 2018) baseline projection for employment growth.</p>	647 (711)
<p>Scenario F past trends jobs growth</p> <p>The number of homes that would be needed to balance the continuation of past (2000-2018) job trends growth in the borough, again assuming no change to commuting patterns.</p>	683 (746)
<p>Scenario G 50% jobs growth boost</p> <p>The number of homes that would be needed to accommodate jobs growth that is 50% higher than the Cambridge Econometrics (Nov 2018) projection, again assuming no change in commuting patterns.</p>	540 (597)

New Local Plan Preferred Options

Stone settlement strategy

Housing

Stone town will continue to meet housing requirements by providing approximately 881 new market and affordable homes 2020-2040.

New housing development will be provided at a range of development locations as identified on the policies map, and in accordance with Policy 12 Other housing land allocations.

Economy

Employment growth and the promotion of economic diversification will be provided through the completion of existing employment land commitments as detailed in Appendix 7.

Land identified as an employment use will be protected as employment land in accordance with Policy 16 Protection of Employment Land.

Stone town centre will support Stafford Borough over the plan period as a key market town. All new development proposals within Stone town centre should enhance the appeal of the centre and encourage longer visits in accordance with Policy 19 Town Centres and Main Town Centre Uses. A more flexible approach to appropriate uses in the centre would potentially support a more diverse range of activity and encourage the use of vacant units and/or the redevelopment of underutilised buildings.

Design and Infrastructure

Development will be required to prioritise sustainable transport and, where possible, enhance or provide infrastructure for walking, cycling and public transport, in line with Policy 52.

Environment

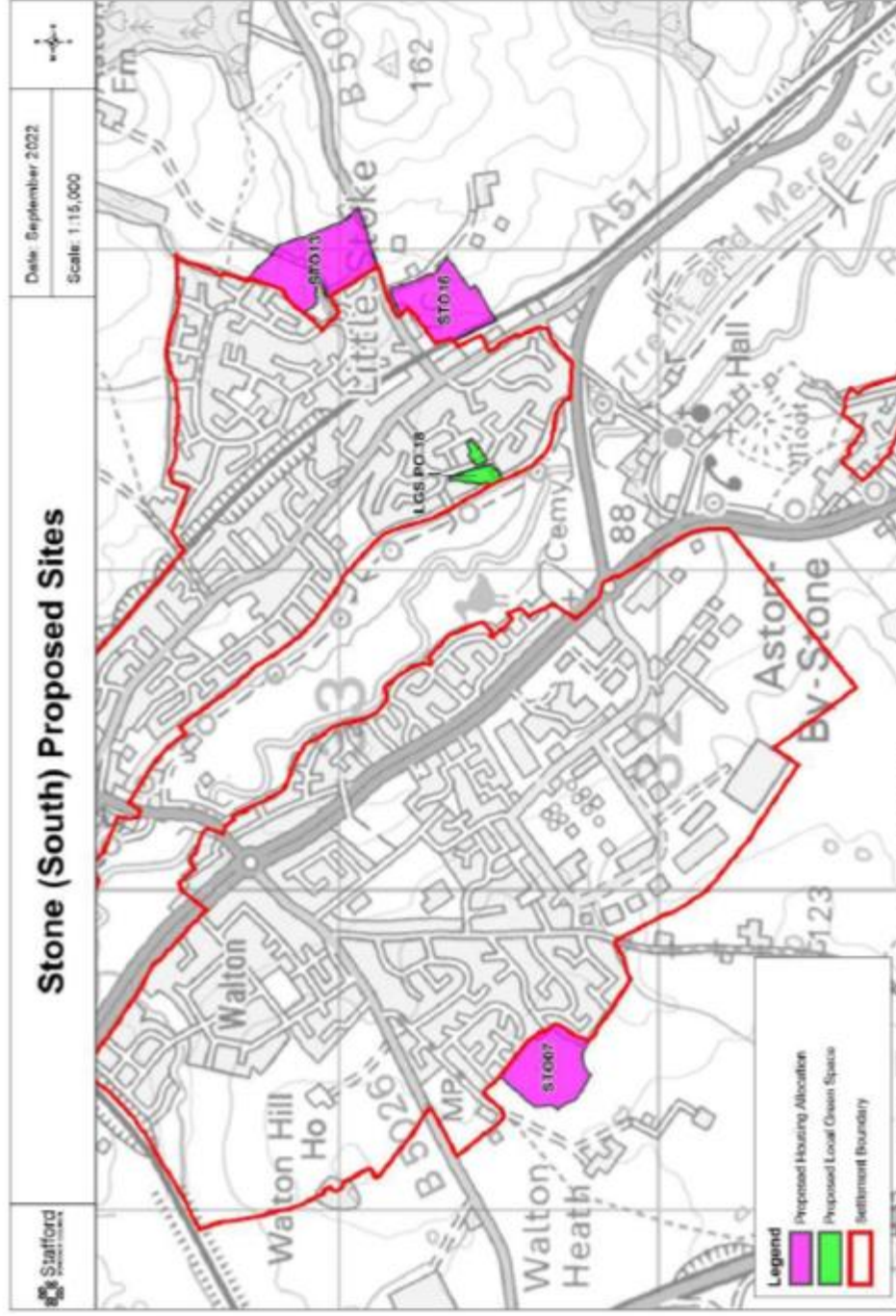
The historic environment will be preserved and enhanced to help encourage tourism within the borough, together with the Trent & Mersey canal. Stone town's unique character and heritage will be promoted. Any residential development will not damage the integrity of the Cannock Chase Special Area of Conservation (SAC) if within 15 km of this designation, nature conservation interests and Local Nature Reserves. An enhancement area will be delivered within the plan period, as indicated in Policy 15 Stone Countryside Enhancement Area

Policy 12 of the New Local Plan Preferred Options

POLICY 12. Other housing and employment land allocations

A. The following list of sites, as shown on the policies map, are allocated for housing development:

Site name	Capacity
<i>Stone</i>	
SCC Depot, Newcastle Road (STO05)	18
Land at Marlborough Road (STO07)	101
Land at Trent Road (STO08 and STO10)	20
Land adjacent to Stone Police Station (STO09)	3
Land East of Oakleigh Court (STO13)	131
Land at Uttoxeter Road (STO16)	97



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Appendix 1

Site ID: STO07

Site Name: Land at Marlborough Road

Settlement: Stone **Site Area (ha):** 4.79 **Land Use:** Housing

Potential Yield: 101 dwellings

Essential Site-Specific Requirements:

- Retain hedgerows and trees.
- Adjacent habitats to the site need full assessment, with any required mitigation as a result.
- Incorporate species rich grassland creation and / or enhancement into any design schemes.
- Create landscape buffer to wider countryside.

Proposed Access: Access from Marlborough Road needs to be checked / confirmed.



Appendix 2

Site ID: STO13

Site Name: Land east of Oakleigh Court

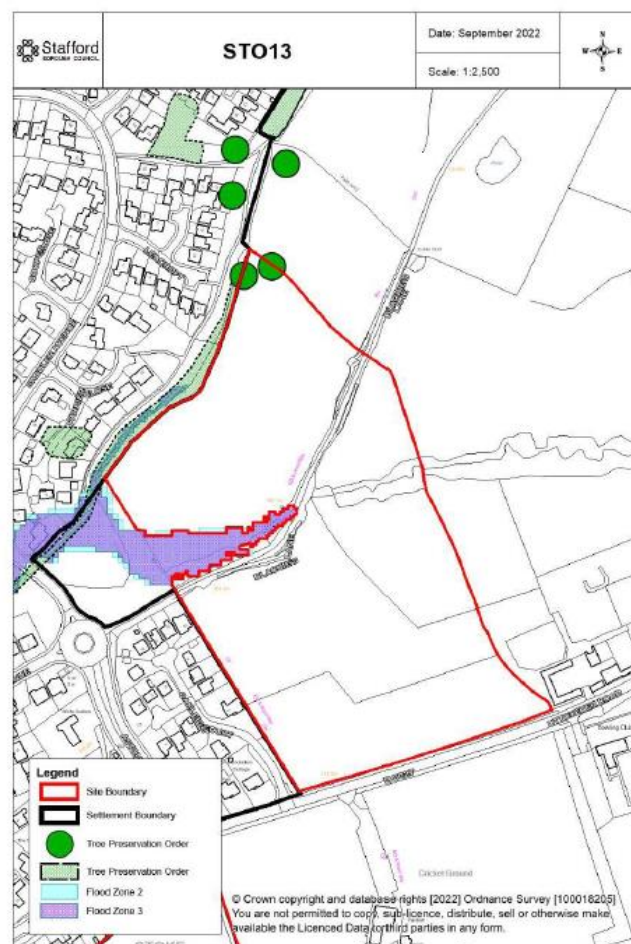
Settlement: Stone **Site Area (ha):** 6.26 **Land Use:** Housing

Potential Yield: 131 dwellings

Essential Site-Specific Requirements:

- Mitigation measures required by Network Rail. These include: ANPR – Red light traffic enforcement cameras, Vehicle activated lights, Yellow box markings on the crossing, Decking (provision of new rail decking)
- Full ecological surveys of the habitats on site should be carried out, along with any required mitigation as a result.
- Retain woodlands and hedgerows.
- Part of the site may be suitable for the implementation of natural flood management (NFM) interventions.
- An attractive frontage landscape should be established to Uttoxeter Road.
- A new, green edge to the settlement should be established along the site's eastern edge.

Proposed Access: Accessible via Uttoxeter Road.



Appendix 3

Site ID: STO16

Site Name: Land at Uttoxeter Road

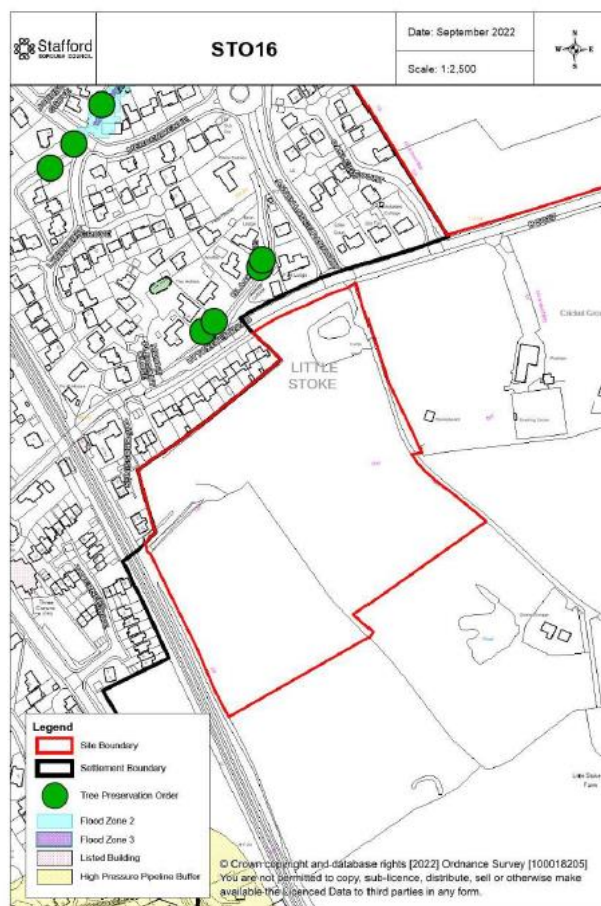
Settlement: Stone **Site Area (ha):** 4.62 **Land Use:** Housing

Potential Yield: 97 dwellings

Essential Site-Specific Requirements:

- Mitigation measures required by Network Rail. These include: ANPR – Red light traffic enforcement cameras, Vehicle activated lights, Yellow box markings on the crossing, Decking (provision of new Strail decking)
- Retain woodlands, in-field trees, hedgerows and areas of scrub or provide scrub as part of any design schemes.
- Ensure that ponds just outside of the site boundary are effectively protected and that no run-off or pollutants are allowed to enter and degrade the habitat or water quality. If possible, seek to enhance habitats.
- Incorporate species rich grassland creation/enhancement into any design schemes.
- A positive frontage should be provided to Uttoxeter Road.

Proposed Access: Accessible from Uttoxeter Road.



COMMENTS ON NEW LOCAL PLAN 2021 -2041 POLICIES

Policy 4 and 17

It is important that local energy generation and efficiency is a consideration in domestic, commercial and urban design and that a target of 0 or negative carbon footprint is incorporated in the design. It has been suggested that all new dwellings and commercial units should have solar panels fitted. There are costs and aesthetic considerations and developers will no doubt disagree but there has been huge opportunity missed in the North Stafford development where hundreds of houses have been built with no domestic generation. Solar panels pay for themselves within 7 years and greatly reduce the call on the national grid.

It is also important that strict requirements for energy efficiency in terms of heat insulation, air circulation, draught exclusion, some of which conflict are applied to any domestic and commercial development.

There is no mention of communal energy generation which for major developments must be considered. There is currently a move away from gas boilers and towards heat pumps. Air sourced heat pumps are the most cost effective solution for individual houses but ground sourced or water sourced are more effective but at greater initial cost but could be appropriate as a shared community asset.

Alongside weather dependent generation, electricity storage is important both individually and communally. This benefits householders and excess generation feeds into the grid. So it may not be necessary to try to enforce inclusion into developments.

Applications to retro fit should be viewed favourably where this does not conflict with other rules such as conservation and heritage. However, there are areas where solar panels can be fitted unobtrusively and these should be viewed favourably.

Policies 23 – 40

There is a move away from petrol and diesel transport towards electric and hydrogen. All developments both single and community should have off-street parking and recharging facilities for EVs. NB. It is not necessary to require fast charging in individual residences but power should be accessible.

For any applications where this is not possible and for larger developments consideration should be given to on street charging through purpose built chargers and alternatives such as lamppost chargers.

Policies 7 8

The design of housing, commerce, the town centre, green space and roads must be carefully designed both for the residents and the surrounding communities.

Specifically consideration must be given for the expected traffic flows, the source and destination of travel and the ingress and egress routes, and the impact on existing routes. It is likely that access to the M6 will be a major requirement and the current junctions are 14 and 15 are not conveniently positioned. A station is planned but if within the new community is unlikely to be convenient for access to Stone and Stoke on Trent. Eccleshall is easily accessible, Stone less so and the impact of a railhead at Yarnfield on access to the A34 and Stone is problematic.

Policies 23 24

It is important that housing standards are applied and enforced on all levels of housing down to first time affordable houses and to ensure that developers do not achieve affordable ratios by reducing living space to reduce area allocated to affordable housing nor by building flats at the edges or normal housing developments.

Policies 1, 6, 13

It is vital to incorporate green space within housing developments to reduce housing density provide leisure and play areas. These must be protected from speculative purchase and infill developments. There was a missed opportunity where green space initially requested within the Stone Neighbourhood plan was rejected and some of these small patches of land have had completely inappropriate planning applications submitted to the detriment of the local community.

Policy 1

All ad hoc applications for new housing must be included in the overall targets for housing provision in the area.

Service provision for larger developments must be enforced to ensure residents do not have to travel unnecessarily for day to day needs. An opportunity was missed in several larger developments where a requirement for local services was allowed to be dropped on the developers' request (I believe) for example Aston Lodge.

Policy 19 24

Accessibility is important for houses, shops, other workplaces, streets and town centres. Consideration for people with mobility issues must be incorporated into the design. These issues include: wheelchair use, vision problems, age related problems, parents with small children.

Policy 43 46

Along with managing green spaces for the benefit of the community, access to clean open water must be facilitated. This means enforcement of regulations stopping pollution of rivers and lakes and canals. This applies mainly to water and sewage companies but also to agriculture and local residents.

STONE TOWN COUNCIL MEETING
13 DECEMBER 2022

CIVIC ANNOUNCEMENTS

Town Mayor

1 to 24 December	Advent Window Openings are taking place every day at 11am, at different locations in the town.
Tuesday 13 December	Aston and Little Stoke Scout Group's Christmas Carol Concert
Thursday 15 December	Stone Choral Society's Carol Concert
Saturday 17 December	Christmas at Biddulph Old Hall
Sunday 18 December	Borough Mayor's Carol Service at Collegiate Church of St Mary
Thursday 29 December	Raising of the Texas Flag to mark the anniversary of Texas joining the Union in 1848
Friday 27 January 2023	Stone Town Mayor's Charity Pig Race at Stone Golf Club
Saturday 28 January 2023	Biddulph Town Council's Burn's Night Ceilidh – including 'Chieftain O' the pudding race'

Deputy Mayor

1 to 24 December	Advent Window Openings are taking place every day at 11am, at different locations in the town.
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TOWN MAYOR

TOWN MAYOR'S REPORT – to 4 December 2022

Saturday 12th November – Pickle Night

We were joined by several civic leaders and guests from the local community to celebrate Pickle Night. We enjoyed a quiz, singing and fun. Limestone Brewery were great hosts and provided a lovely pie and mash supper. Everyone had a great night.

Sunday 13th November – Remembrance Sunday

The Mayoress and I joined civic guests, organisations and the residents of Stone in remembering the fallen of past conflicts and their sacrifice. I am always so impressed by the amount of people who join together remembering those lost.

Tuesday 15th November – Cannock Chairman's Charity Evening

The Mayoress and I were invited to an evening of Turkish food and fun, hosted by the Chairman of Cannock Chase District Council. The evening ended with a raffle and music quiz.

Thursday 17th November – Stone Christmas Lights Switch on

Although it was a cold, wet and windy evening many residents came to the High Street to enjoy an evening of Christmas fun and to see the lights being turned on for 2022. A large crowd watched the Mayoress and myself being joined on stage by the winners of the Christmas card competition and Father Christmas, to count down to turn on the Christmas Lights. It really was a wonderful way of starting Christmas.

Saturday 19th November – Girlguiding Staffordshire – Annual Review 2022

Myself and the Mayoress visited the JCB Academy for the Annual Review of Girlguiding Staffordshire. It was encouraging to see that numbers have increased since the pandemic and we watched insightful videos of overseas training trips that had taken place for leaders. Certainly, something for the Mayoress to consider for the future!

Saturday 19th November – Cheadle Town Council's Christmas Lights switch On

Following the Girlguiding Annual Review, we made our way to Cheadle for the Christmas lights switch on. We were joined by other civic heads to take part in the festivities with a town market, a donkey and even some reindeer! A lovely afternoon was had by all.

Sunday 20th November – ABF The Soldiers Charity

For the first time since pandemic restrictions were lifted, the ABF Curry Lunch was able to take place at Beacon Barracks, with support from across Staffordshire. A great afternoon was enjoyed, with items purchased to support the charity and a fabulous curry feast.

Sunday 27th November – Crown Wharf Turkey Trot

A slightly warmer day than last year's event, we had the pleasure of starting the Crown Wharf Turkey Trot, a fun event for all that took part. It was great to see so many people (and dogs) run the race with some impressive times run throughout the morning.

Tuesday 29th November – Staffordshire County Chairmans, British Empire Medals Awards

It was an honour to be invited to the British Empire Medals Awards at the County Council Offices and celebrate the deserving individuals who were awarded their medals. It was wonderful to see Maureen Recine receive her award for voluntary service to Young People through Girlguiding UK and to Charity in Staffordshire and we couldn't be prouder of her, for her recognised achievements.

Friday 2nd December – Opening of Wells Plastics Ltd Innovation Centre

I joined our local MP for the opening of the new Innovation Centre in Stone and was thoroughly impressed by technology and development in place. It is great to see a local business grow to such levels of success since its founding in the 1980's and in addition, employ over 60 people from the local area.

Saturday 3rd December – Advent Opening – Stone Library

The first Advent window that we were able to open this year did not disappoint! A number of people joined in with the hymn and a lovely cheer was given with the unveiling. This was coupled with the Stone Farmers Market which gave a Christmas feel to the town.

Sunday 4th December – Advent Opening – Christ Church

Our second Advent window opening took place at Christ Church and was again supported by a great crowd. After singing the hymn, the window was unveiled to show a lovely display centred around the Water of Life.

Sunday 4th December – Girlguiding Stone Outward Division Christmas Celebration

After the Advent window, we made our way to Sandon Hall for the Girlguiding Stone Outward Division Christmas Celebration and were treated to an afternoon with naughty elves, Mrs Claus and her kitchen and even Father Christmas paying us a visit. Hymns by candlelight followed and a rousing rendition of Jingle Bells by leaders, guests and Guides finished the afternoon.

Sunday 4th December – Ukrainian Thank You to Their Hosts

An evening of thanks for those in Stone who have welcomed Ukrainian families into their homes during the recent crisis. It was a great, but emotional evening, particularly when hymns were sung in Ukrainian. We were treated to some delicious traditional dishes and were able to spend time with the guests and to purchase items to support the families who are still in Ukraine today.

DEPUTY TOWN MAYOR'S REPORT – to 4 December 2022

Friday 11 November – Armistice Service in Granville Square

The Deputy Mayor was honoured to attend the Armistice Day Service in Granville Square which was a short but moving commemoration to those who have lost their lives to war.

The Deputy Mayor was very pleased to meet Deputy Lieutenant, Mr Jamie Friend DL, who attended the occasion on behalf of the Lieutenancy as well as other attendees present on the day.

Friday 11 November – Christ Church Academy and The Daleian Singers Male Voice Choir Concert

The Deputy Mayor and his family were delighted to attend Christ Church Academy and the Daleian Singers Male Voice Choir Concert on Friday evening which was a wonderful evening filled with melody and song. The Concert was very well attended and thoroughly enjoyed by all.