



Town Clerk

Les Trigg

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15 Station Road
STONE
ST15 8JP

9 February 2023

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 14 FEBRUARY 2023 at 7:05pm**, or on the rising of the Town Council 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 17 January 2023, Minute Numbers PC23/049 – PC23/054 (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 – 22/36893/FUL

Applicant – Mr M. Hepburn (23.5 Degrees Limited)

Location – Dan’s Motorcycle Showroom, The Fillybrooks, Stone

Development – Installation of canopy over drive thru collection window

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 – Jenna James

Location – 4 Leacroft, Aston Lodge, Stone

Development – First Floor bedroom extension over existing family area

Application Number – 22/36324/FUL (amended plans)

Applicant – Mr C. Jaram

Location – Land off 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.

Amendments – The following revised condition 13 is suggested: ‘No part of the development hereby permitted shall be brought into use unless and until a new Zebra Crossing to the West of the site, extended scheme of street lighting to the West of the site and the relocation of the 30 mph speed sign also to the West of the site have all been installed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority beforehand’.

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 – 22/36294/HOU

Location – 9 Granville Terrace, Stone

Development – Demolition of an existing garage to be replaced with a new garage

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

Application Number – 22/36029/HOU
Applicant – Mr J. Harding
Location – 37 The Avenue, Stone
Development – Reinstatement of iron railings to the top of the front boundary wall, plus iron gate.

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 the Council Chamber at 15 Station Road, Stone, on Tuesday 17 January 2023

PRESENT: Councillor J. Davies in the Chair, and
Councillors: A. Best, Mrs J. Hood, R. Kenney, P. Leason and C. Thornicroft

Officers: L. Trigg and Mrs T. Williams

ABSENT: Councillors: K. Argyle, Mrs A. Burgess, Mrs L. Davies, Mrs K. Dawson, I. Fordham,
M. Green, M. Hatton, J. Hickling, T. Kelt, J. Powell, R. Townsend and S. Walley

PC23/049 **Apologies**

Apologies were received from Councillors: Mrs L. Davies, I. Fordham, M. Green,
J. Hickling, T. Kelt, J. Powell, R. Townsend and S. Walley

PC23/050 **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.

PC23/051 **Representations from Members of the Public**

None received.

PC23/052 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 13
December 2022 (Minute Numbers PC23/043 – PC23/048), be approved as a
correct record.

PC23/053 **Planning Applications**

Application Number – 22/36823/POTH

Applicant – Stone Developments Ltd

Location – Unit 1C Mount Road Industrial Estate, Mount Road, Stone

Development – Demolition of building and construction of no.6 new flats.

Observations: The Town Council has no objections to the proposed development
but asks the Borough Council to note the comments made by neighbouring
residents who are concerned about the implications on drainage and flooding
which could be exacerbated by residential property. This is a serious matter that
needs to be addressed.

The Town Council assumes the Borough Council is satisfied that the developer has marketed the property to the necessary standards to try to sell the site for business/employment purposes, justifying the change of use to housing.

Application Number – 22/36748/FUL

Applicant – Mr Stone

Location – Land adjacent to Brandon Walk, Stone

Development – Erection of new detached family dwelling including off-street parking.

Observations: The Town Council strongly objects to the proposed development and supports Councillor Mrs Hood's call in for reasons of massing, its detrimental impact on nearby trees and loss of privacy to immediate neighbouring residents.

Application Number – 22/36913/FUL

Applicant – Ms S. McDonald, Stafford Borough Council

Location – Westbridge Park, Stafford Street, Stone

Development – Development of children's play area, MUGA, wheeled sports facility and associated access, paths and seating.

Observations: The Town Council supports the comments made by Staffordshire Police and recognises that there are some concerns which it asks the Borough Council to recognise and give clear assurances will be answered/addressed.

Application Number – 22/36772/ADV

Applicant – Mr M. Hepburn (23.5 Degrees Limited)

Location – Dan's Motorcycle Showroom, The Fillybrooks, Stone

Development – Retention of: Sign 2 monument/directional sign, Sign 3 directional sign, Sign 4 height restrictor, Sign 5 menu board, Sign 6 order point canopy, Sign 7 menu board, Sign 8 directional sign, Sign 9 roundel fascia sign, Sign 10 wordmark fascia sign, Sign 11 roundel fascial sign, Sign 12 wordmark fascia sign, Sign 15 banner frame.

Observations: Although understanding neighbours' concerns, no objections are raised to retention of the signage as long as the Totem Pole fits with the comments previously made by the Town Council.

In a representation dated 3 August 2022 the Town Council objected to planning application 22/35844/ADV due to the size and inappropriate location of the proposed Totem Pole.

The Council believes that charging points should be installed as part of the development.

Application Number – 22/35922/HOU

Applicant – Mrs T. Nawrot

Location – 29 Uttoxeter Road, Stone

Development – Two storey side/rear extension.

Observations: No objections

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.

Observations: The Town Council objects to this planning application as the proposed development will have a negative impact on the street scene, changing the link detached and coherent appearance of the properties.

A side extension in place of the carport (not garage) will also be an unnecessary incursion on the neighbouring property with an insufficient gap between homes to enable maintenance.

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: The Town Council has no objections to replacement of the garage. It has noted the Conservation Officer's comments and believes the development will improve the property.

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: No objections

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

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Observations: Application not yet received from the Borough Council

PC23/054

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