



Town Clerk

Les Trigg

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15 Station Road
STONE
ST15 8JP

27 February 2023

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in St Michael's Suite at the **Frank Jordan Centre, Lichfield Street, Stone**, on **TUESDAY 7 MARCH 2023 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 14 February 2023, Minute Numbers PC23/055 – PC23/060 (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 – 22/36901/HOU

Applicant – Mr M. Axon

Location – 19 Berkeley Street, Stone

Development – Reinstate roof to existing garage structure, lift the roof eaves up to allow home office within the roof space with rear dormer and rooflights to the front elevation. Existing roof structure was removed by the previous property owner to validate planning approval to form new dwelling on the plot in 2007.

Application Number – 22/36624/HOU

Applicant – Mr Smith

Location – 24 Springwood Drive, Stone

Development – Two storey side and single storey rear extension

Application Number – 22/36029/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.

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within the Borough Council's weekly list that have not yet been received by the Town Council (NOTE: these items will be withdrawn if the application has not been received by the day of the meeting)**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 – 22/36669/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 – 22/36913/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 originally commented that it ‘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’.

The Town Council 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 the Council Chamber at 15 Station Road, Stone, on Tuesday 14 February 2023

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

Officers: L. Trigg and Mrs T. Williams

ABSENT: Councillors: A. Best, Mrs A. Burgess, Mrs L. Davies, M. Green, J. Hickling,
R. Townsend and S. Walley

PC23/055 **Apologies**

Apologies were received from Councillors: A. Best, Mrs L. Davies, M. Green,
J. Hickling and R. Townsend

PC23/056 **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.

PC23/057 **Representations from Members of the Public**

None received.

PC23/058 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 17
January 2023 (Minute Numbers PC23/049 – PC23/055), be approved as a correct
record following advice from the Town Clerk.

The Town Clerk advised the Committee that there had been a change to the
minutes (since their issue with the agenda) to reflect inclusion of new planning
applications that had been registered with the Borough Council but not yet
received (in the form of consultation invitations) by the Town Council.

PC23/059 **Planning Applications**

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

Observations: The Town Council has no objections to the installation of a canopy in principle but does have concerns about missing details which changes the development when compared with the application that was first presented to the Borough Council.

There is nothing included in the application about lighting which the business is not likely to be able to operate without. Light spill was recognised as being an issue on the previous application so if the canopy is lit there is likely to be an issue with that. The application includes a spectrum of colours but does not indicate the colour(s) the business is going to adopt.

The Town Council would like the applicant to provide clarification on the missing details in respect of the use of lighting and the colour scheme.

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: The Town Council has no objections but asks that the Case/Planning Officer looks at the boundary line (consisting of a straight line and a hedge on the neighbour's side of the boundary) which gives the impression that it has changed, to ensure that it is valid.

Application Number – 22/36506/HOU

Applicant – Jenna James

Location – 4 Leacroft, Aston Lodge, Stone

Development – First Floor bedroom extension over existing family area

Observations: No objections

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'.

Observations: No objections

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Applicant – Mr Smith

Location – 24 Springwood Drive, Stone

Development – Two storey side and single storey rear extension

Observations: Application not yet received from the Borough Council

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Development – Single storey lounge extension to rear.

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Location – 6 Radford Street, Stone

Development – front elevation alterations to include new storefront at ground floor.

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Observations: Application not yet received from the Borough Council

PC23/060

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