



**Town Clerk**

Les Trigg

**Tel: 01785 619740**

**Email: [clerk@stonetowncouncil.gov.uk](mailto:clerk@stonetowncouncil.gov.uk)**

15 Station Road  
STONE  
ST15 8JP

17 May 2023

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 23 MAY 2023 at 7:05pm**, 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 April 2023, Minute Numbers PC23/067 – PC23/072 (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** – 23/37348/POTH

**Applicant** – Mr S. Tellwright (Capula Limited)

**Location** – Orion House, Unit 10 Walton Industrial Estate, Beacon Road, Stone

**Development** – Prior Approval – Installation of rooftop solar PV system

**Application Number** – 22/36851/HOU

**Applicant** – Mr J. Battersby

**Location** – 1 Uttoxeter Road, Stone

**Development** – Retrospective erection of a boundary wall running alongside Uttoxeter Road

**Application Number** – 23/37269/FUL

**Applicant** – Mr S. Pirta

**Location** – Stone House Hotel, Stafford Road, Stone

**Development** – Construction of a twenty-bedroom block with link corridor to main hotel complete with drainage. External works and extension to the exiting car park creating 32 additional spaces.

**Application Number** – 23/37355/COU (amended)

**Applicant** – Tilling Drive Allotments Association

**Location** – Allotments, Tilling Drive, Stone

**Development** – Installation of solar panels and change of use from existing store for the sale and storage of compost fertilisers, bamboo canes and other gardening items, upgrade paths in limestone hardcore.

**Amendments** – The applicant is no longer proposing to surface the paths. The applicant is proposing a new metal fence across the front boundary in front of the hedge.

**Application Number** – 23/37215/COU

**Applicant** – Mr M. Jamshidi (Jams Properties Limited)

**Location** – 42-44 High Street, Stone

**Development** – Change of use from Sui Generis (betting shop) to Use Class E. No internal or external changes to be made under this application.

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)**

None

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

**Application Number** – 23/37286/HOU

**Applicant** – Mr & Mrs J. Figgett

**Location** – 18 Oldfield Drive, Stone

**Development** – First floor side extension

**Observations:** No objections

**Application Number** – 23/37355/COU

**Applicant** – Tilling Drive Allotments Association

**Location** – Allotments, Tilling Drive, Stone

**Development** – Installation of solar panels and change of use from existing store for the sale and storage of compost fertilisers, bamboo canes and other gardening items, upgrade paths in limestone hardcore.

**Observations:** No objections

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 Jordon Centre, Lichfield Street, Stone, on Tuesday 4 April 2023

**PRESENT:** Councillor T. Kelt in the Chair, and  
Councillors: K. Argyle, J. Davies, Mrs L. Davies, Mrs K. Dawson, I. Fordham, M. Green, Mrs J. Hood, R. Kenney, J. Powell, C. Thornicroft, R. Townsend and S. Walley

Officers: L. Trigg, R. Mincher, Ms L. Thorley and Mrs T. Williams

**ABSENT:** Councillors: A. Best, Mrs A. Burgess, M. Hatton, J. Hickling and P. Leason

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### **PC23/067      Apologies**

Apologies were received from Councillors: A. Best and P. Leason

### **PC23/068      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 Kenney declared a pecuniary interest in planning application 23/37141/COU.

Councillor Kenney declared a personal interest in planning application 23/37106/FUL.

Councillor Mrs Hood declared a personal interest in planning application 23/37106/FUL.

### **PC23/069      Representations from Members of the Public**

Due to this meeting taking place in the pre-election period for Town Council elections, the Town Council's Scheme of Public Participation had been suspended.

### **PC23/070      Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 7 March 2023 (Minute Numbers PC23/061 – PC23/066), be approved as a correct record.

**Planning Applications**

**Application Number** – 23/37141/COU

**Applicant** – Mr G. Underhill

**Location** – Unit 1, Whitebridge Park, Whitebridge Way, Stone

**Development** – Change of use of existing rear first floor office space for general administrative functions (Use Class E(g)) to recreational use soft play, children's parties, children's sports and fitness (Use Class E(d))

**Observations:** No objections are raised but the Town Council request that the car parking arrangements are reviewed in relation to public safety.

Councillor Kenney left the room while the Committee considered planning application 23/37091/FUL.

**Application Number** – 23/37091/FUL

**Applicant** – H&H Holman Properties Ltd

**Location** – Unit 2 Stone Business Park, Diamond Way, Stone

**Development** – The unit is currently let to an occupier as office space, who had now elected to have less space. Therefore, the works involved in the proposal aim to split the current unit and provide 2 reduced size units.

**Observations:** No objections

Councillor Kenney returned to the meeting when consideration of the planning application had concluded.

**Application Number** – 20/32644/FUL (amended plans)

**Applicant** – Screwfix Direct Limited

**Location** – Units 5–7 Diamond Way, Business Park, Diamond Way, Stone

**Development** – Variation of Condition 7 of planning application reference 21/33758/FUL to allow extended opening times pursuant to units 5 to 7

**Observations:** The Town Council wishes to repeat its observations made in response to an earlier consultation on this planning application (letter dated 23 July 2020), and on planning application 16/23975/FUL (letter dated 7 September 2016).

Members object due to the inappropriate development in close proximity to a residential area and concerns regarding noise and vibration.

**Application Number** – 23/37106/FUL

**Applicant** – Mr L. Capernaros (Crown Wharf Theatre)

**Location** – Crown Wharf Theatre, Crown Street, Stone

**Development** – Installation of heating and ventilation system including external ducting and verification of internal seating arrangement.

**Observations:** No objections

**Application Number** – 23/37231/POR

**Applicant** – Mr M. Jamshidi (Jams Properties Limited)

**Location** – First Floor 42 – 44 High Street, Stone

**Development** – Change of use from Use Class E to Use Class C3 i.e. 1no 1 bedroom apartment. The apartment is to be accessed from the existing front door which is located on the High Street. Existing signage is to be removed i.e. the horizontal signage below the 1<sup>st</sup> floor windows and the signage surrounding the entrance door. The front door and windows are to be retained under this application. If necessary, thermal upgrades to window are to be made by installing new windows behind the existing in order to retain the existing aesthetic. Any further changes to the front door and/or windows are to be made under a separate application. Internal alterations include the reorganisation of the plan arrangements and any other upgrades as deemed necessary by Building Control e.g. thermal, fire or sound upgrades etc.

**Observations:** The Town Council does not wish to see refuse bins (wheelie or other) permanently located in the High Street and there is no access providing bin storage at the rear. The Town Council therefore objects to the change of use on the grounds that the property is in the conservation area and there is no provision for bin storage in the planning application.

**Application Number** – 21/35277/FUL

**Applicant** – K. Hand

**Location** – 6 Radford Street, Stone

**Development** – Front elevation alterations to include new storefront at ground floor

**Observations:** Application not yet received from the Borough Council.

**PC23/072**

**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**