



**Town Clerk**

Les Trigg

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15 Station Road  
STONE  
ST15 8JP

31 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 6 JUNE 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 23 May 2023, Minute Numbers PC24/001 – PC24/006 (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** – 23/37533/FUL

**Applicant** – Smarty's Investment Ltd

**Location** – 2 and 4 Taverners Drive, Stone

**Development** – Single storey side extension to form a laundry room

**Application Number** – 23/37488/FUL

**Applicant** – Mr L. Clarke (CCP Developments (Stone) Limited)

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

**Development** – Variation of Condition 2 (plans) and removal of Condition 8 (new sun tunnels/sun pipes) on application 22/36297/FUL

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within the Borough Council's weekly list that have not yet been received by the Town Council (NOTE: these items will be withdrawn if the application has not been received by the day of the meeting)**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:**

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 23 May 2023

**PRESENT:** Councillor T. Kelt in the Chair, and  
Councillors: J. Battrick, A. Best, A. Burgess, J. Davies, L. Davies, K. Dawson,  
I. Fordham, J. Hood, B. Kenney, R. Kenney, J. Metters, J. Powell and C. Thornicroft

Officers: L. Trigg and T. Williams

**ABSENT:** Councillors: P. Leason, A. Mottershead, N. Powell and R. Townsend

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**PC24/001**     **Apologies**

Apologies were received from Councillors: P. Leason, A. Mottershead, N. Powell and R. Townsend

**PC24/002**     **Declarations of Interest and Requests for Dispensations**

Councillor Fordham confirmed that, as a substitute member of Stafford Borough Council's Planning Committee, he would not speak or vote on the planning applications listed on the agenda.

Councillor Kenney advised the Committee that as a member of Stafford Borough Council's Planning Committee, he would not speak or vote on the planning applications listed on the agenda.

**PC24/003**     **Representations from Members of the Public**

None

**PC24/004**     **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 4 April 2023 (Minute Numbers PC23/067 – PC23/072), be approved as a correct record.

**PC24/005**     **Planning Applications**

**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

**Observations:** No objections

**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

**Observations:** No objections

**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 existing car park creating 32 additional spaces.

**Observations:** The Town Council has no objections to the development proposal but asks the Borough Council to give consideration to the following:

- That planning conditions are included in the planning approval to protect the residential amenity of neighbouring homes (Brooms Park) in relation to construction work and deliveries. No construction work or deliveries to the site should be undertaken outside the hours of 8:00am and 5:00pm on weekdays and 1:00pm on Saturdays with no work permitted on Sundays or Bank Holidays.
- That the recommendations of GeoSmart's Sustainable Drainage Assessment and the representation of Staffordshire Fire & Rescue Service are investigated and addressed.
- That clarification is sought on whether any of the existing trees will be put at risk as this information is not stated in the planning documents.

**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.

**Observations:** No objections

**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.

**Observations:** The Town Council is concerned about the breadth of Use Class E (which covers a multitude of different uses) and asks the Borough Council to request that a specific and detailed planning application is submitted by the applicant.

**PC24/006**

**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.**

**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

**CHAIRMAN**