

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

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