



**Town Clerk**

Les Trigg

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15 Station Road  
STONE  
ST15 8JP

29 November 2023

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 5 DECEMBER 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 7 November 2023, Minute Numbers PC24/037 – PC24/042 (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** – 23/38165/POTH

**Applicant** – Mrs R. Domb

**Location** – 2 Granville Square, Stone

**Development** – Change of use from commercial premises to 4 No. apartment dwellings and associated refuse and cycle stores

**Application Number** – 23/38381/LBC

**Applicant** – Mr & Mrs Howells (BHG Developments)

**Location** – Land at St Johns Church, Granville Terrace, Stone

**Development** – Removal of Condition 12 (Windows) on application 21/35101/LBC – retention of unauthorised works to the church and erection of a two-storey rear extension (following demolition of existing single-storey extension) to convert the building into five residential units.

**Application Number** – 23/38249/HOU

**Applicant** – Mr Nawrot

**Location** – 29 Uttoxeter Road, Stone

**Development** – Two storey side/rear extension including creation of new vehicular access to allow parking in front curtilage. Replacement of side hedgerow.

**Application Number** – 23/38289/FUL

**Applicant** – Mr D. Cheadle

**Location** – 100 Newcastle Road, Stone

**Development** – Variation of Condition 4 (no power tools or machinery used within the valeting bays) on application 16/24644/FUL

**Application Number** – 23/38312/HOU

**Applicant** – Mr R. Harper

**Location** – 20 Mount Crescent, Stone

**Development** – Loft conversion with dormers and garden room to replace existing garage.

**Application Number** – 23/38096/HOU

**Applicant** – Mr N. Bennett

**Location** – 99 Meadow Way, Stone

**Development** – Single storey rear & side extension and new external material finish

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 7 November 2023

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

Officers: L. Trigg and T. Williams

**ABSENT:** Councillors: A. Burgess, L. Davies, A. Mottershead, N. Powell and R. Townsend

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**PC24/037**     **Apologies**

Apologies were received from Councillors: A. Burgess, L. Davies, A. Mottershead,  
N. Powell and R. Townsend

**PC24/038**     **Declarations of Interest and Requests for Dispensations**

Councillor R. 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.

Councillor Leason declared a personal interest in planning application  
23/38205/HOU.

**PC24/039**     **Representations from Members of the Public**

None

**PC24/040**     **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 3  
October 2023 (Minute Numbers PC24/031 – PC24/036), be approved as a  
correct record.

**PC24/041**     **Planning Applications**

**Application Number** – 23/37419/FUL

**Applicant** – Ms B. Griffiths (Dairylink UK Ltd)

**Location** – Part first and second floor, 64 High Street, Stone

**Development** – Retention of ventilation system for a commercial kitchen in an  
outbuilding

**Observations:** The Town Council objects most strongly to this planning application on the following grounds:

- The adverse effect on neighbourhood amenity (residential and business premises) in relation to the noise and smells emitted from the ventilation system.
- The unsuitable location of the commercial kitchen (which is not a retail outlet), due to its proximity to neighbouring property and access difficulties for loading and unloading deliveries.
- The ventilation system is inappropriate in the conservation area and out of keeping with the historic interest of the town.
- The retrospective nature of the planning application.

The Town Council consider that the business would be better positioned on a local business park.

**Application Number** – 23/38205/HOU

**Applicant** – Mr C. Melia

**Location** – 40 The Fillybrooks, Stone

**Development** – Two storey side extension (resubmission of 23/37722/HOU)

**Observations:** The Town Council raises no objections but would like the Planning Officer to consider the parking requirements.

**PC24/042**

**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**