



Town Clerk

Les Trigg

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15 Station Road
STONE
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10 January 2024

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 16 JANUARY 2024 at 7:00pm**, for consideration of the matters itemised in the following agenda.

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 5 December 2023, Minute Numbers PC24/043 – PC24/048 (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 – 23/38438/HOU

Applicant – Mr & Mrs K. Hanvey

Location – 1 Cedars Drive, Stone

Development – Demolition of existing rear conservatory and timber lean to shed; construction of a new rear single storey flat roof extension; includes also some interior alterations and adaptations.

Application Number – 23/38368/FUL

Applicant – Mr & Mrs A. Howells

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

Development – Removal of Condition 6 (windows) on application 21/35049/FUL – Variation of Condition 2 (plans) of permission 19/31557/FUL

Application Number – 23/38320/ANX

Applicant – Mr Grocott

Location – 2 Trentwood Cottages, Newcastle Road, Stone

Development – Outbuilding to form a single residential annex, ancillary to the existing dwelling

Application Number – 23/37647/FUL

Applicant – Mr S. Collett

Location – The Bridge, 1 Oulton Road, Stone

Development – Demolish the one and two storey extension and garage. Rebuild the ground floor and the first floor to match the existing layout. Proposed extension of the pubs car park area.

Application Number – 23/38287/FUL

Applicant – Mr D. Cheadle

Location – 100 Newcastle Road, Stone

Development – Removal of Condition 3 (power tools or machinery), 5 (plant and machinery), 6 (opening hours) and 7 (car wash and valeting) on 13/18949/FUL

Application Number – 23/38373/HOU

Applicant – Master F. Khoneizer

Location – 14 Lyndhurst Grove, Stone

Development – infill of existing carport

Application Number – 23/38355/FUL

Applicant – Mr J. Adams

Location – Land between 3 and 5 Park House Drive, Stone

Development – Change of use of land to residential to be included with the curtilage of 4 Westover Drive, together with new boundary fence and gates and access.

Application Number – 22/36505/REM (amended plans)

Applicant – Mr C. Jaram

Location – Land Adjacent to Lichfield Road, Stone

Development – Application for approval of reserved matters on application 18/27783/OUT – assess, appearance, landscaping, layout and scale

Amendments – The applicant has addressed the objection raised by the Arboricultural Officer and reduced the height of the fence to the main highway.

Application Number – 22/36231/OUT (amended plans)

Applicant – Hitachi Energy UK Limited

Location – Stonefield Works, Oulton Road, Stone

Development – Outline application for the demolition of existing buildings and redevelopment of the site for residential development of up to 130 dwellings, public open space and associated works (all matters reserved except for access)

Amendments – Number of dwellings has reduced from 130 to 114 dwellings. The case officer has requested additional plans from the agent to assist neighbours and the Town Council showing: areas of open space, garden sizes for the proposed dwellings and separation distances from neighbours.

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 – 23/38377/HOU

Applicant – Mr J. Phelan

Location – 81A Navigation Loop

Development – Porch extension to front.

Observations: No objections

Application Number – 23/37417/COU (amended plans)

Applicant – Dr Amit Jilka

Location – Warehouse, 11 Abbey Street, Stone

Development – Conversion of existing warehouse facilities comprising warehouse facilities to ground floor. Dental surgeries to the first and second floor with access from no 9 Abbey Street.

Amendment – The plans have been amended in line with the Conservation Officer’s comments.

Observations: The Town Council has no objections to the amended plans subject to the planning conditions being met by the applicant.

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 5 December 2023

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

Officers: L. Trigg and T. Williams

ABSENT: Councillors: A. Burgess, K. Dawson and A. Mottershead

PC24/043 **Apologies**

Apologies were received from Councillors: A. Burgess, K. Dawson and
A. Mottershead

PC24/044 **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.

PC24/045 **Representations from Members of the Public**

None

PC24/046 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 7
November 2023 (Minute Numbers PC24/037 – PC24/042), be approved as a
correct record.

PC24/047 **Planning Applications**

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

Observations: Although the Town Council does not object to the use of the
upstairs of premises in the town for residential purposes, there are

insurmountable challenges with this development proposal and objections are raised for the following reasons:

- The access to the four units via two narrow staircases remains a hazard in the event of fire and would be problematic during alterations/renovation and when bringing in furniture.
- There is nowhere to store refuse bins outside the premises.

The proposal to store bins and bicycles on the first floor, to be carried up and down the stairs, is not practical or sustainable. Neither is there anywhere suitable or safe to store the bins while awaiting collection.

Application Number – 23/38381/LBC

Applicant – Mrs & 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.

Observations: No objections

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.

Observations: The Town Council has no objections to the two-storey side/rear extension but is unhappy about the lack of clarity on removal of the mature hedgerow (the loss of which would give cause for concern) and asks for additional information.

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.

Observations: The Town Council has no objections subject to the variation of Condition 4 being restricted to the vacuum units.

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.

Observations: The Town Council has no objections to the development proposal in principle but verification on the adequacy of the parking is needed.

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

Observations: The Town Council has no objections to the rear and side extension but expresses concern about changes to the external appearance of the property.

PC24/048

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