



Town Clerk

Les Trigg

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15 Station Road
STONE
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7 February 2024

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 13 FEBRUARY 2024 at 7:05pm**, or on the rising of the Council meeting, if later.

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 16 January 2024, Minute Numbers PC24/049 – PC24/054 (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 – 23/38503/HOU

Applicant – Mr & Mrs G. Banks

Location – 30 St Michael's Mount, Stone

Development – Side and rear extension to both the ground and first floor. The ground floor extension features a wraparound extension allowing for a larger kitchen space for the family with a seamless link to the garden with external white render. Upstairs, an extra bedroom has been added without minimising any existing space. The proposed first floor extension has been minimised to maintain the visual break between the properties.

Application Number – 23/38244/HOU

Applicant – Mrs C. Nelson

Location – 61 Lamb Lane, Stone

Development – Two storey side extension

Application Number – 23/38430/FUL

Applicant – Mr M. Allport

Location – Land Adjacent to Brandon Walk, Stone

Development – Detached bungalow including off street parking.

Application Number – 23/38523/HOU

Applicant – Mr M. Jennings

Location – 13 The Redlands, Stone

Development – Two storey rear extension and dormer windows

Application Number – 23/38379/COU

Applicant – D. Whitfield (Family Homes 4U Limited)

Location – 1A Edward Street, Stone

Development – Change of use from commercial property to residential dwelling.

Application Number – 24/38633/POTH

Applicant – Mr R. Jeffries

Location – The Chalet, Nanny Goat Lane, Stone

Development – Class AA prior approval application. Enlargement of existing dwelling house by construction of an additional storey.

Application Number – 23/38512/FUL

Applicant – Mr & Mrs Ball

Location – 4 Uttoxeter Road, Stone

Development – Erection of one no.3 bedroom semi-detached dwelling attached to existing dwelling. Previous side extension built on to 4 Uttoxeter Road is to be used as part of new dwelling. Driveway to be provided to south-east area of site in conjunction with previous dropped kerb approval and implementation 11/15308/FUL.

Application Number – 23/38477/HOU

Applicant – Mr A. Smewing

Location – 48 The Fillybrooks, Stone

Development – Two storey side extension, single storey rear extension, loft conversion, internal remodelling to provide self-contained accommodation for family member.

Application Number – 22/36059/OUT

Applicant – Ms S. Tolley

Location – Land at rear of 66 Mount Road, Stone

Development – Outline application for a new dwelling (access and scale)

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 16 January 2024

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

Officers: L. Trigg and T. Williams

ABSENT: Councillors: A. Burgess, L. Davies, K. Dawson, J. Hood, P. Leason, A. Mottershead,
J. Powell and N. Powell

PC24/049 **Apologies**

Apologies were received from Councillors: L. Davies, K. Dawson, J. Hood,
P. Leason, A. Mottershead, J. Powell and N. Powell

PC24/050 **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 I. Fordham advised the Committee that as a reserve member of
Stafford Borough Council's Planning Committee, he would not speak or vote on
the planning applications listed on the agenda.

PC24/051 **Representations from Members of the Public**

None

PC24/052 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 5
December 2023 (Minute Numbers PC24/043 – PC24/048), be approved as a
correct record.

PC24/053 **Planning Applications**

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.

Observations: The Town Council noted that planning permission had already been awarded on this planning application even though an extension to the consultation close date had been granted by the case officer to 17 January 2024.

An enquiry about the procedure is thus made as the Town Council had no role to play as consultee on this occasion.

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

Observations: The Town Council makes no comments on this planning application.

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.

Observations: The Town Council supports the comments made by the specialist organisations and has no objections to the development proposal subject to their recommendations being satisfied by the applicant.

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.

Observations: No objections

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

Observations: The Town Council objects to this planning application on the grounds that noise nuisance will be generated which is detrimental to neighbourhood amenity.

Application Number – 23/38373/HOU
Applicant – Master F. Khoneizer
Location – 14 Lyndhurst Grove, Stone
Development – infill of existing carport

Observations: No objections

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.

Observations: The Town Council objects strongly to this planning application which appears to involve a land grab of green space for the purpose of development for profit.

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.

Observations: No objections

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.

Observations: The Town Council wishes to repeat its observations made in response to the original plans (letter dated 6 October 2022):

The Town Council raises the following points in respect of this development proposal:

- The Borough Council is asked to carefully consider whether or not advertisement of the site has been proven to meet planning requirements and is satisfied that the developer has done enough marketing to justify a change of use from business to housing land.

- The existing flood risk on Oulton Road is high and a housing development of this size will put further strain on drainage in the area.
- Although not listed, the buildings have special architectural and historic value and are held dear to the people of the town. The Town Council would like to see the site developed sympathetically with retention of the character buildings, incorporating them into a mix of property types rather than demolition in favour of new build homes that are the same as others in the town.
- Despite the planning application being outline in nature, a large number of residents have expressed concerns about the negative impacts of the proposal. The loss of employment, damage to residential amenity, impact on character and appearance of the area, impact on highways and traffic and increased flood risk have all been cited. These reserved matters should be noted by the Borough Council for future consideration.
- Concern was expressed that a further significant number of additional houses now under consideration had not been included in the Local Plan for the Borough, as Stone cannot be expected to continue accepting windfall sites of 130 homes (now 114) and similar, with no provision for appropriate infrastructure.

PC24/054

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 – 23/38377/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.

CHAIRMAN