



Town Clerk

Les Trigg

Tel: 01785 619740

Email: clerk@stonetowncouncil.gov.uk

15 Station Road
STONE
ST15 8JP

26 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 5 MARCH 2024 at 7:10pm**, or on the rising of the General Purposes Committee 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 13 February 2024, Minute Numbers PC24/055 – PC24/060 (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 – 24/38627/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 – 23/38498/FUL

Applicant – Mrs A. Booth (Back2Back Investments Ltd)

Location – Land off Beacon Road, Walton

Development – Gymnasium Centre (Class E(d) (formally D2))

Application Number – 23/38565/HOU

Applicant – Mr & Mrs Buchan

Location – 50 Redwood Avenue, Stone

Development – Two storey rear extension

Application Number – 23/38442/LBC

Applicant – The Management Team

Location – Crown Hotel, 38 High Street, Stone

Development – Internal re-configuration to create new spa for guests.

Application Number – 24/38673/HOU

Applicant – Mr D. Bellerby

Location – 44 Mount Avenue, Stone

Development – Two storey rear extension with a single storey rear and side extension, including internal alterations and dropped kerb/amended access.

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within the Borough Council's weekly list that have not yet been received by the Town Council (NOTE: these items will be withdrawn if the application has not been received by the day of the meeting)**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 – 23/37487/FUL (amended plans)

Applicant – Mr Jeffries (Stone Developments Ltd)

Location – Land Adjacent 14 Sutherland Road, Stone

Development – Two storey dwelling

Amendments – The number of bedrooms has been reduced to three and there will be two parking spaces at the front and no parking at the rear. New documentation and updates are detailed on the planning portal (includes updates to the Construction Management Statement and Planning Statement).

Observations: The Town Council wishes to restate its comments made on 6 July 2023, in response to the original planning application:

The Town Council raises objections to this planning application on the grounds that the development proposal would be overbearing in its setting. The Town Council is also

concerned about the implications of the access onto Weavers Lane and supports the County Highways Department's representation.

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 13 February 2024

PRESENT: Councillor T. Kelt in the Chair, and
Councillors: A. Burgess, J. Battrick, J. Davies, L. Davies, J. Hood, R. Kenney,
J. Metters and C. Thornicroft

Officers: L. Trigg, R. Edwards and T. Williams

ABSENT: Councillors: A. Best, K. Dawson, I. Fordham, B. Kenney, P. Leason,
A. Mottershead, J. Powell, N. Powell and R. Townsend

PC24/055 **Apologies**

Apologies were received from Councillors: A. Best, K. Dawson, I. Fordham,
B. Kenney, P. Leason, A. Mottershead, J. Powell and R. Townsend

PC24/056 **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.

PC24/057 **Representations from Members of the Public**

None

PC24/058 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 16
January 2024 (Minute Numbers PC24/049 – PC24/054), be approved as a correct
record.

PC24/059 **Planning Applications**

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.

Observations: No comments pending the planning officer's review of the proximity of the extension to the neighbouring property and the adequacy of vehicular parking.

Application Number – 23/38244/HOU

Applicant – Mrs C. Nelson

Location – 61 Lamb Lane, Stone

Development – Two storey side extension

Observations: No objections

Application Number – 23/38430/FUL

Applicant – Mr M. Allport

Location – Land Adjacent to Brandon Walk, Stone

Development – Detached bungalow including off street parking.

Observations: This planning application had been withdrawn by the applicant.

Application Number – 23/38523/HOU

Applicant – Mr M. Jennings

Location – 13 The Redlands, Stone

Development – Two storey rear extension and dormer windows

Observations: The Town Council notes the concerns raised by neighbours about drainage, sewers and risk of disturbance during the construction period, which it hopes the local planning authority will take into account through the application of planning conditions.

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.

Observations: No objections

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.

Observations: No objections

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.

Observations: The Town Council has no objections to the proposed development but would like to see mitigation measures introduced for the loss of mature trees, and the applicant's compliance with other agency comments.

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.

Observations: No objections

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)

Observations: The Town Council supports the comments of the Borough Council's Tree Officer and objects to the proposal pending his requirements being satisfied.

PC24/060

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