

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