

# 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**