



Town Clerk

Les Trigg

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15 Station Road
STONE
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25 March 2024

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 2 APRIL 2024 at 7:10pm**, or on the rising of the General Purposes Committee meeting, if later.

The agenda is set out below and I trust you will be able to attend.

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 March 2024, Minute Numbers PC24/061 – PC24/066 (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 – 24/38797/HOU

Applicant – Mr R. Harper

Location – 20 Mount Crescent, Stone

Development – Loft conversion with dormer

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within the Borough Council's weekly list that have not yet been received by the Town Council (NOTE: these items will be withdrawn if the application has not been received by the day of the meeting)**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 5 March 2024

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

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

ABSENT: Councillors: A. Burgess, A. Mottershead, J. Powell, N. Powell and R. Townsend

PC24/061 **Apologies**

Apologies were received from Councillors: A. Mottershead, J. Powell, N. Powell and R. Townsend

PC24/062 **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.

PC24/063 **Representations from Members of the Public**

None

PC24/064 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 13 February 2024 (Minute Numbers PC24/055 – PC24/060), be approved as a correct record.

PC24/065 **Planning Applications**

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.

Observations: The Town Council supports the development of the upper levels of shops for residential accommodation and acknowledges mitigation of some of the concerns raised in response to planning application 23/38165/POTH.

However, the Town Council maintains its objection as not all points of concern have been satisfactorily addressed, particularly in relation to those raised by the Highways Department.

The Town Council considers that this planning application fails to provide sufficient detail about how the applicant intends storing refuse bins outside the premises and how the blocking of pavements will be avoided during the renovation work. The dropped kerbs to the pavements (around the perimeter of Granville Square) provide a vital access link for people with mobility issues.

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)

Observations: No objections

Application Number – 23/38565/HOU

Applicant – Mr & Mrs Buchan

Location – 50 Redwood Avenue, Stone

Development – Two storey rear extension

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

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.

Observations: The Town Council wishes to make no comments pending an investigation by the Conservation Officer and the Planning Officer in respect of addressing the effective disposal of wastewater (to resolve regular instances of flooding impacting neighbouring properties) and would like to see more detailed plans in respect of the proposal for a spa.

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.

Observations: The Town Council raises objections to the proposal due to the overbearing and intensive nature of the development and lack of detail in the plans.

PC24/066

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 – 23/37487/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.

CHAIRMAN