



Town Clerk

Les Trigg

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15 Station Road
STONE
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28 October 2025

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 4 NOVEMBER 2025 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 7 October 2025, Minute Numbers PC26/025 – PC26/030 (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 – 25/41057/OUT
Applicant – Joint application on behalf of James Fletcher and Katherine Ayres (as landowners) and Taylor Wimpey UK Ltd (as developer)
Location – Land at Marlborough Road, Walton
Development – Outline application for residential development (Use Class C3) of up to 140 dwellings and associated access, with all other matters reserved.
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within the Borough Council's weekly list that have not yet been received by the Town Council (NOTE: these items will be withdrawn if the application has not been received by the day of the meeting)**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:**

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 7 October 2025

PRESENT: Councillor T. Kelt in the Chair, and
Councillors: J. Battrick, A. Best, J. Davies, L. Davies, K. Dawson,
I. Fordham (to Minute Number PC26/028), J. Hood (to Minute Number
PC26/028), B. Kenney, R. Kenney (to Minute Number PC26/028), P. Leason,
J. Metters, J. Powell, N. Powell, C. Thornicroft and R. Townsend

Officers: L. Trigg (attended the meeting virtually on Teams), R. Edwards and
T. Williams

ABSENT: Councillors: A. Burgess and A. Mottershead

PC26/025 Apologies

Apologies were received from Councillor: A. Mottershead

PC26/026 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 retire from the meeting prior to the discussion of planning application 25/40959/OUT (Land off Eccleshall Road). Minute Reference PC26/029.

Councillor J. Hood advised the Committee that, as a member of Stafford Borough Council's Planning Committee, she would retire from the meeting prior to the discussion of planning application 25/40959/OUT (Land off Eccleshall Road). Minute Reference PC26/029.

Councillor I. Fordham advised the Committee that, as a substitute member of Stafford Borough Council's Planning Committee, he would retire from the meeting prior to the discussion of planning application 25/40959/OUT (Land off Eccleshall Road). Minute Reference PC26/029.

PC26/027 Representations from Members of the Public

None

PC26/028 Minutes

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 2 September 2025, Minute Numbers PC26/019 – PC26/024), be approved as a correct record.

Councillors I. Fordham, J. Hood and R. Kenney left the Council Chamber and meeting (Prior to agenda item 5. Minute Number PC26/029).

PC26/029

Planning Applications

Application Number – 25/40959/OUT

Applicant – Richborough Estates

Location – Land off Eccleshall Road, Stone

Development – Erection of 240 residential dwellings, with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space and landscape.

Observations: The Town Council strongly objects to this planning application and supports the points of concern raised by local people and consultee agencies/organisations. The points of concern include the following:

- The development proposal will put strain on the existing infrastructure in Stone including roads, utilities, schools and healthcare which will not be able to keep pace with demand for the services. For example, there are currently only two GP practices delivering primary healthcare services in the town and around four dental practices.

The Town Council would like to be consulted on the infrastructure that Section 106 monies may support.

Staffordshire County Council project there will be an insufficient number of school places in the local area to mitigate the impact of the development at first phase education.

- The development proposal will lead to significantly higher volumes of traffic, congestion and corresponding poor air quality/pollution, particularly along the Eccleshall Road. There is already significant traffic congestion here at peak times.
- Support for Severn Trent Water Authority's request for a holding objection as the proposal may have a detrimental impact on the surrounding Network and Treatment works, with the potential to cause flooding or pollution. Sewer outflows or spills into the River Trent and its tributaries are already a big concern.
- Support for the Environment Agency's observations about potential contamination from a previous landfill site situated within the development boundary.
- The development site is located within the 'Zone of Influence' of the Cannock Chase Special Area of Conservation creating the risk of increased recreational pressure, requiring appropriate mitigation.
- Support of Staffordshire County Council's observations that insufficient information has been submitted to demonstrate that an acceptable

drainage strategy is proposed. The County is also concerned about the proposed connection with the Fillybrooks and risks of flooding.

- Support of Active Travel England's observations not to support the application without further assessment, evidence, revisions and dialogue as set out in their representation.
- There appears to be no evidence that disabled access and adequate parking provision has been incorporated into the design to ensure the lifespan of the development extends to 2125 as suggested by the applicant.
- Stone has already been the subject of large scale residential development in recent years, especially in the area off the Eccleshall Road.

Another new planning application has recently been submitted to Stafford Borough Council for a housing development in Marlborough Road. Adding two new sizeable developments in this area will amount to overdevelopment and have a big negative impact on residential amenity.

Concern is expressed that the Government is giving the green light to large scale development with insufficient consideration to local communities.

There is the potential for over subscription of planning applications in the Stafford Borough, inflicting undesirable issues within Stone.

- Some major changes to the town are happening piecemeal without consideration for interconnectivity to infrastructure and the shape of the town, making it difficult to manage public transport and access in outlying areas.

Application Number – 25/41150/HOU

Applicant – Mr P. Lunt

Location – 63 Priory Road, Stone

Development – Single storey extension to front with canopy roof over front porch and across frontage

Observations: No objections

PC26/030

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 – 25/41105/HOU

Applicant – Mr & Mrs Sherwani

Location – 13 Marlborough Road, Stone

Development – First floor front and rear bedroom extension and internal alterations

Observations: No objections

Application Number – 25/41110/FUL

Applicant – Smarty's Investments Ltd

Location – Smarty's Day Nursery, 35 Tilling Drive, Stone, and 111 Friars Avenue, Walton

Development – Removal of double garage and timber shed to be replaced by a detached single storey baby suite building

Observations: No objections

CHAIRMAN