

Stone Town Council – Planning Consultative Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 4 November 2025

PRESENT: Councillor T. Kelt in the Chair, and
Councillors: A. Best, J. Davies, L. Davies, K. Dawson, J. Hood (to Minute Number PC26/034), B. Kenney, R. Kenney (to Minute Number PC26/034), P. Leason, J. Metters, A. Mottershead, J. Powell, N. Powell and C. Thornicroft

Officers: L. Fleetwood & T. Williams

ABSENT: Councillors: J. Battrick, A. Burgess, I. Fordham and R. Townsend

PC26/031 Apologies

Apologies were received from Councillors: J. Battrick, I. Fordham and R. Townsend

Apologies were also received from Officers: L. Trigg and R. Edwards

PC26/032 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 25/41057/OUT (Land at Marlborough Road). Minute Reference PC26/035.

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 25/41057/OUT (Land off Eccleshall Road). Minute Reference PC26/035.

PC26/033 Representations from Members of the Public

None

PC26/034 Minutes

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 7 October 2025, Minute Numbers PC26/025 – PC26/030), be approved as a correct record.

Councillors J. Hood and R. Kenney left the Council Chamber and meeting (Prior to agenda item 5. Minute Number PC26/035).

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.

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 Town Council has asked that the grounds detailed in its representation dated 10 October 2025, in response to planning application 25/40959/OUT for the erection of 240 residential dwellings, are restated and that the relevant objections are recorded against this latest planning application (25/41057/OUT).

These observations are as follows:

- 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.

The Town Council would also add the following new observations/points of objection in response to planning application 25/41057/OUT:

- The Walton side of Stone town has already been subject to major housing development in the form of Udall Grange and now has three new planning applications pending for the further development of nearly 1000 homes (25/40959/OUT, 25/41057/OUT and 25/41229/OUT).
- The two largest of the three new planning applications will rely on the Eccleshall Road for access and this smaller development (of 140 homes) will be accessed through an existing residential area.

The development proposal will have only one access point in and out through Marlborough Road which is a quiet residential road. Beyond Marlborough Road traffic will have just two exit points onto the main road via Pirehill Lane (which is already difficult to exit at busy times) or a detour through the housing estate on to Tilling Drive. Higher volumes of general residential traffic on these routes will impact the health and safety of children at local schools.

- Heavy construction vehicles and new residential traffic will be driving along Marlborough Road and directly past two schools.

There appears to be no consideration for existing local communities and preserving neighbourhood amenity where residents have lived peaceably in their homes for many years.

- It is extremely concerning that these large scale planning applications are coming through to the Planning Department separately with the possibility that an application could be approved without consideration for the totality of what is happening to the town in terms of housing density and the call on services. Development on this scale is significantly changing the shape of the town making it difficult for existing services to adequately support new homes.

PC26/036

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